

# Housing Forum Regional Conference - 5 December 2006



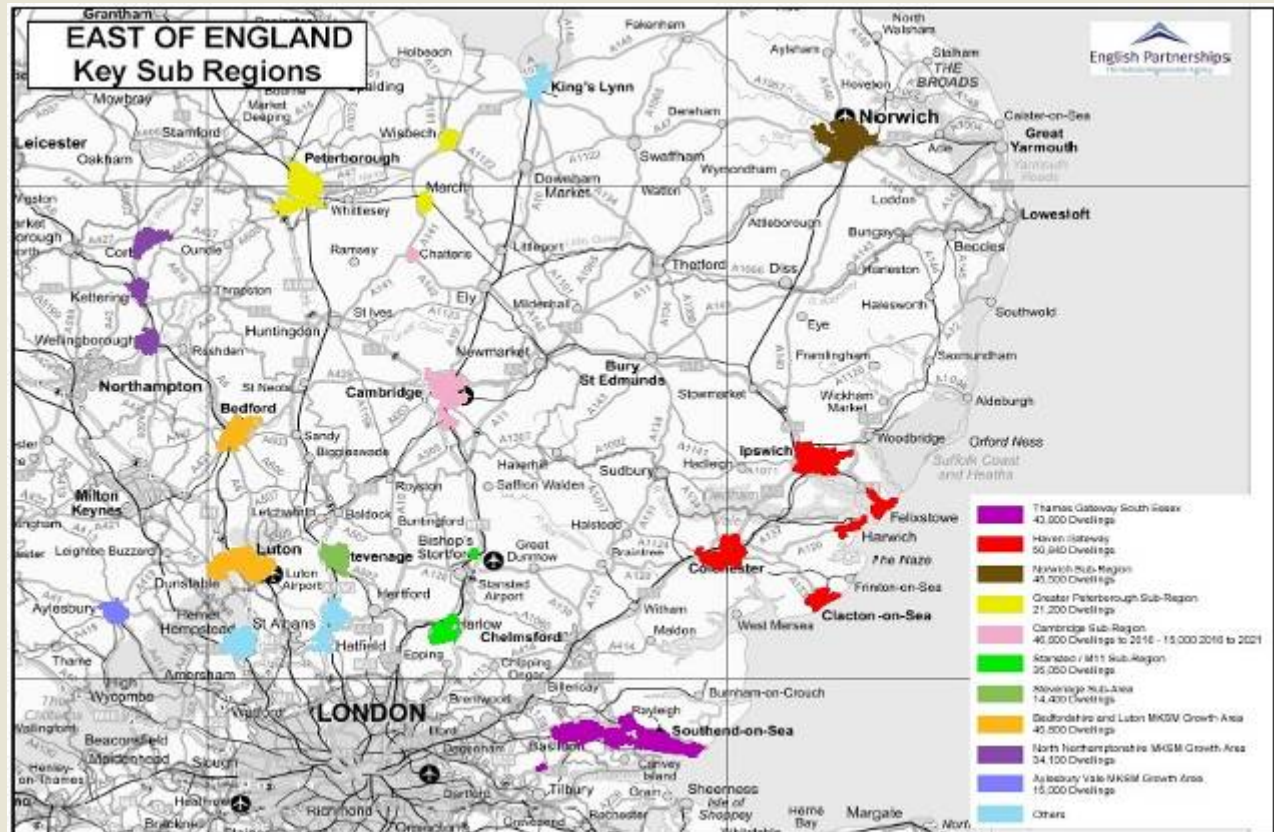
Richard Harrington  
Area Director Eastern England

# English Partnerships' Objectives

- To achieve high-quality, well designed, sustainable places for people to live, work and enjoy. We do this by:
  - Assembling a portfolio of strategic sites for development, especially brownfield and publicly owned land
  - Advising the Government on brownfield land, and developing a comprehensive national brownfield strategy
  - Making sure that surplus Government land is used to support the Government's wider objectives, including housing growth
  - Helping create communities where people can afford to live and want to live
  - Supporting urban renaissance by improving the quality of our towns and cities

