Deenethorpe Airfield

A new garden village in the forest

Alan Baxter
Foreword

On behalf of the Deene Estate I am introducing this report on the potential at Deenethorpe Airfield, identified as an Area of Opportunity in the emerging North Northamptonshire Core Strategy and the subject of Policy 14.

The document explains the outcome of ongoing dialogue with East Northamptonshire Council over the last five years and our work to date. It supports and demonstrates what can be achieved under the exacting requirements of Policy 14.

The Deene Estate has a very long history in this area and will ensure that only exemplary standards of design and development will be applied in this case. The Estate also wishes to be involved through partnership in the long term stewardship of the proposed new community so that those high standards are sustained.

We have engaged a very experienced team to take things forward – for example Alan Baxter and Associates (Poundbury) and Charlton Brown Architects – well versed in the creation of special places.

The proposal is brought forward at a time when there is renewed interest in the virtues of Garden Cities, Suburbs and Villages. The opportunity at Deenethorpe Airfield to produce a spacious, dignified and attractive environment along these lines is striking.

We welcome further discussion. There is indeed much potential which can be realised through collective and collaborative working.

Aldred Drummond
Alan Baxter CBE  
Alan Baxter and Associates LLP

Creating new places that form strong communities in which people enjoy living is close to our hearts. I was privileged to play a major role in forming the new urbanism of Poundbury and its later incarnations at Coed Darcy in which the streets form human places where people interact against a backdrop of good architecture. People enjoy living there.

At Deenethorpe our ideas are now moving on further where the new settlement we have designed has an even greater connection with the soil and with trees and gardens and the wider landscape and of course Rockingham Forest.

It is a garden village in a fine landscape at the edge of a great forest.

Christopher Pask  
Charlton Brown Architects

Charlton Brown Architects are an established practice with over 30 years’ experience specialising in high quality traditional residential architecture. We have a particular understanding of the Garden Suburb movement and environments where design integrity is maintained by structured design codes.

Having been born in Stamford and raised in Ketton, Rutland with close family in Oundle I know how special and unique this area is. This local knowledge will ensure that the process of analysis and research results in a design of the highest quality which will harmonise with the rich local vernacular.

We understand the responsibility that goes with creating a design and place which will stand the test of time.
Contents

1. Vision and concept ........................................................................................................................................... 2
2. Background to the site ...................................................................................................................................... 6
3. Details of the scheme ....................................................................................................................................... 8
4. Delivering the new village ............................................................................................................................... 22

Appendices

Appendix A: Response to North Northamptonshire Joint Core Strategy ................................................. 25
Aerial photo of the Deenethorpe Airfield site.
A new garden village in the forest

“Our vision is of a new settlement with a traditional, leafy village character and scale, ringed by a managed landscape of new forest, farmland and public parkland. Residents of the village will enjoy easy access to the countryside, gardens and allotments, local facilities and job opportunities. They will take pride in living in a place which is remarked upon for its high quality townscape and landscape.

The proposed location for this new village is Deenethorpe Airfield, a large brownfield site of low environmental value, owned by the Deene Estate. We believe it offers an exceptional opportunity to create a remarkable new garden village in East Northamptonshire, which will help to meet the long term housing needs in the rural north of the District and create a lasting legacy for all involved.’
1. Vision and concept

1.1 Seven principles for a new garden village at Deenethorpe Airfield

1. Space and lots of it…
The former airfield is around 600 acres in size – a massive site and much more than is needed for our village. This means that there is no pressure to cram houses in – in fact around 85% of the site area will be made available for landscape, community and employment uses.

The airfield is regarded as brownfield land because it has been previously developed. In line with the Government’s preference for the reuse of brownfield sites, our scheme will breathe new life into this despoiled area, restoring its landscape and delivering high quality new homes and jobs for local people. Space provides the opportunity for extensive new landscape and the creation of a beautiful ‘garden village’ character.

2. A unique local landowner with long term vision and commitment.
The Deene Estate has been owned by the Brudenell family since 1514. They live nearby and are committed to creating a scheme of high quality that will contribute positively to the local area. They will do this for example by replicating the system of land sales developed at Poundbury which ensures that the landowner retains strict control, right up to the point the keys are handed to new residents. This level of quality control is not possible when large serviced sites are simply sold on to a developer or house builder.

As a traditional landowner, they have not acquired the site, enabling investment in infrastructure such as the A43 link road and community facilities which will be delivered in the early years of the scheme.

3. A traditional village in character and scale – based on the success of attractive Northants villages
We propose a new garden village of around 1000-1250 homes. This size of community will be large enough to support a new school and facilities while small enough to retain a friendly, local village feel.

