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**Conference or Workshop Item**

**Title:** Building sustainable communities from new: where are we going?

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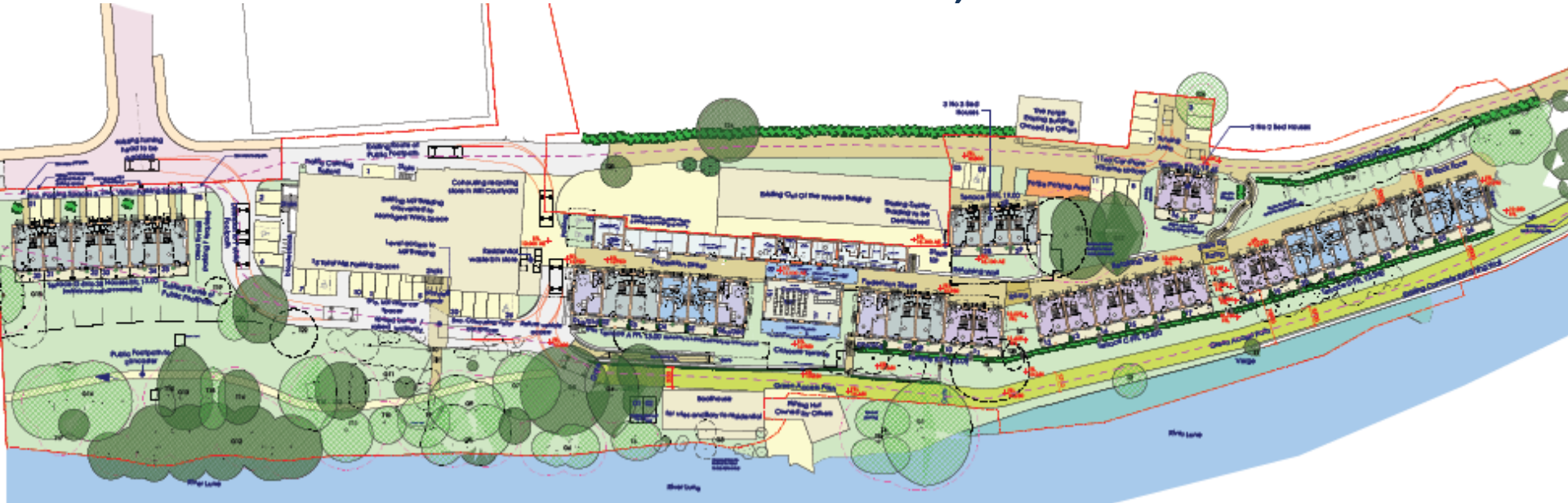
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# Greenlight Festival

De Montfort Uni. Leicester, 16 March 2013



“Building sustainable communities from new :  
where are we going?”