# Overview

- Growth
- Regeneration
- Standards
- Communities



# Challenges

- Leadership
- Policy context
- Delivery mechanisms
- Investment and community management
- Housing standards
- Betterment

# Regional Issues & Challenges

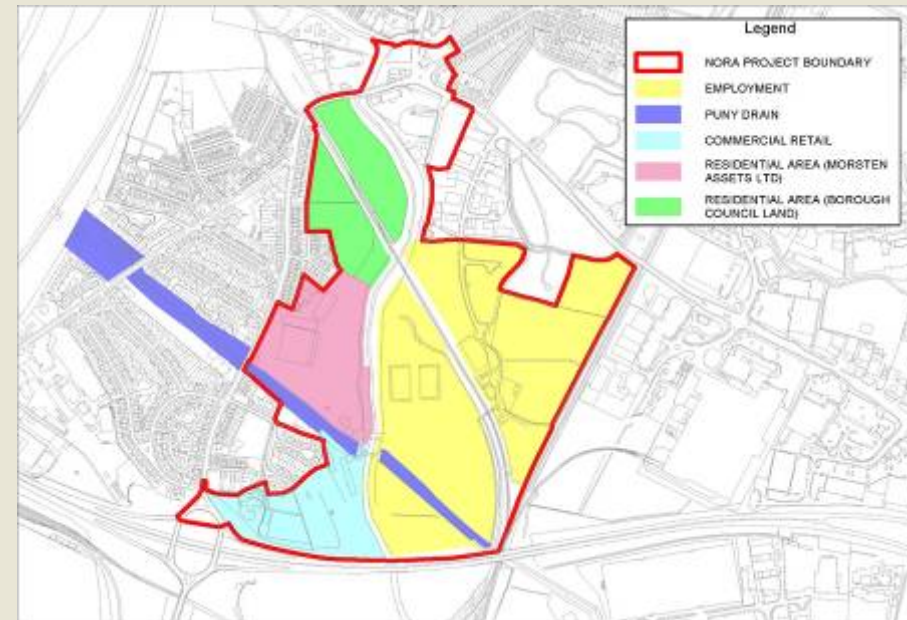
- **Exemplars**
  - SmartLIFE
  - King's Lynn Millennium Community
  - Stevenage Town Centre
  - Aylesbury Design For Manufacture
  - Upton
  - Harlow
  - Bedford Bypass

