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Ecotowns or Egotowns?

A typical English village scene – the village centre



Farm buildings with a mixture of local building materials, such as stone...



Historic remnants - Dovecots



...and attractive knapped flints with brick, and limestone



A typical English village scene –
some substantial houses, limited
green space



Side streets, with a variety of types of houses, representing development over a period of time



Early Victorian almshouses?



A typical English village scene
– organic growth over
centuries has perhaps led to
some curious architectural
anomalies





YARD

SALE

Thames Street

A typical English village scene – shops and some more striking historic buildings?



Bonbons

Confectionery



1/2 price
treats

Quaint shops,
meeting local needs?



A typical English village scene – the Butter Market, surely built in the 17th Century?



‘..lovely individual shops, a quilters paradise, a beautiful bead shop, wonderful clothes shops, a Waitrose, Budgens, lovely cafes, bike shops, gift shops, flower shops along with a lovely garden centre and food shops which specialise in Dorset produce from Olives, Wines, Chocolates and of course Dorset Cereals..’

A typical English
village scene –
repurposed
warehouses and
industrial premises



Walking through an
arcade to reach
Waitrose
supermarket



The ravages of time are starting to tell on some of the buildings





Higher
quality
building
materials
should
perhaps have
been used



Some grander village buildings, again with curious architectural qualities..



A typical English village scene,
with a lot of parking?

What's
this?



A typical English village scene? – This is unusual



A French chateau in an English village?



A typical English village scene? –
spot the date





Poundbury's Primary School, in modern buildings





dorset cereals®



and accommodation for
senior citizens



There is public transport by bus to Dorchester and Weymouth

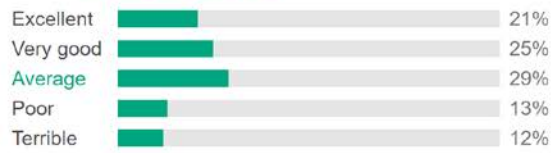




Overview

3.5

256 reviews



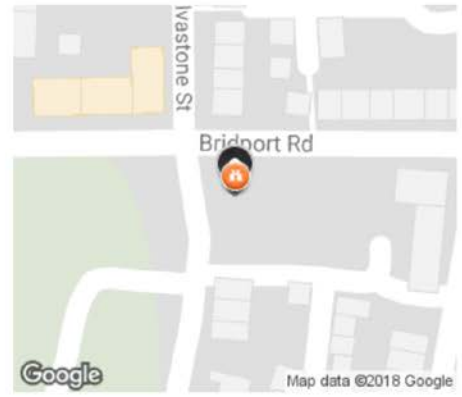
LOCATION

Dorchester, England

CONTACT

Call Website

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TRAVELLERS TALK ABOUT

- "prince of wales" (10 reviews)
- "individual shops" (5 reviews)
- "chocolate factory" (5 reviews)

Does this place or activity have a Bar? Yes No Unsure

Similar Things to Do in Dorchester

[See all Sights & Landmarks in Dorchester](#)





31 m

Google Earth



‘UK apartments
(in Hemel
Hempstead) will
be a Beacon of
sustainable
luxury’



Green botanical roof using sedges, in Augustenborg, Sweden





An oxymoron –
green roofed
petrol pump,
opposite Malmo
city offices,
Sweden



‘Envac’ out-door inlets for three waste and recycling streams, Wembley City, London, United Kingdom. Waste is sucked away into underground sorting systems.



Other models were trialled in Hammarby Sjöstad, Sweden, including indoor inlets



'Envac' stationary vacuum waste and recycling system, as used in Hammarby Sjöstad, Sweden



Lammas Eco-village, Pembrokeshire, 2011. A low emissions and low impact settlement: no mains power, water or waste collection, and built using local materials such as wood, cob, earth, turf, wool. 75% resources generated on site.



Breaches of planning guidance –

- Fire hazards, including fires under baths
- Outside (composting) toilets
- Ladders instead of staircases
- Used unspecified recyclable materials



'Tread Lightly' Eco Village, Cotswold. AR Design Studio

Proposed 34 unit Cotswold village. This first 'UK Code 6' Village will employ state-of-the-art zero carbon systems to power and heat itself. Simple design, form and construction maintain affordability whilst allowing inclusion of environmentally friendly technology. Community is created through design, encouraging interaction of people, places and activities; the development should be looked upon as a whole and not its individual units. Fun is important; lakes take on the 'Tread lightly' identity and shape the village's footprint.