The homes and streets will have a traditional character with gardens and will be built using local materials in keeping with East Northants’ attractive small towns and villages.
4. **Ringed by a functional forest landscape**
The site is surrounded by a very attractive landscape of farmland and forest. Our scheme uses and strengthens this landscape to the advantage of the new community – planting new woodlands to shelter and provide forestry products, creating an attractive parkland for leisure and tourism, and introducing community food production to serve local businesses. Within the village, residents will enjoy parks, allotments and large private gardens.

The landscape also provides a definite ‘edge’ to the village, protecting it from unwanted future sprawl.

5. **Essential local facilities**
Alongside a range of different sizes and tenures of homes, space allows a particular emphasis on homes that are suitable throughout people’s lives, gardens large enough to allow extensions, bungalows, as well as sites that will be available for self build. Our village proposal includes local shops and services, a pub and a range of spaces for the community to use. The scheme also includes a new combined primary and secondary school which will serve both the village and the wider area, helping to reduce pressure on Oundle schools.

6. **Local job opportunities**
It’s important that the new village has opportunities for residents to work locally and allows space for local businesses to flourish. Our proposal includes space for new businesses, integrated across the village. Freehold sites will be available for businesses to acquire with a free 10 year option over expansion land so that if they need more space they can expand without having to move.

Other commercial enterprises will include, for example, a country house hotel and an equestrian centre to attract visitors to the village and wider district.

7. **Green living made easy**
Residents and businesses in the village will find it’s easy to live a greener lifestyle. Although traditional in appearance, homes will be of modern construction offering high levels of energy efficiency. Heat and power will be provided by renewable sources and water will be treated at a local sustainable waste water treatment plant. A network of cycling and walking routes, and high quality public transport, based on the existing X4 bus service will encourage people to leave their cars at home.
1.2 Concept masterplan

Our concept masterplan illustrates how a new garden village of around 1000-1250 homes could be set out on the footprint of the former Deenethorpe Airfield. It is an early idea, and one which requires partnership working to develop in more detail.

The masterplan will include:

- Mixed use village centre and employment sites.
- Combined primary and secondary school with shared community and sports provision.
- Green corridors, gardens, allotments.
- A surrounding functional landscape of woodland and parkland.
- New homes, with traditional architecture and high energy efficiency.
- A hotel and equestrian centre.
- New roads giving access from the A43 and A427.

The rest of this document explains our emerging ideas in more detail. Our proposals represent our initial response to the requirements of draft Policy 14 of the North Northamptonshire Joint Core Strategy and Government planning principles which endorse the prospect of a locally-led garden village. We explain how the village will grow gradually over a period of 10 to 15 years into a small, yet sustainable community, based on a robust, long term viability and funding strategy.

Appendix A gives further details of the way in which our proposal meets the carefully considered objectives of Policy 14.
2. Background to the site

The location for the proposed new village is the former Deenethorpe Airfield in East Northamptonshire, approximately 5 miles from Corby and 9 miles from Kettering.

The land forms part of the Deene Estate which has been in the single ownership of the Brudenell family since 1514. The family live nearby at Deene Park and will ensure that the proposed development is of the highest quality and appropriate to the wider East Northants and Estate landscape. Their long term commitment to enhancing the Estate and their firm intention to retain a long term interest in the village will deliver a highly positive outcome for future residents and the area.

Because they have owned the land for many years, they do not need to make immediate returns from the development to pay back land purchase costs (in comparison to most developers). Instead, they are able to make significant investments in infrastructure and community facilities upfront.

Reusing brownfield land
The family intend to use its position as landowner to keep a tight control on design quality throughout the life of the development, using the same system of land sales as the Duchy of Cornwall at Poundbury and creating a ‘Pattern Book’ which spells out the required design quality.

The land is regarded as brownfield, having previously been used as an airfield. The airfield opened in 1943 and was initially used by the US Army Air Force Bombardment Group then later the RAF and Royal Observer Corps. In 1963 it became a civilian airfield used by light aircraft and micro-lights.

The brownfield land available is substantial - around 600 acres of relatively flat land, comprising wild grass beside the old rough, concrete runways of the airfield and a small number of farming and airfield related buildings. Section 3.2 explains how the majority of the land will be reverted to natural landscape, surrounding a small compact village on around 150 acres.
An ‘Area of Opportunity’
In line with the Government’s National Planning Policy Framework which emphasises the importance of reusing brownfield land, Deenethorpe Airfield has been identified as an Area of Opportunity in Policy 14 of the emerging North Northamptonshire Joint Core Strategy. Our proposals show how a comprehensively planned approach to development at the Airfield will deliver an exemplary new rural community which addresses the significant pressure for new housing in the rural north of East Northants.