# SmartLIFE

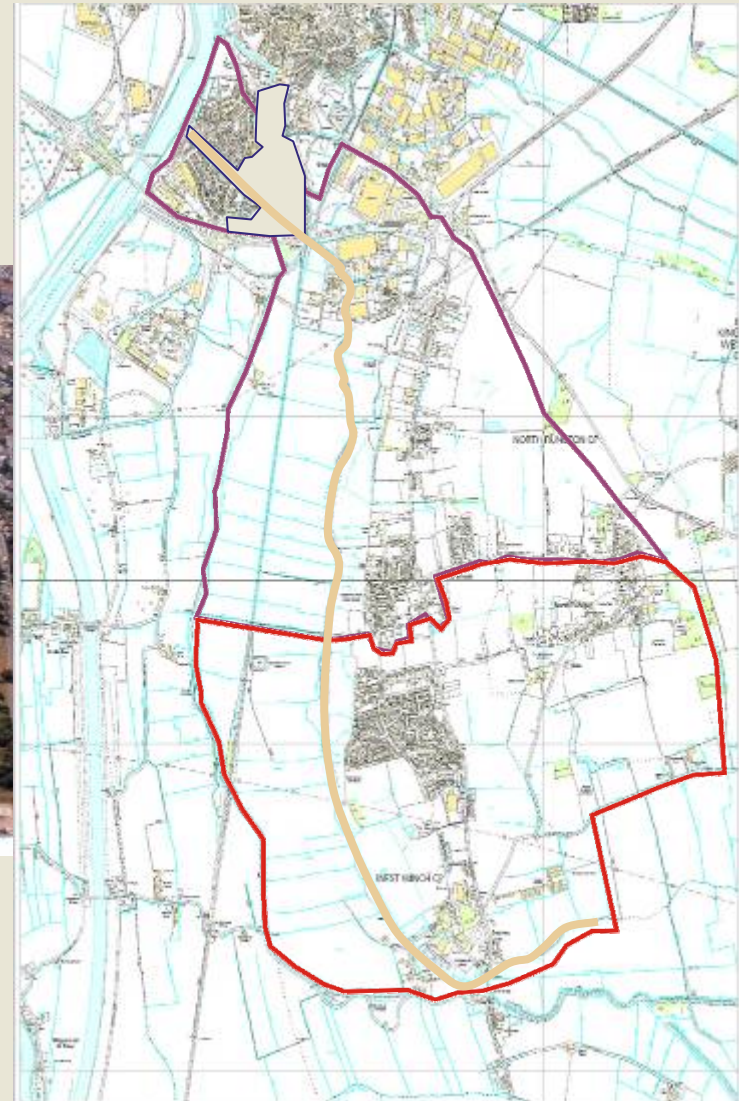


# Nar Ouse Regeneration Area

- NORA
  - 50 ha of Brownfield reclamation (biggest in Eastern region)
  - 900 new homes to Millennium Community standards
  - 60,000 sq m of commercial space
  - New parkland
  - EP not a land owner
- Puny Drain
  - Nar Ouse Regeneration Area (NORA)
  - Why do Puny Drain works? = Integration



# Puny Drain

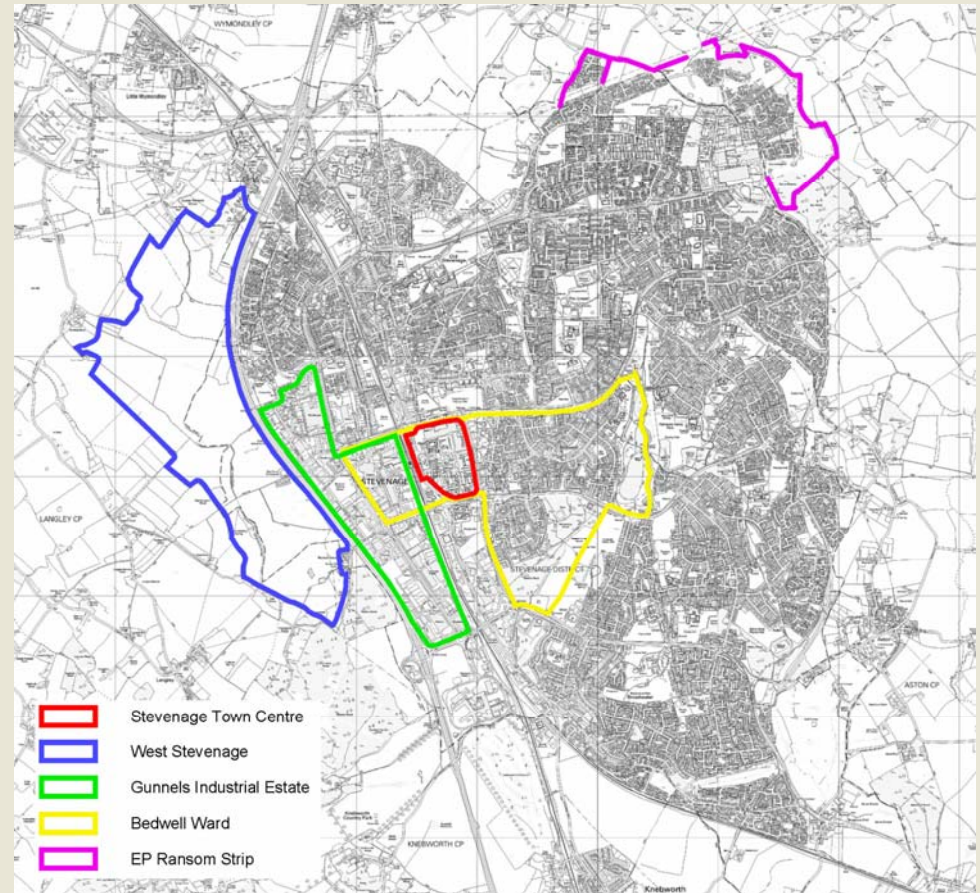


# South Lynn Millennium Communities Phase 1



# English Partnerships in Stevenage

- Town Centre
- West Stevenage
- Gunnels Wood
- NE Stevenage
- Bedwell
- (20% deprived ward)
- Asset transfer