Christchurch, New Zealand, previously a 'garden city', struggling to agree what to rebuild after the earthquakes of 2010 and 2011



Consideration of a
'food resilient' city



Health and happiness

BedZED residents say they know on average 20 of their neighbours by name; the local average is eight

Equity and local economy

Half of the homes are for low cost rent or shared home ownership

Sustainable Water

Water consumption per BedZED resident is about 50% of the London average

Sustainable materials

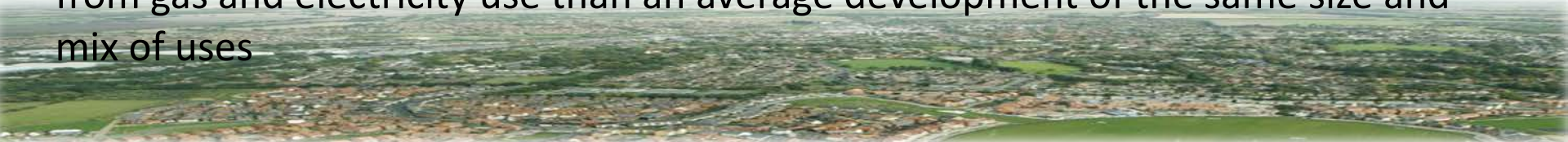
Just over half of the construction materials by weight came from within 35 miles

Sustainable Transport

BedZED was the first residential location in London to have an onsite car club

Zero Carbon

It has been estimated that BedZED produces 37% less carbon dioxide emissions from gas and electricity use than an average development of the same size and mix of uses