The site offers a unique opportunity in the rural north of the district and is an ideal location for a new village:

- As part of a balanced portfolio of housing sites it will help to relieve pressure on more sensitive locations.
- It is a brownfield site in the otherwise beautiful landscape of rural East Northants, which the development will restore.
- It is of an appropriate scale and in a single ownership making delivery and control of the development quality straightforward.
- It is close enough to Corby and Kettering to access larger facilities and the rail network, but far enough away to be a distinctive place in its own right.
- Its location and proposed scale fits in well with the pattern of villages in the surrounding area.
- It is set within the Rockingham Forest landscape, with all the opportunities that brings for the community.
3. Details of the scheme

3.1 A village scale

The concept for Deenethorpe Airfield is to create a new sustainable garden village in keeping with the character of successful East Northants settlements. The village will grow gradually to around 1000-1250 homes with new employment opportunities in balance with the new population.

This scale of village is proposed because it will provide sufficient critical mass to make local facilities such as schools, shops and community halls viable. However, it will be small enough to be 'walkable', with most people living within a 10 minute walk of the village centre. This will help to encourage social interaction and a strong village community.

A compact, traditional village form is proposed drawing inspiration from nearby villages, and successful new places which our team have designed such as Poundbury in Dorset. The village will have space for a range of different sizes and tenures of home to meet different family needs. It will include affordable housing and homes for older members of the community, in particular bungalows, together with larger family homes.
Land use mix
The available land is around 600 acres. However, only 150 acres is proposed for built development leaving a very large undeveloped area which will become a functional green landscape for the village.

The centre of the village will include a mix of homes, community facilities, shops and business premises clustered around a village green. The homes here will be mostly terraces and semi-detached to create a traditional village character.

A large site for a combined primary and secondary school will be located, where it is easily accessible on foot from the village and by bus and car from the wider area.

Towards the edges of the village the streets will be more open in character with detached and semi-detached homes and larger gardens.

Fingers of green space will connect the village with the surrounding landscape. Within the village, private gardens, allotments, greens and street trees will give a leafy feel in keeping with the concept of a ‘garden village’.

<table>
<thead>
<tr>
<th>Land Use Budget</th>
<th>approx area (acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Indicative Site Area</td>
<td>600</td>
</tr>
<tr>
<td>Indicative Undeveloped Area</td>
<td>450</td>
</tr>
<tr>
<td>Indicative Developed Area</td>
<td>150</td>
</tr>
<tr>
<td>Residential</td>
<td>100</td>
</tr>
<tr>
<td>Mixed use</td>
<td>12</td>
</tr>
<tr>
<td>(including commercial and employment)</td>
<td></td>
</tr>
<tr>
<td>Primary and secondary schools</td>
<td>5</td>
</tr>
<tr>
<td>Open Space / Landscaped Areas</td>
<td>20</td>
</tr>
<tr>
<td>(within built area)</td>
<td></td>
</tr>
<tr>
<td>Infrastructure (Roads, pavements, etc)</td>
<td>14</td>
</tr>
</tbody>
</table>

Indicative land use budget
3.2 A garden village in the forest

The existing landscape is bleak and windswept, a reflection of its use as an airfield. Our plan is to restore the landscape so that it becomes a valuable asset for the local community. This strong relationship between town and country was a key principle of the Garden City movement which we strongly support. The landscape will define the edge of the village, protecting it from future sprawl.

Around 450 acres of the site will become a managed landscape of parkland, woodland and wetland habitats. It will be a multi-functional landscape, used for leisure and tourism, drainage, fuel and crops. Making the most of local resources in this way will provide local employment and promote self-sufficiency.

- Extensive tree planting using native species will connect existing ancient woodland habitats and create new woodland and woodland pasture. As well as providing bio-diverse habitats the woodlands will also shelter the village from the prevailing winds and avoid any visual impact of development on the wider landscape. Key views from the village to nearby landmarks such as Deene Church can be incorporated into the design.

- Areas of woodland will be managed as coppice, providing a sustainable source of wood fuel.

- The landscape will have an important drainage function providing space for sustainable water management systems and sewage treatment. Willow Brook will be re-naturalised to provide improved wetland habitats.

- New parkland to the south of the village will provide a more formal landscape with tree-lined avenues leading to the village and a country hotel.

- The northern half of the airfield will become a new Country Park.

- Within the village: allotments, orchards, greens and parks, and private gardens will create a leafy garden village character and enable local food production.
The village landscape, Deene Estate and Rockingham Forest will be connected via an extensive network of bridleways, footpaths and cycleways to encourage active lifestyles and connection with nature. This valuable resource will be accessible to residents of the wider area.