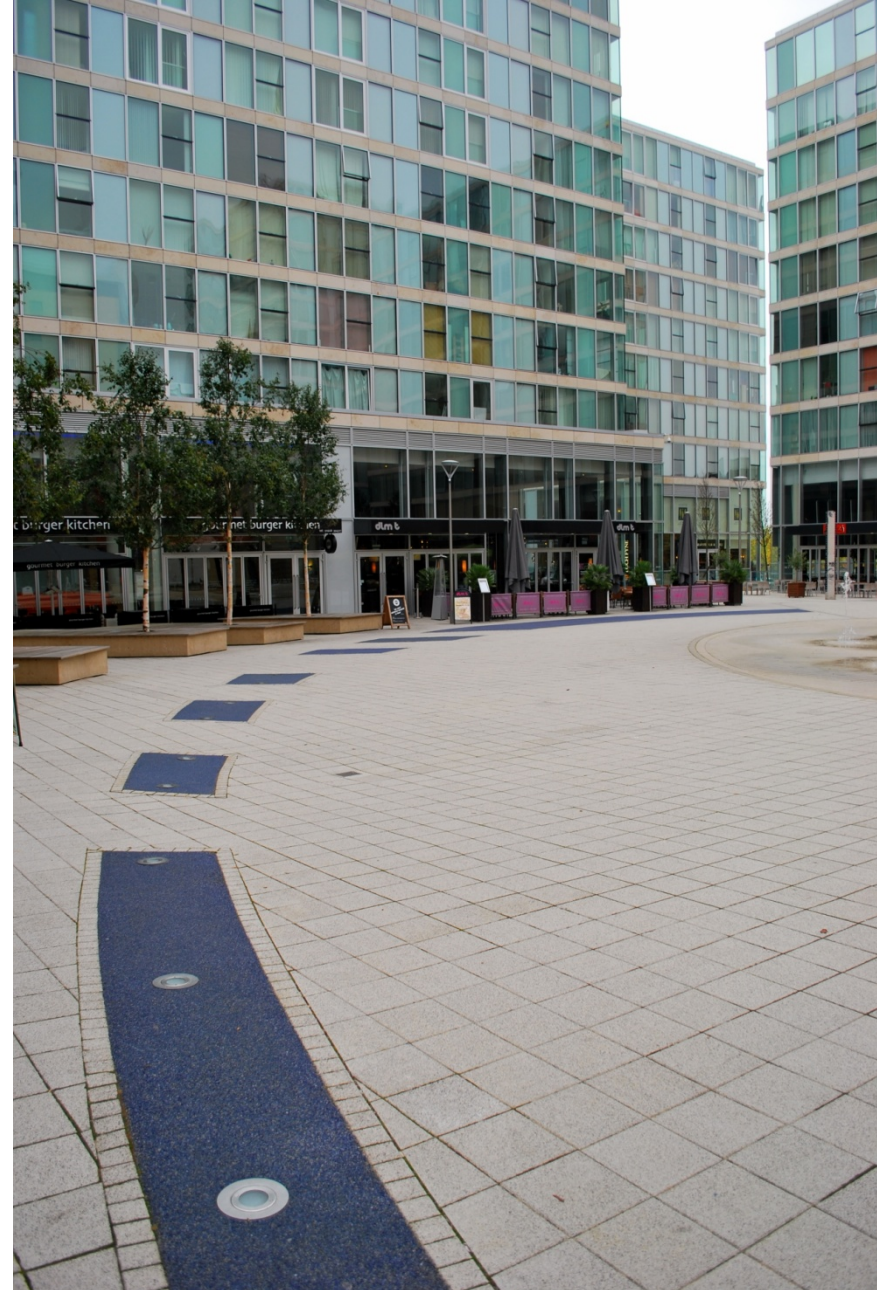
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# For consideration....

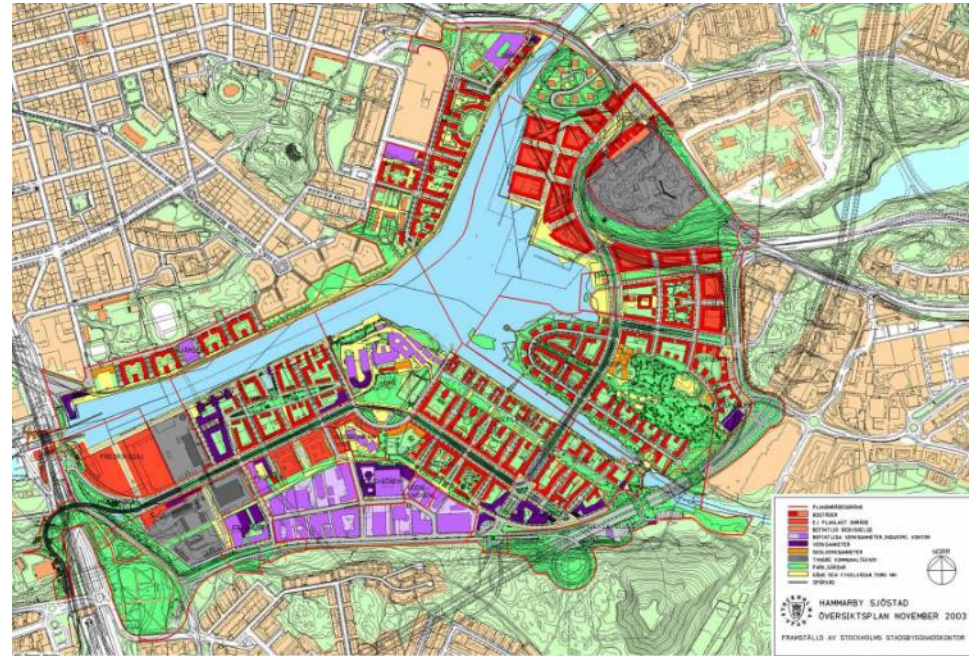
- Planning new communities
- Continental inspirations
- UK examples
- Research findings, ESRC
- Obstacles in the UK
- New frameworks
- Concluding remarks