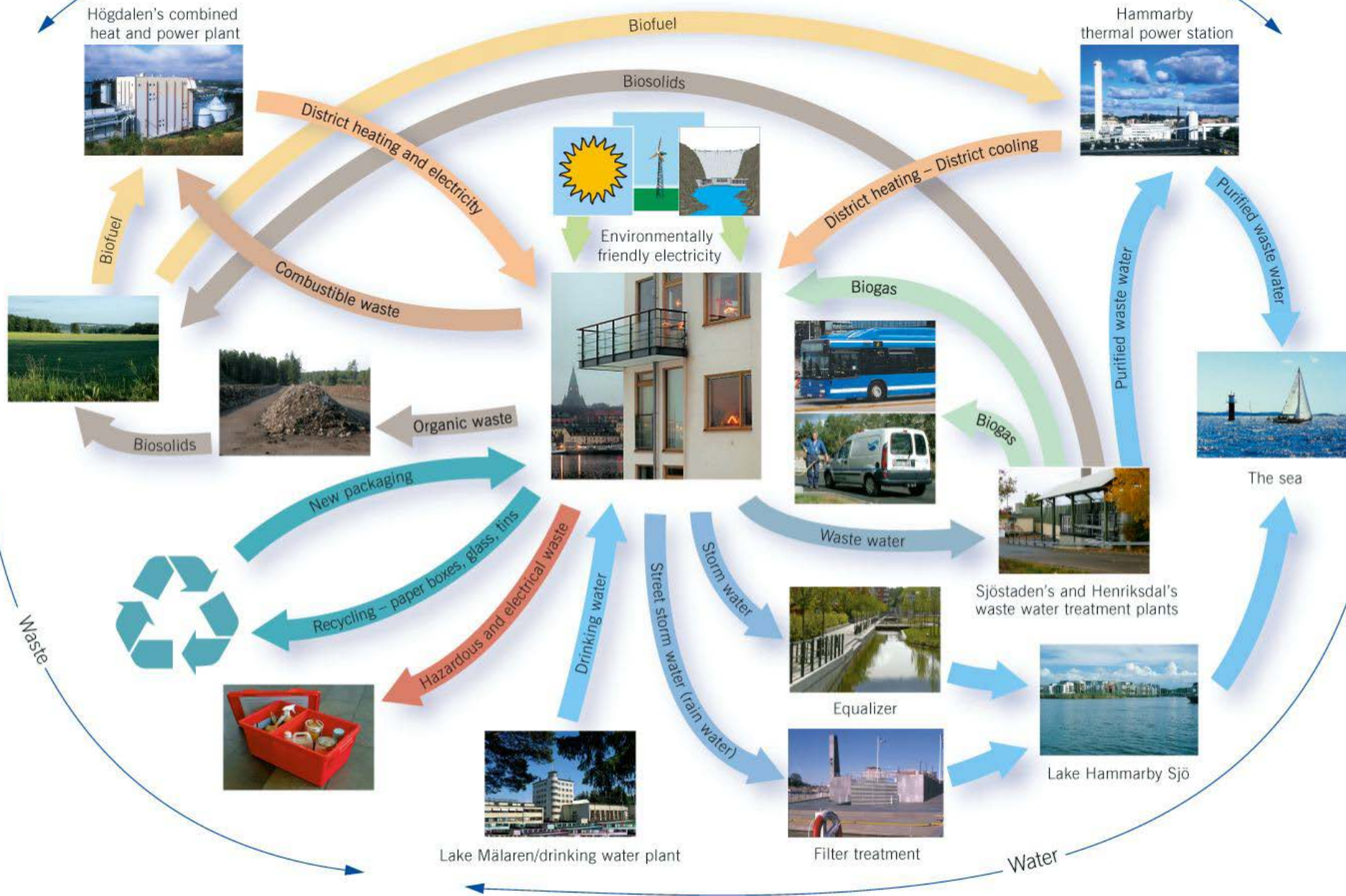


Ecotown concepts

- Encouraging residents to be more sustainable in their day-to-day activities – reduced greenhouse gas emissions, less water consumed, reduced car use, healthier lifestyles
- Responding to environmental pressures such as climate change
- Maintaining countryside (and today interpreted as enhancing biodiversity, too)
- Providing comfort for residents
- Example settlements to inspire other development