# Stevenage

## From concept to “scheme fix”

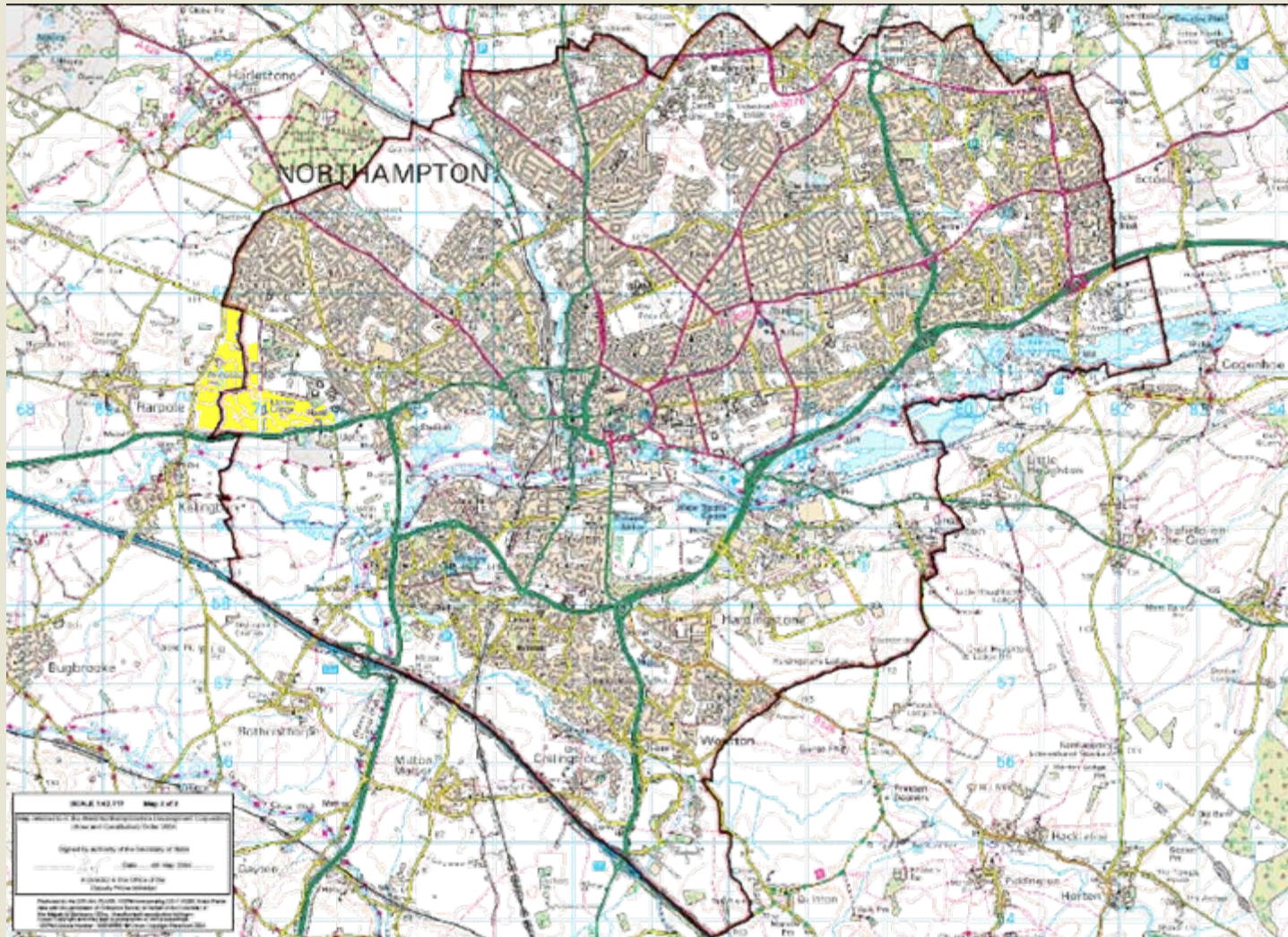
Process of testing and de-risking and evolving ING/Stanhope initial design:

- Tesco
- Bus station
- Levels
- Access to station
- Landowners
- Retail capacity
- Letting strategy
- Civic requirements

Leading to current ‘**scheme fix**’



# Northampton Growth Area



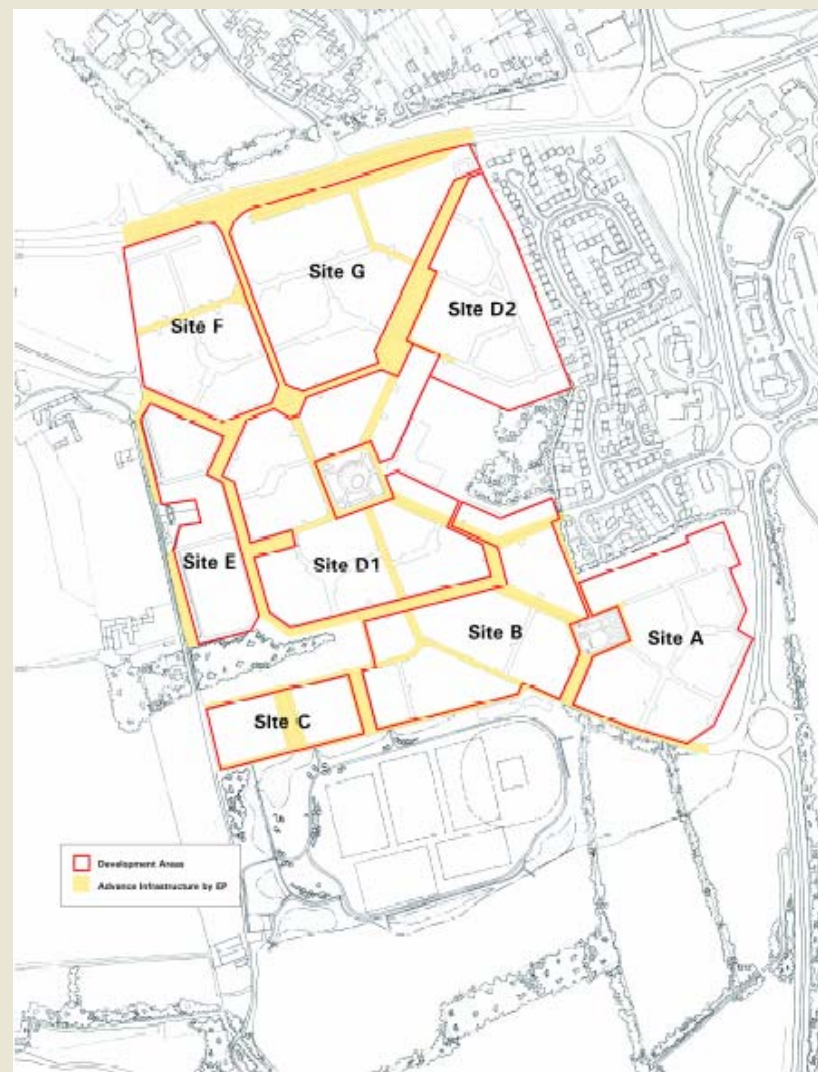
# Phase 1 – Upton

- 8 sites, 43 hectares
- 1,344 new homes  
(likely increase from 1084)
- Design Code
- Primary School
- SUDS
- Neighbourhood squares

