

Putting Policy into Practice

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Sustainable Development

Any regeneration project that fails to put environmental and social benefits at its very heart is unlikely to achieve anything more than a very short-lived spasm of spurious prosperity

Jonathon Porritt

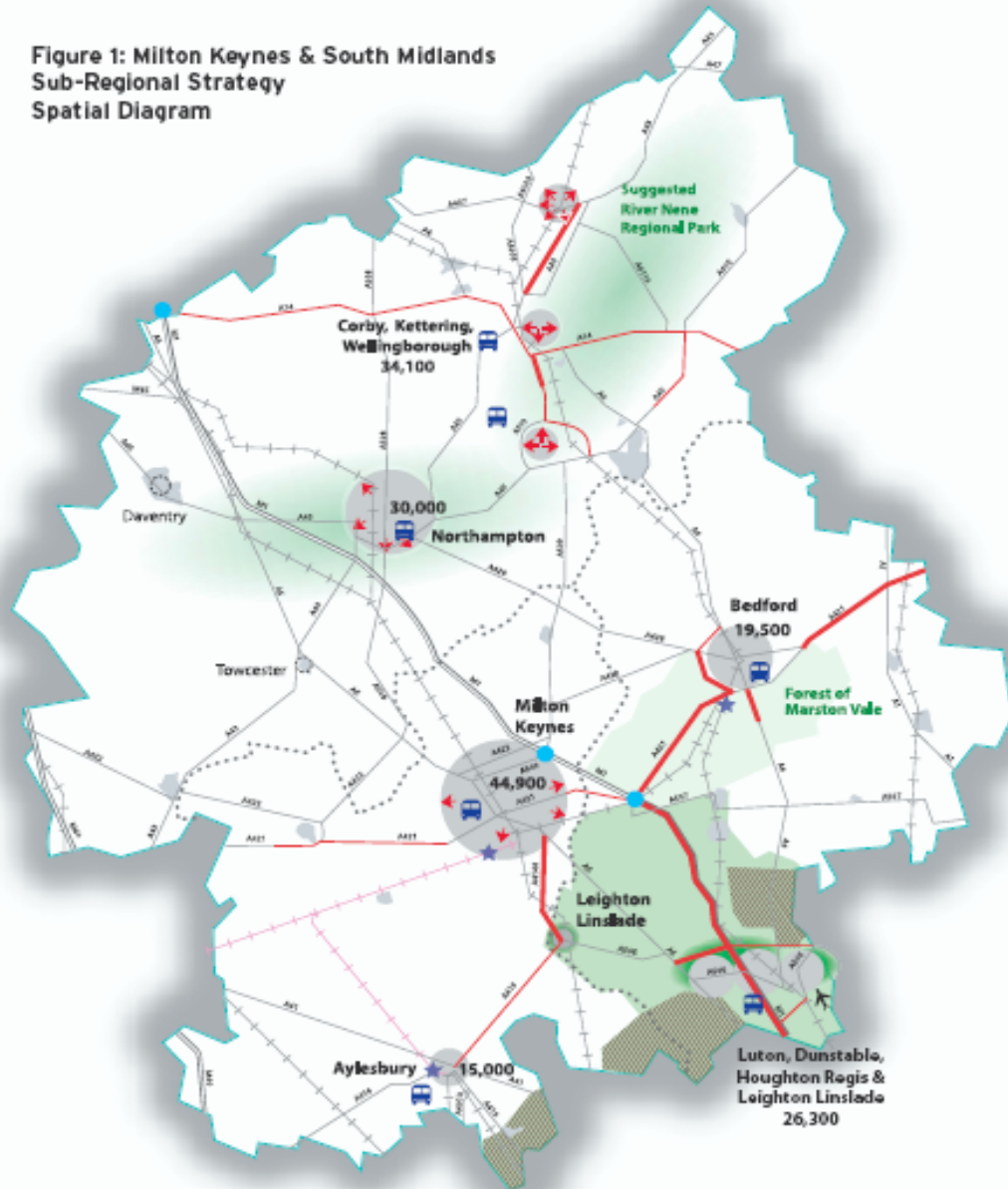


Growth as a Catalyst for Change

- WNDC one of only three Urban Development Corporations
- Wide ranging powers:
 - Acquire, manage, dispose, reclaim and compulsorily purchase land
 - Make strategic development control decisions
 - Undertake building and engineering operations
 - Procure utility and other services
 - Carry out business to achieve regeneration
 - Do anything necessary or expedient to secure regeneration



Figure 1: Milton Keynes & South Midlands
Sub-Regional Strategy
Spatial Diagram



Milton Keynes & South Midlands Growth Area

Comprehensive, Cohesive Approach to Sustainability

- Development Control and Planning Principles
- Section 106 and the Standard Charging System
- Working hard at partnerships
- Using public sector funding and assets to set the standards
- Creating the drivers for change



Making Use of Development Control



“Land-use planning and performance standards should encourage both private and public investment in buildings and other long-lived infrastructure to take account of climate change”

Stern Report



Making Use of the Policy Tools

- Consultation Planning Policy Statement: Planning and Climate Change (Supplement to Planning Policy Statement 1)
- Planning Policy Statement 22 Renewable Energy
- Code for Sustainable Homes
- Building a Greener Future – Towards Zero Carbon Development



Making Use of the Policy Tools

- The Housing Green Paper laying out what's to come:
 - Building Regulations, Energy Efficiency Requirements for New Dwellings
 - Water Efficiency in New Buildings – joint policy statement with Defra
 - Improving the Sustainability of New Homes
 - Impact Assessment for the Homes for the future
 - Regulatory Impact Assessment for Energy Efficiency Requirements for New Dwellings
 - Regulatory Impact Assessment for Building a Greener Future



Establishing Planning Principles

- All current applications (28,000 homes) assessed against level 3 as a minimum
- From 2013 the minimum is level 4
- From 2016 at level 6
- Building for Life “Silver” standard as minimum
- Review points built in
- All non-residential development at least BREEAM “very good”
- Mandatory from now onwards



Making Use of Section 106

- Standard Charging System
- Flexibility in developers' contributions
- Influencing the market and the timescale
- Incentivising the achievement of higher standards
- Pushing the pace of change in the development sector
- Laying the foundations for exemplar developments
- Enforcement



Working Hard at Partnerships

- Investing in pre-application
- Building for Life pre-development audit
- ***Delivery*** not determination the driver
- Sharing the responsibility
- Organising the development sector, both private and public
- Leadership not passivity
- Consistency



If You're Going to Talk the Talk....

- ...you need to walk the walk
- Pushing the boundaries through the public sector development
- Pooling and using our technical expertise and resources
- Investing in strategic environmental infrastructure (e.g. CCHP, green transport, energy management systems, etc.)
- Offering up sites and/or buildings for exemplars



Making Use of Best Practice



Attenborough Nature Centre,
Nottinghamshire

(Groundworks Architects, Nottingham)



Making Use of Best Practice



Upton, Northampton
HTA Architects



Driving Forward – Turning Policy into Delivery

- Significant policy with us or on it's way....
-but we don't have to wait for that
- Most of the tools we need already exist
- Focus on delivery of sustainable communities not just housing completions
- Work to our own principles using the momentum of growth in East Midlands
- Shared clarity of vision and direction
- Marshall our own resources



*People are not changed by
moral exhortation but by
transformed imagination*

Walter Brueggemann