The Hammarby Model



The story of Ecotowns in the UK

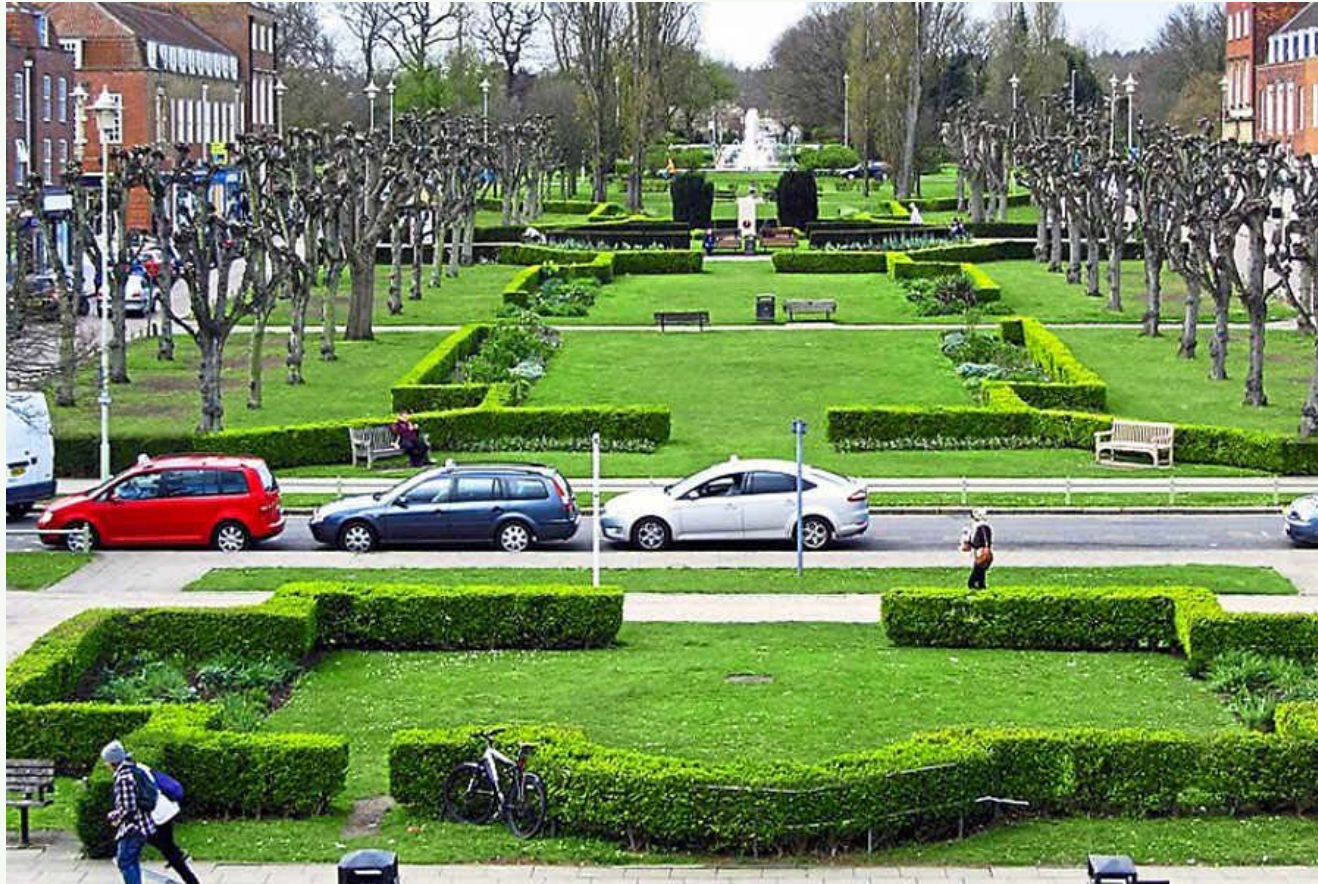


Letchworth Garden City, Hertfordshire, started early 1900s by Ebenezer Howard. Current population about 34,000



February 2008 areas under consideration





2014 Plan
for
Shrewsbury
to double in
size to
become an
80,000
population
garden city
provoked
outrage



PATTISWICK
UNDER
CONCRETE?

SAY NO!

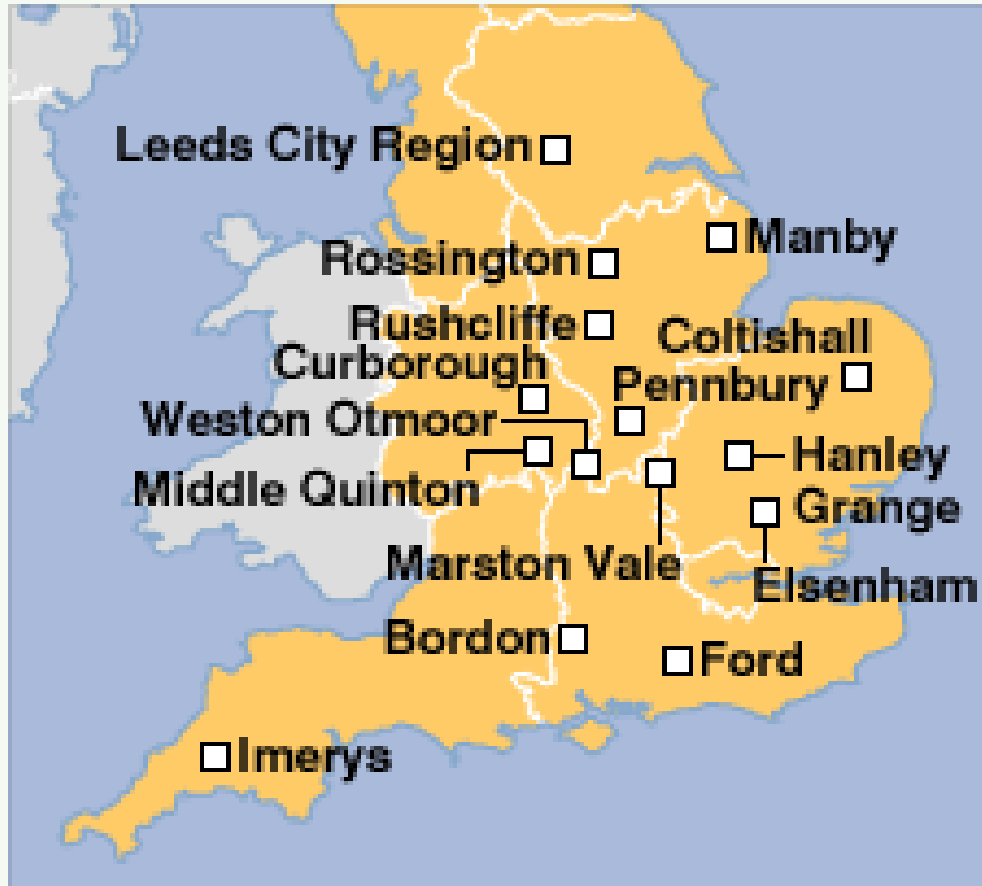
TO

**NEW
TOWN**

<http://www.cause4livingessex.com>

July 2009 'Ecotowns'

Scotland has disappeared from the proposals





THE PROPOSED SITES...