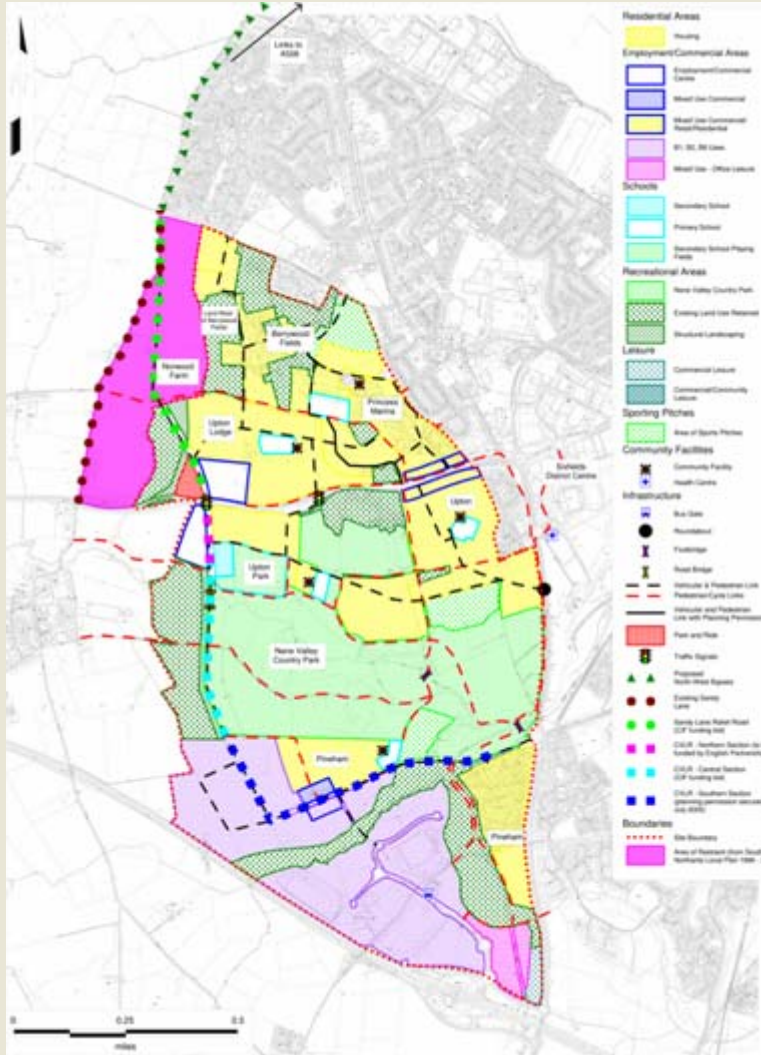


# Phase 1 – Upton Progress to Date

- Outline planning achieved 2003
- Design Code 2003 updated 2005
- Completed Development Agreements - 2005
- Developers on site 2006/7-6
- Marketing of sites F & G - 2007/2008
- Design For Manufacture (Site D2)



# South West District



## Development Programme

- 6,000 new homes in SW District
- 120 ha employment / industrial land

## Housing

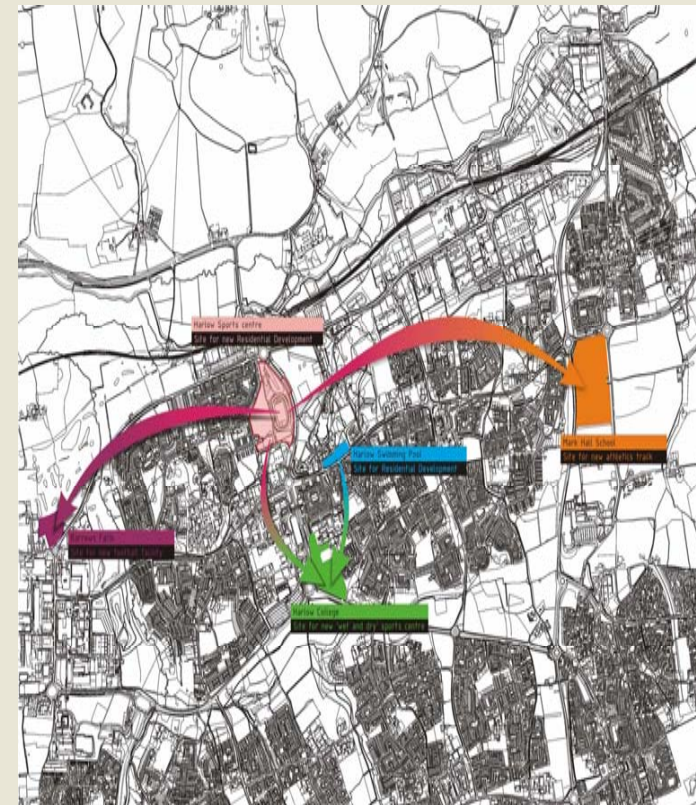
- Upton, St Crispin & Banbury Lane
  - 1150 homes (approx) built to-date
  - 1650 homes with planning permission