Overall we aim to deliver a net gain in green infrastructure value and become a flagship scheme as part of the ‘Rockingham Forest for Life’ initiative.
3.3 A level of self-sufficiency

The village will have a mix of uses to ensure that it has a level of self-sufficiency and there is less need for residents to travel to access facilities and employment.

Community facilities will include health care, a Village School with community hall and a number of local shops and services including a pub. Of course, residents will also benefit from easy access by bus or car to higher order facilities in Corby and the surrounding region.

The Village High Street
In traditional fashion it is proposed that the village centre has a compact form and should be the focal point of village life. A village public house, cafes, restaurants and village shops form an active High Street with well-detailed traditional shopfront units and a continuous frontage. Squares and green spaces provide space for events and leisure. Distinctive buildings such as a place for worship provide visual landmarks to help with orientation and legibility as well as offering a clear hierarchy of spaces. Unique details are incorporated such as access to rear yards and alleys in between blocks and down lanes, often under archways as traditionally seen in neighbouring villages. The accompanying Pattern Book provides more information on our ideas for the village centre and overall design considerations.
Exemplary education provision
The core element of our proposal is the ambition to provide a new combined primary and secondary Village School which will provide exemplary education to the children of the new village, Weldon and the wider Oundle district. This will enhance the local educational offer and take pressure off existing schools in Corby and Oundle.

The school will grow over 10-15 years as the educational needs of the village increase. At the start a one form entry primary school will be provided, growing to two form entry (420 pupil places) over the early years of the project. There will also be a pre-school for 2-4 year olds.

The secondary school element will grow during the second half of the development, and by the end of the development period the aim is to offer an all-through secondary school with a total size of 500-600 pupils. The secondary school will be similar in size to the Free School, Corby Technical College and would provide at least 300 more places than required by the village itself. The site itself can contribute significantly to the costs of developing the primary and secondary schools.

It is anticipated that the new School will fit within the Brooke Weston group of schools. This is seen as the best and most trusted way to achieve exemplary educational standards since The Brooke Weston Trust has a wealth of experience in running successful local schools of varying sizes from the single form entry primary school at Gretton to the Corby Technical School, Brooke Weston and the Corby Business Academy.

The ideas for a new Village School have been shared with Brooke Weston to ensure that the proposal is complementary to the existing Brooke Weston offer and appropriate to the location. Sir Peter Simpson has kindly agreed to lead the necessary appraisal stage with the intention the educational offer will achieve County Council and Department for Education support in principle with more formal support being achieved as part of the planning and consultation process.
Encouraging local business
Sites will be made available for small and medium sized local businesses offering rural services and will include significant extra space in attractive surroundings for successful businesses to expand. Owner occupiers will be offered a 10 year option on adjoining land to facilitate their expansion over time. This approach has been extremely successful at Poundbury where a wide range of new businesses have been attracted to the development, particularly owner-occupiers. In fact, Poundbury has already achieved a 1 new job per new home ratio – the highest in the UK.

One particular commercial ambition is to create a new country hotel with a restaurant specialising in local produce. This will fill a gap in the market, offer local employment and attract tourists to the wider district. An equestrian centre will be available for visitors and residents to use, making use of the extensive bridleway network we propose.

In addition to these commercial operations, the school and other local facilities will also create new jobs, as will the construction of new homes. In total we predict around 500 new jobs will be generated by this mixed use village.

<table>
<thead>
<tr>
<th>Predicted Job Generation within Settlement</th>
<th>approx no. of jobs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mix-Use (including live-work units)</td>
<td>210</td>
</tr>
<tr>
<td>Commercial &amp; Retail</td>
<td>70</td>
</tr>
<tr>
<td>Hotel</td>
<td>50</td>
</tr>
<tr>
<td>Education</td>
<td>75</td>
</tr>
<tr>
<td>Stables</td>
<td>15</td>
</tr>
<tr>
<td>Community</td>
<td>12</td>
</tr>
<tr>
<td>Sustainable utilities</td>
<td>15</td>
</tr>
<tr>
<td>Pub</td>
<td>5</td>
</tr>
<tr>
<td>Health centre</td>
<td>3</td>
</tr>
<tr>
<td>Other (Woodland Management, Farming, Distribution, Construction, General)</td>
<td>45</td>
</tr>
<tr>
<td>Approximate Job Total</td>
<td>500</td>
</tr>
</tbody>
</table>

Figures shown above are indicative only

One of the benefits of creating a mixed use place is that local resources can be ploughed back into the community, creating a beneficial cycle.
Case Study: Poundbury
To illustrate and confirm the proposed case for Deenethorpe Airfield, we have taken into account the existing case study of Poundbury.