# Continental inspirations

- Design
- Deliverability
- Sustainability standards
- Innovative partnerships
- Governance
- Community
- Creative difference



*Hammarby Sjöstad Masterplan, 2003*

# UK examples ? : Poundbury





# UK examples ? : Accordia



# UK examples ? : Upton

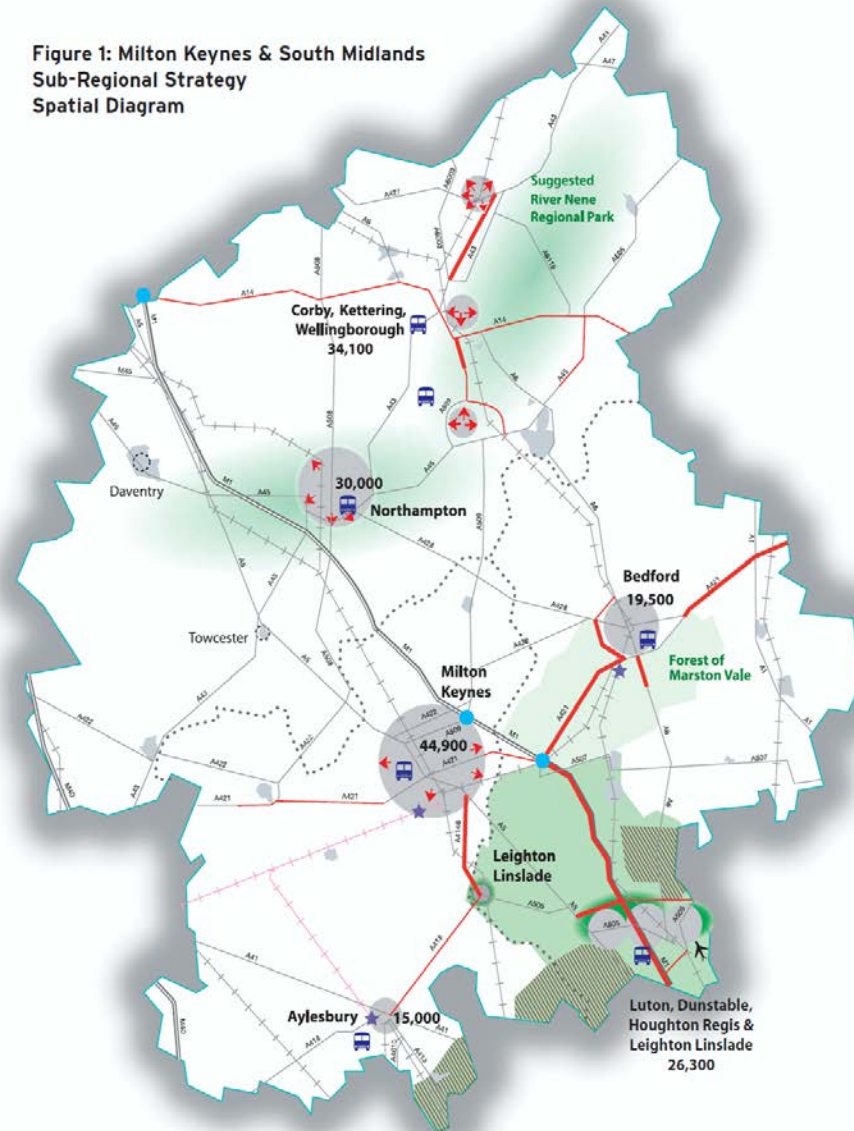




# 'Tensions & Prospects' : ESRC research

- What now for sustainable housing growth?
- MKSM policy & practice in case study area
- 50%+ of new housing in 'sustainable extensions'
- Sustainability checklists
- Reduced delivery
- Reduced standards
- Leadership vacuum