## Employment / Industrial

- Swan Valley and Pineham
  - 35 ha (approx) developed to-date
  - 70 ha with planning permission

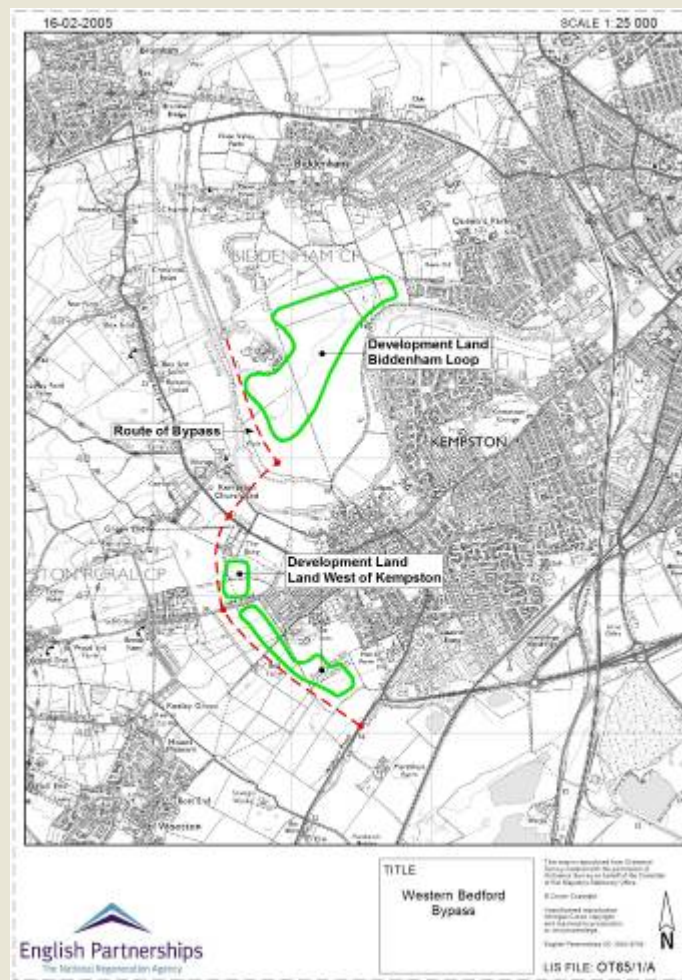
# Harlow Gateway

- **Background** - Replacement sports facilities and 590 new homes on Harlow Gateway site
- **Partners** - Harlow District Council; Harlow District Sports Trust; ODPM (SCP funding £10.85m)
- **Strategic fit** - Delivering housing growth in London-Stansted-Cambridge-Peterborough Housing Growth Area; brownfield site; town centre renewal
- **Issues** - Framework agreements; marketing of Gateway site; construction tenders for new football and 'wet & dry' facilities



# Bedford Western Bypass

- **Background** – EP broker deal to deliver BWB and open up housing development land in MKSM growth area
- **Partners** – Beds C.C. private landowners, ODPM
- **Strategic fit** - Enabling 2,250 new homes
- **Issues** – EP “Ringmaster” approach - forward funding BWB £22 million
- **Progress and Way Forward** - Bypass Start on site Jan 07. Ten year housing delivery programme



# English Partnerships The National Regeneration Agency