The full shortlist, from which the ten towns will be chosen, is:

- 1 Pennbury, Leicestershire
- 2 Manby and Strubby, Lincolnshire
- 3 Curborough, Staffordshire
- 4 Middle Quinton, Warwickshire
- 5 Bordon-Whitehill, Hampshire
- 6 Weston Otmoor, Oxfordshire
- 7 Ford, West Sussex
- 8 Imerys China Clay Community, Cornwall
- 9 Rossington, South Yorkshire
- 10 Coltishall, Norfolk
- 11 Hanley Grange, Cambridgeshire
- 12 Marston Vale and New Marston, Bedfordshire
- 13 Elsenham, Essex
- 14 Rushcliffe, Nottinghamshire
- 15 Leeds City Region, Yorkshire









834630280





Imerys China Clay Community, St Austell, 2008



West Carclaze, Cornwall site, 2013



1,500 homes,
primary school,
tech park, solar
farms and
recreational areas

1275 m

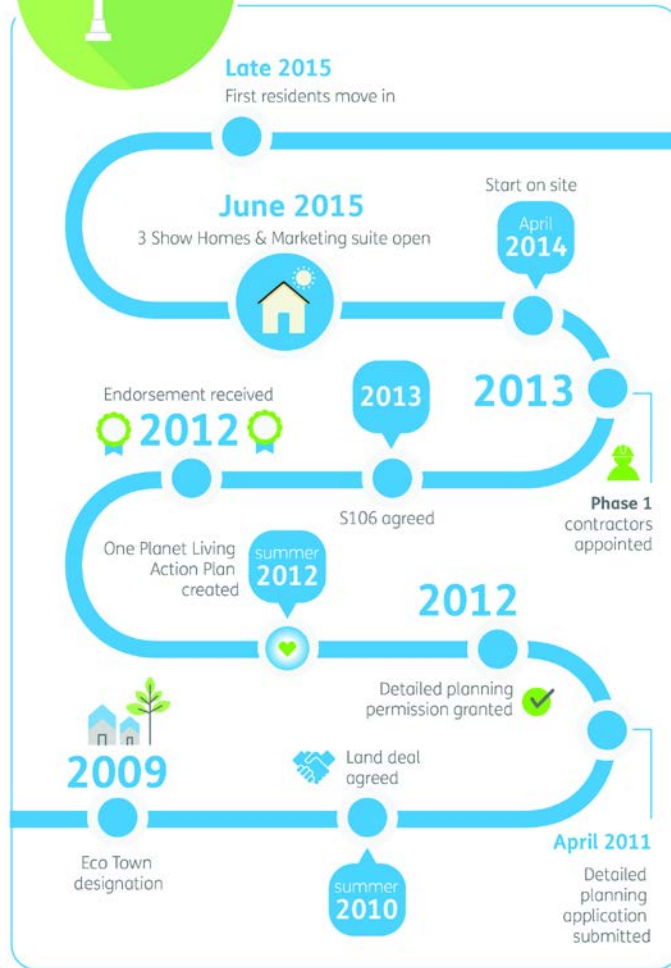
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Image © 2018 Getmapping plc