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





# Obstacles to UK community-building .....

- UK development mainstream more short-term focused
- 'Gladiatorial' approach to development
- Inconsistent support from central government
- A limit to philanthropic/enlightened land-owners
- Fixation on house values, not neighbourhood values



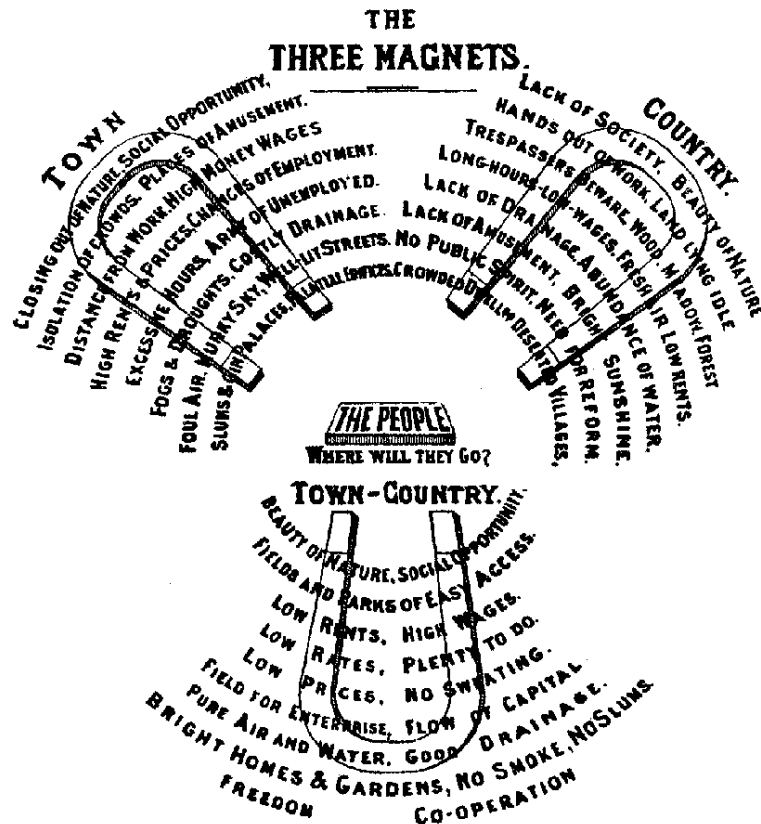
# Other challenges

- UK housebuilding monopolies
- Inconsistent design and partnership expertise
- Limited readiness to share long-term stakes
- Limited roles for community stakeholders
- Variations inside the UK
- Reluctance to front load infrastructure costs
- Restrictions on financial resources





# Does the future mirror the past?



- Garden Cities.....
- .....New Towns.....
- .....SUEs.....
- .....Ecotowns.....
- .....Garden Cities
- SUNN or different?

# Suggestions

- Using CPOs (or other orders) to secure land
- New obligations for the financial sector
- Adopt stronger 'community rights'
- Scaling up 'mutual' and non-speculative approaches
- 'Good neighbourhood' codes and benchmarks





# Modular futures

- Maximise 'modular' site development and mix
- Integrating: design / water strategies / waste management / energy
- 50 units / 250 units
- Community leadership and governance

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Integrated Sustainable Design Solutions for Modular Neighbourhoods

# Developer Guidelines



November 2010

# Concluding remarks.....

- Honesty required about UK limitations
- Need for long-term focus to new partnerships
- Providing quality can address local scepticism
- Building communities : one neighbourhood at a time





# References

Tensions and Future Prospects for  
Sustainable Housing Growth

<http://www.open.ac.uk/researchprojects/tensionsandprospects>

Sustainable Urban Neighbourhood  
Network (SUNN)

<http://www.urbed.coop/projects/sustainable-urban-neighbourhood-network-sunn>

Mutual Housing Sector Group

<http://mutualhousinggroup.coop/contacts.html>

Integrated Sustainable Design Solutions  
for Modular Neighbourhoods –  
Developer Guidelines

[Google / search](#) (www.northampton.ac.uk/....)