Poundbury is the Prince’s Foundation’s exemplar scheme and was developed on land owned by the Duchy of Cornwall. The designs for Poundbury were prompted by Prince Charles’ desire to see towns and villages reflect the local building traditions of their area whilst being planned and delivered as sustainable communities.

Poundbury is being developed in four phases over 25 years (building began in 1993) and when complete will feature 2,500 new homes and a population of around 5,000 people.

The community’s needs are catered for with a range of local facilities centred around Brownsword Hall. This active community centre hosts a diverse range of activities. In addition, there are already numerous local amenities including a medical centre, dental practice, vets’ surgery and a host of small shops.

<table>
<thead>
<tr>
<th>Poundbury Population (aprox)</th>
<th>approx no. of people</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Residential Population</td>
<td>1000</td>
</tr>
<tr>
<td>Current Working Population</td>
<td>650</td>
</tr>
<tr>
<td>Estimated Population after Completion</td>
<td>5000</td>
</tr>
</tbody>
</table>

Below are some relevant figures:

- 16% of employed residential population work in Poundbury
- Residents are very positive about both mixed-use and mixed tenure
- 21% of residents’ shopping budget is spent in Poundbury

A view across Poundbury phase 1
3.4 What might the new homes look like?

The new village will sit within distinctive surroundings resulting from geological and historical influences. Analysis of local villages will inform a Pattern Book which will provide the basis for the new village design. Our initial ideas for the Pattern Book are available in an accompanying document.

The houses will range in size, types and tenure, including affordable homes, starter homes, family homes, bungalows, sheltered housing and elderly care homes. Homes will be laid out at an appropriate density and scale, and will relate positively to each other and their surroundings. The architecture will be traditional in style in order to contribute positively towards the character of the new settlement and relate to the appearance and feel of nearby villages. The materials for buildings and surfaces will be local, relating to the surrounding vernacular, and using well-crafted traditional details. This will result in homes that are distinctive in style, with a form and appearance which contributes to the strong local identity and character.

Central streets
Residential streets radiating out of the compact Village High Street will offer a range of housing densities which will create a variety in visual appearance. Some houses will face directly onto the pavement whilst others will be set back from the road behind a boundary wall and front garden. The relationship between the public realm, residential entrances and internal layouts will be arranged to provide both privacy for the occupants and surveillance onto the street. Properties will be situated in close proximity to green spaces and allotments and will have private gardens.
House types will include terraced houses (closer to the Village Centre), double fronted houses (ranging from detached to terraces of several houses), and cottages (detached or in terraces of two or three cottages). The typologies vary, catering for different needs and offering visual variation. The universal use of local materials, architectural detailing and construction will provide cohesion. The external walls will be of local limestone. A variety of roofing material is proposed including local collyweston stone, slate or thatch to reflect the variety identified in surrounding villages.

**Edge Streets**
Homes at the periphery of the development will be more sparsely distributed than in the centre. Farm buildings and cottages with views out towards parkland and woodland are located here, along with some larger buildings including the Hotel.
3.5 Transport and movement

The layout of the new village will be based on a connected network of streets giving residents and visitors several choices of movement through and around the village. This, together with the design of the streets themselves, will create attractive pedestrian and cycle routes to encourage sustainable movement choices. Local employment and facilities, including schools and shops, will be located within walking distance so will be much less need for residents to travel by car to access facilities.

The overall scale of the development is such that all homes will be within 5 to 10 minutes’ walk to the village centre and the main public transport corridor and surrounding walking routes will provide good opportunities for recreational walks. Cycle storage facilities will be provided for each home to encourage cycling rather than car use.

New bus services
There is a major opportunity to upgrade the existing X4 bus service to the benefit of both the new development and the surrounding villages. The frequency would be increased and the route diverted into the new village and then onto the A43. This would provide access to both Corby and Oundle centres, as well as to the rail station at Corby.

The diversion of the route off the Oundle Road would provide an improved route through Weldon, missing out the tight streets in the centre and there would be potential to connect to Priors Hall and the Corby Academy. Real time information can be provided, both in new homes and at bus stops, so that is easier and more convenient to use the bus.
New access routes
Two vehicular access routes are proposed to the new village. The primary route will be from Stamford Road (A43) with a secondary connection to Oundle Road (A427). The bus route will use these links to travel to the centre of the village and out again. This route will also provide an opportunity for traffic to bypass Weldon, providing a better connection between the Benefields and the A43.

Travel choice
While sustainable modes of travel (cycling, walking, buses) will be available, we recognise that people will still want to use cars for certain trips. Sensible levels of car parking for a rural location, cleverly integrated into the design will therefore be provided throughout the village. This will be in various forms including “on street” and “off street” on drives and rear parking lanes, overlooked by courtyard properties.