Google Earth



The UK's first eco-town timeline



Bicester,
Oxfordshire, as an
'ecotown'
proposal



North West Bicester, 2009

Bicester



Image © 2018 Getmapping plc

332 m

Google Earth

North West Bicester, 2017

Bicester

© 2018 Google

382 m

Google Earth

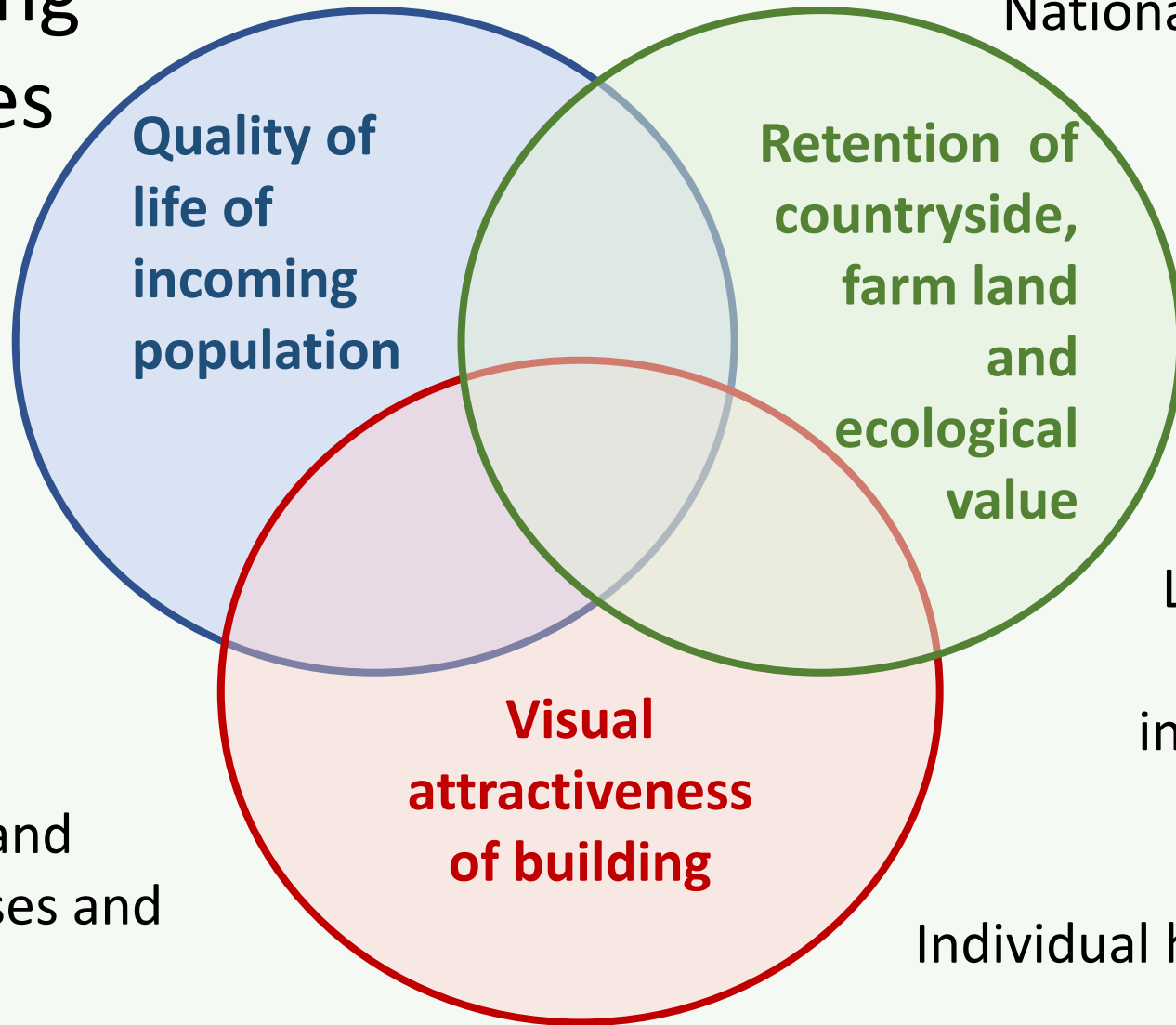


Competing influences

State of the economy

Local politics and issues

Profit from land value increases and construction



National politics

Location-specific influences

Individual hubris



‘Wicked Problems’ Based on Horst Rittel and Melvin Webber, 1973

- Poorly formulated and complex problems
- With interconnected physical/scientific and human/sociological dimensions...
- Where what happens in one place and time affects what happens somewhere else, at a different time
- Involving many different stakeholders...
- Who don't agree about what is important...
- and who use the terminology in different ways...
- and who cannot agree if the problem has been solved



'Super Wicked' Problems

based on Levin
et al, 2012

..... and

- Where time is running out
- Those who cause the problem also seek to provide a solution
- The central authority needed to address the problem is weak or non-existent
- And policy decisions are made that disregard the future and reflect short time horizons

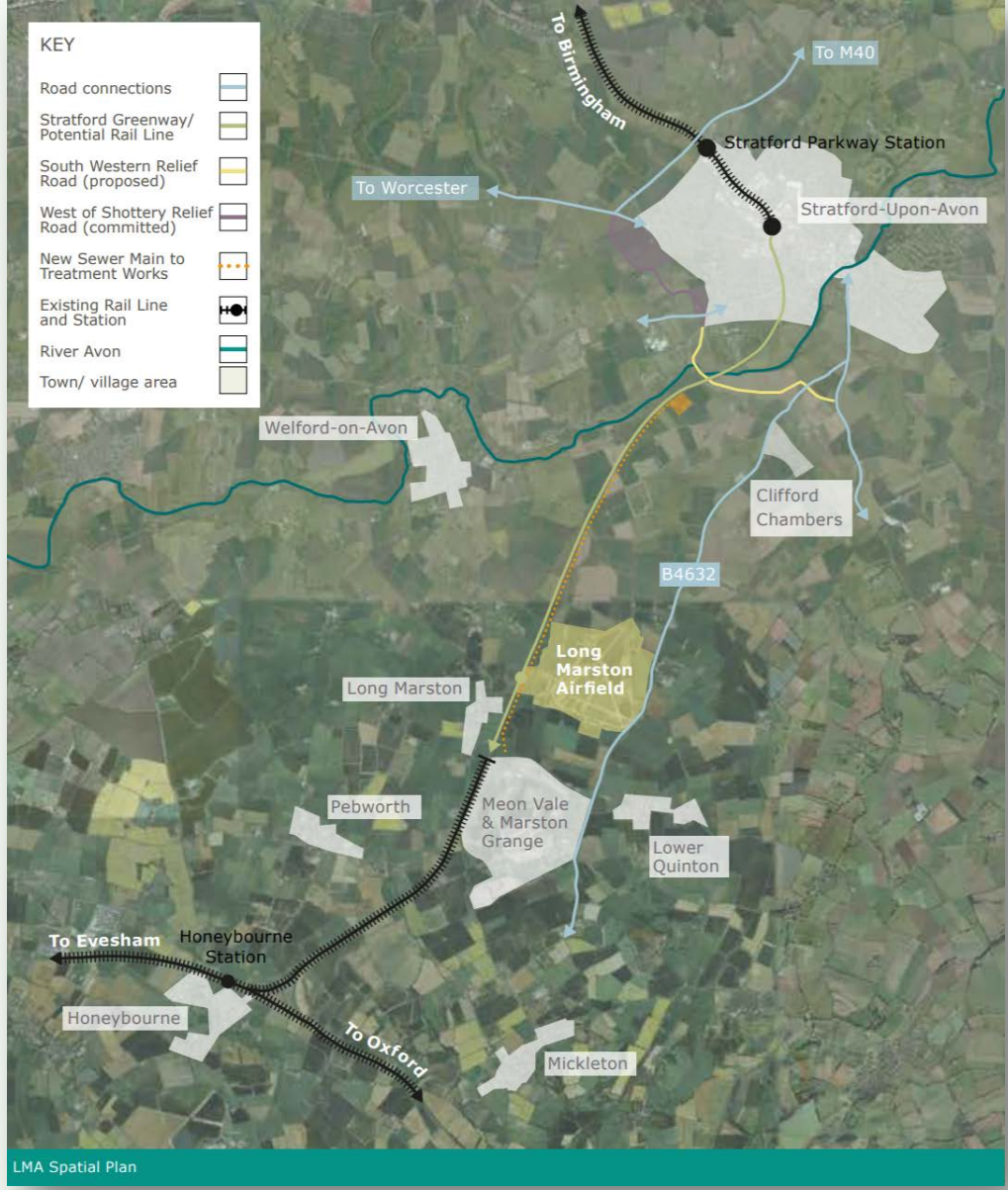


Current key concepts in ecotown design

- Drawing on 'natural capital' as an asset – 'eco'?
- Valuing green space and building 'green infrastructure'
- Using space effectively for multiple purposes (for example, playgrounds and flood water storage)
- Providing communicating spaces, through which people can walk
- Collaborative and holistic planning, drawing on local community views
- Private sector leading



Long Marston, Stratford-upon-Avon, Warwickshire. 2017 proposals for Garden Village









Public see first detailed plans of Long Marston Airfield 'garden city' development
27 September 2017,
Proposals for a development of 3,500 new homes set within "parkland and wooded glades" designed with "garden city principals" have gone on public display.