Other ways of reducing car use and car running costs will be promoted including: car clubs, car sharing and car-pooling. In addition, the provision of comprehensive infrastructure for electric vehicles is being promoted to maximise low carbon travel.
3.6 What do we mean by sustainability?

Sustainability isn’t just about about energy efficient homes, although that is important. The Government’s National Planning Policy Framework explains sustainability as a more holistic mix of social, physical and economic aspects:

‘sustainable means ensuring that better lives for ourselves don’t mean worse lives for future generations…So sustainable development is about positive growth – making economic, environmental and social progress for this and future generations.’ Ministerial Foreword, NPPF, DCLG, 2012

Our proposal for a new garden village at Deenethorpe Airfield is a truly sustainable development which makes it easy and attractive for residents to live a ‘greener lifestyle’:

- A mixed use village centre in walking distance of homes will encourage social interaction and a strong community to develop.

- The mix of homes of all sizes and tenures including affordable housing and homes for elderly residents, will encourage a diverse community to develop and allow families to meet their changing needs without leaving the village.

- The scheme will restore the poor quality airfield landscape into a highly bio-diverse network of habitats.

- Allotments and orchards will provide local produce, reducing food miles.

- Local facilities including a secondary school will be provided within walking distance, and a high quality bus route will provide access to higher order facilities and the rail network, reducing the need for residents to get in their cars.

- Cycling and walking routes will encourage healthy lifestyles.

- Employment sites with space for expansion will encourage local enterprise.

- The layout will be designed to accommodate infrastructure for electric vehicles to further reduce emissions and carbon consumption.

- The community will have a strong role in the future management of the village, while the Deene Estate will provide long term stewardship.
A number of specific measures are being considered to reduce carbon and resource use. These will make the village less susceptible to increasing utilities costs and climate change and could include:

**Sustainable wastewater treatment plant**
The village will require a new sewage treatment facility. This provides an opportunity to develop a sustainable water and waste water strategy such as the ‘Living Machine’ system developed at the Earth Centre in Doncaster. Sustainable Urban Drainage Systems (SUDS) will be an integral part of the landscape and will reduce overall runoff from the site and help with irrigation of the landscape.

**Energy efficient buildings**
The architectural style of the built forms in the new village will combine the atmosphere of a traditional village and the advantages of modern technologies to ensure that the sustainability credentials of the project are met. This will enhance the comfort of those who will live in the new development. Energy efficiency and environmental performance will be integral to the design of the buildings from the outset as part of a holistic approach.

Buildings will minimise the use of non-renewable resources. This will be done in two ways: firstly by reducing the demand for energy, and secondly by maximising the use of renewable resources, reducing water usage, and minimising waste and pollution.

1. **Measures to reduce energy demands include:**
   - adopting eco-friendly construction methods using local materials with low embodied energy. Examples of sustainable materials and technologies include durisol walling blocks and hemcrete.
   - improvements in insulation and air-tightness.
   - installation of energy efficient lighting.
   - improvements to heating systems and boiler efficiency.
   - low flow water outlets and sustainable waste water systems.
   - heat recovery and passive solar gain (achieved through strategic layout and orientation of the buildings).

2. **Necessary energy to meet the everyday demands of the occupants will come from renewable sources for example:**
   - Solar thermal heating.
   - Site power generated through a bio-digester plant.
4. Delivering the new village

4.1 Our commitment to quality

The Deene Estate is a traditional landowner with a long term outlook and commitment to the local area. The Estate will retain control of design and construction quality using a system which has been tried and tested by the Duchy of Cornwall in Poundbury and which ensures that commitments to design quality made during the planning stages are carried right through to construction and beyond.

Under this approach, the Estate will retain ownership of the land throughout the development period with house builders working under licence. Once construction is complete the land itself will be transferred between the Estate and the house buyer. This avoids the potential for poor practice which has occurred elsewhere, for example where land is sold with the benefit of planning permission and an expectation of high quality. However, once the land parcel is acquired by a house builder or developer, and the quality is substantially reduced, there is often little recourse for the original landowner or the local authority.

To define the quality and standards which are to be delivered in the new village we will work with East Northants District Council and local representatives to develop:

- An overall detailed masterplan and planning application defining the land uses, access and landscape arrangements.

- A pattern book or design code which rigorously sets out the quality and character that is required from house builders, drawing strongly from the characteristics of traditional villages in East Northants.

- Long term covenants and community management.
4.2 How quickly could it happen?