Long Marston Airfield Masterplan

KEY

Site boundary		Public footpaths	
Watercourse/ponds		Road	
Public open space		Land safeguarded for train station	
Neighbourhood centre		Trees/woodland	
Employment Parks			



01 LOCAL SHOPS & SERVICES AT THE HEART OF THE COMMUNITY

Shops, community centre, a library, a GP surgery and other key services to meet daily needs.



02 3 NEW SCHOOLS ON SITE

A secondary school, 2 primary schools and a nursery to provide new education capacity.



05



03 SPORTS & RECREATION PROVISION

21ha of formal open space including playing pitches, outdoor sports facilities, children's play areas, allotments and community gardens.



04 ROADS, GREENWAYS, BUSES & POTENTIAL RAIL

Western Relief Road to Stratford-on-Avon, and junction improvements to act as a solution to existing traffic congestion. Sustainable transport encouraging walking and cycling. Making best use of the Stratford Greenway.



05 GREEN INFRASTRUCTURE

56 ha of natural and semi-natural accessible green space and green corridors that provide amenity value and allow biodiversity to flourish, as well as:



2 culverted streams opened up
Sustainable Urban Drainage system with ponds for wildlife
Landscaped streets and homes with family gardens



1. Local shops and services at the heart of the community
2. Three new schools on the site
3. Sports and recreation provision
4. Roads, Greenways, Buses and potential Rail
5. Green infrastructure – culverted streams daylighted, Sustainable Urban Drainage with ponds, landscaped streets and homes with family gardens

6

THE BENEFITS OF LMA



EVALUATE HOUSING

3,500 New Homes including 1,225 Affordable Homes

3,500 new homes offers the opportunity to stimulate economic growth, help reduce the impact on local authority budget cuts and assist in meeting Stratford-upon-Avon's objectively assessed housing need. This infographic, drawn from a socio-economic assessment of the scheme illustrates those benefits.

01 CONSTRUCTION IMPACTS

465 Jobs
Direct Employment
[estimated to create 465 FTE construction jobs over the 20 year length of the build]

705 Jobs
Indirect/Induced Employment
[705 FTE jobs could be supported in the supply chain per year of construction]

£470.3m
Construction Value
[estimated total cost of construction including infrastructure]

£77.9m GVA
Economic Output
[expected additional GVA p.a. from direct and indirect jobs]

02 EXPENDITURE IMPACTS

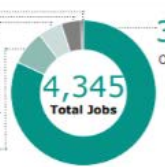
£17.5m
First Occupation Expenditure on goods and services to make a house 'feel like home' a proportion of which would be captured locally

£29.7m
Estimated Additional Resident Convenience Expenditure within local shops and services [per annum]

438 Jobs
New Operational Jobs supported by increased resident expenditure in the local area

03 OPERATIONAL IMPACTS

13 Health
202 Community Uses
220 Education
339 Retail



3,571 Offices
1,912
Indirect/Induced Employment
1,912 FTE jobs supported in the supply chain

£340.3m
Economic Output (GVA per annum) [expected additional]

04 LOCAL AUTHORITY REVENUE IMPACTS

£35.2m
New Homes Bonus Payments to LPA [over a 6 year period] at current value

£5.62m
Additional Council Tax Revenues [per annum]

£1.64m
Additional Business Rate Revenue [per annum]

£120m
Community Infrastructure & Other Planning Contributions

- 465 jobs and 705 indirect jobs during construction
- £30m annual residents spend within local area, creating a permanent 438 operational jobs
- 1,912 indirect jobs after completion
- £35m bonus payments to local authority
- £5.6m additional Council Tax
- £120m community infrastructure and planning contributions

Ecotown challenges

- Conflicts between national and local interests, for example on housing need and the value of the natural environment
- Many stakeholders, lack of collaboration
- Short term horizons
- Competing demands of different goals
- Uncertainty about some of the key objectives
- Lack of evidence to support many decisions
- Rapidly changing technologies continuously opening up new possibilities, for example autonomous electric vehicles, communication technologies, artificial intelligence changing the nature of employment