We anticipate that the village will be built at a rate of around 100 homes a year over a period of around ten years. This speed of growth is sensible and realistic. There is flexibility to deliver homes at a faster or slower rate in response to changing local needs and Council policy.

Each stage of development will include some employment uses and community facilities at a rate to match the growing population. In line with the Poundbury model, employment land plots will be made available at very competitive prices to encourage employers to the village in the early stages of growth.

The A43 link road and 50% of site enabling infrastructure will be built at the start of the project.

Greater upfront investment is possible because the site has not been bought and therefore the increase in land value through the planning process can be invested in infrastructure instead of being used to buy the land. This has significant impacts on the early stage viability of the scheme and will improve land and house values over time, which will enable the Estate to recoup its upfront investments as the site develops. It has been clearly shown at Poundbury that significant investment in quality at the start pays significant dividends over time.

![INDICATIVE DEVELOPMENT PROGRAMME](image-url)
4.3 Working with the local community to create a new village for East Northants

We are at an early stage in the development of design ideas for a new village at Deenethorpe Airfield and wish to continue our collaborative dialogue having held a series of meetings with representatives of the Parish Councils and more regularly with East Northamptonshire Council and the Joint Planning Unit.

We wish to continue this productive dialogue in a more formal way by establishing a working group with key members from these organisations to inform and steer the project. At appropriate points, we will consult more widely with residents and businesses so that a wider audience can inform the scheme and ensure the process is seen as truly collaborative, meets local needs and addresses key concerns.

In the longer term we will look to establish a Trust with members including the Deene Estate and representatives from the new village. The Trust will take part in the long term management and stewardship of the growing village.

We look forward to hearing your comments on our initial proposals and working with you over the coming years to progress this unique opportunity.
Appendix A
Response to North Northamptonshire Joint Core Strategy, Policy 14


Because of its scale, advantageous location and single ownership Deenethorpe Airfield offers significant opportunities to

- Utilise brownfield land and restore despoiled local landscape.

- Achieve significant net gain for all functions of green infrastructure and to make a major contribution to the Rockingham Forest for Life objectives.

- Plan comprehensively and ensure a co-ordinated approach to meeting housing, employment and community needs including affordable rural homes, jobs and services.

- Maximise transport choice with an emphasis on walking, cycling, public transport and innovative schemes for modal shift.

- Create a sustainable settlement with a bespoke energy strategy, water resource management and exemplary construction standards.

- Achieve outstanding design and development standards.

- Enable sustainable rural living.
Policy 14 – Deenethorpe Airfield Area of Opportunity

In providing for the ongoing needs of the Rural North in East Northamptonshire the unique opportunity to create a new village at Deenethorpe Airfield will be assessed through the preparation of a Masterplan and clear delivery strategy agreed with the Local Planning Authority. The Masterplan will be brought forward through joint working. The Masterplan will include phasing and define funding requirements for supporting the timely provision of social and physical infrastructure. This will need to demonstrate how the proposal would meet all of the following criteria:

<table>
<thead>
<tr>
<th>Opportunity</th>
<th>Criteria / Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) The overall proposals for the new village to be carbon neutral.</td>
<td>Produce own heat and electricity from renewable sources to include combined heat and power (CHP) solar photovoltaic, solar thermal, and wood fuel with a significant proportion of sustainable fuels to be sourced from the Deene Estate and Rockingham Forest Area. The buildings will be designed to appear traditional but with contemporary construction techniques and including systems to reduce their energy demand whilst providing comfortable living space.</td>
</tr>
<tr>
<td>b) Create a model for sustainable rural living, with exemplary standards of design and construction made possible by the long term commitment of the Deene Estate:</td>
<td>Pre-set design codes and controlled by innovative approaches to land transfer between landowner and house/ workspace buyer that retains control over design and construction both in the build phase and for the long term through covenants.</td>
</tr>
<tr>
<td>c) Make effective use of previously developed land and replace the existing aviation activity and open storage uses;</td>
<td></td>
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<tr>
<td>d) Support the rural economy and provide a hub for rural services:</td>
<td>Land and/or buildings will be made available for owner occupiers of small and medium sized businesses and service providers to build to their requirements within the design code. Extra land will be made available under 10 year options to allow successful enterprises to expand. Appropriate education and health care facilities will be high priorities.</td>
</tr>
<tr>
<td>Opportunity</td>
<td>Criteria /Standard</td>
</tr>
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<tr>
<td>e) Address affordable housing (AH) needs and help respond to market demands for housing in the Rural North:</td>
<td>A design based on the concept of Garden Villages with appropriate sized gardens, significant green space within the settlement, green corridors and avenues, allotments and areas for local food sourcing. Provide appropriate proportion of AH utilising innovative solutions. Specialist provision for an ageing population will be an important consideration.</td>
</tr>
<tr>
<td>f) Connect to and support services and facilities in nearby towns including public transport/cycle provision;</td>
<td>The site is flat and of large scale enabling the movement design to be based on the imperative that cars will only be required for journeys beyond the village with dedicated routes for bicycles and pedestrians and extensive paths within the green infrastructure. Every home to have charging points for electric cars and the potential for homes to be sold with a free electric car.</td>
</tr>
<tr>
<td>g) Provide a sustainable waste water treatment facility that meets the requirements of the Water Framework Directive;</td>
<td>Secure improvements in water quality and surface water management.</td>
</tr>
<tr>
<td>h) Strengthen the Green Infrastructure, providing accessible opportunities for recreation and contributing to the Rockingham Forest for Life and wider Green Infrastructure links to nearby settlements;</td>
<td>Provide significant areas of GI including new woodland, woodland pasture, agricultural meadows, open space and creative nature conservation. Link the ancient semi natural woodlands of Weldon Park Wood to Langley Copse. Create an extensive walking, cycling and riding network within the new green infrastructure, across the Deene Estate and into the wider area of the Rockingham Forest and in particular routes connecting the village to Priors Hall and Corby.</td>
</tr>
<tr>
<td>i) Help achieve good ecological status on the Willow Brook through contributing to its re-naturalisation</td>
<td>Produce and implement a scheme to Environment Agency requirements.</td>
</tr>
<tr>
<td>j) Provide nursery and primary education with the opportunity for secondary education for 600 pupils.</td>
<td>Explore opportunities to provide secondary education facilities for the residents, Weldon and the surrounding villages.</td>
</tr>
<tr>
<td>k) Establish appropriate liaison and governance solutions.</td>
<td>Explore and discuss the ways in which inclusive engagement, joint working and long term stewardship can be secured.</td>
</tr>
</tbody>
</table>
Appendix 2: Specific relevant national “eco-towns” standards

National Planning Policy (Planning Policy Statement 1 eco-towns supplement, July 2009) sets out a range of high level standards that an exemplar new settlement should be required to achieve. While the Government has recently signalled its intention to revoke the eco-towns policy and certain standards contained within it has been superseded it does, nevertheless, remain a strong benchmark for creating an exemplar new development.

The proposed Deenethorpe Airfield Area of Opportunity Policy should seek delivery of all of the overarching eco-towns principles, together with the specific eco-towns standards, set out below.

Zero carbon (Policy ET7)

- “...over a year the net carbon dioxide emissions from all energy use within the buildings on the eco-town development as a whole are zero or below” (Policy ET7.1), for the development (in this case, Deenethorpe Airfield) as a whole, through providing full information at the masterplanning and subsequent application stages as to how this will be achieved.

Climate change adaptation (Policy ET8)

- The proposed development “should be designed to take account of the climate [it is] likely to experience, using, for example, the most recent climate change scenarios available from the UK Climate Change Impacts Programme” (Policy ET7.2).

Homes (Policy ET9) – All new homes delivered at Deenethorpe should:

- Achieve appropriate “zero carbon” standards and “...meet lifetime homes standards and space standards” (Policy ET9.1(b))
- “…provide for at least 30 per cent affordable housing (which includes social rented and intermediate housing)” (Policy ET9.1(d))

Transport (Policy ET11)

- “…homes should be within 10 minutes’ walk of (a) frequent public transport and (b) neighbourhood services” (Policy ET11.1)
- “…design will enable at least 50 per cent of trips originating in eco-towns to be made by non-car means, with the potential for this to increase over time to at least 60 per cent” (Policy ET11.2(a))
- For eco-towns close to higher order settlements: “…ensuring that key connections around the eco-town do not become congested as a result of the development, for example by extending some aspects of the travel plan beyond the immediate boundaries of the town…” and “significantly more ambitious targets for modal share than…50 per cent (increasing to 60 per cent over time)” (Policy ET11.3)
- “…designed in a way that supports children walking or cycling to school safely and easily. There should be a maximum walking distance of 800m from homes to the nearest school for children aged under 11…” (Policy ET11.5)
Green infrastructure (Policy ET14)

- “Forty per cent of the eco-town’s total area should be allocated to green space, of which at least half should be public and consist of a network of well managed, high quality green/open spaces which are linked to the wider countryside” (Policy ET14.1).

Waste (Policy ET19) – The new Deenethorpe village should set the following targets for residual waste reduction:

- Annual residual waste per person (amount left after reuse, recycling and composting) – 225 kg (maximum)
- Household re-use, recycling and composting – at least 50%
- Residual waste recovery (recycling, composting and energy recovery) – at least 75%.