

# Concept Statements

What are they ?

Different

Quick

Positive

Aspirational

Useful

Participatory

Fun

Quick

Positive

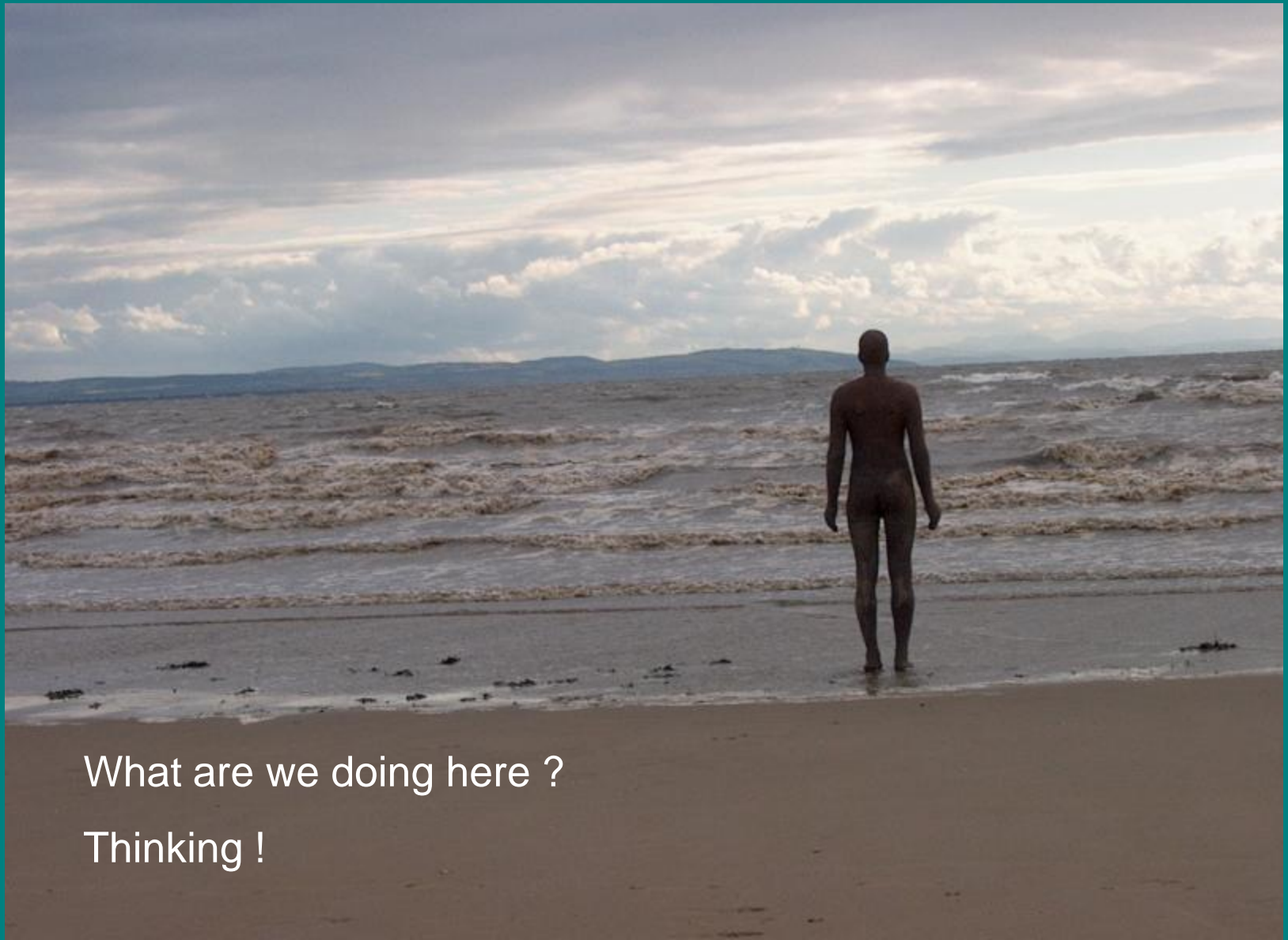
Aspirational

Useful

Participatory

Fun

Very different to most  
planning tools !



What are we doing here ?

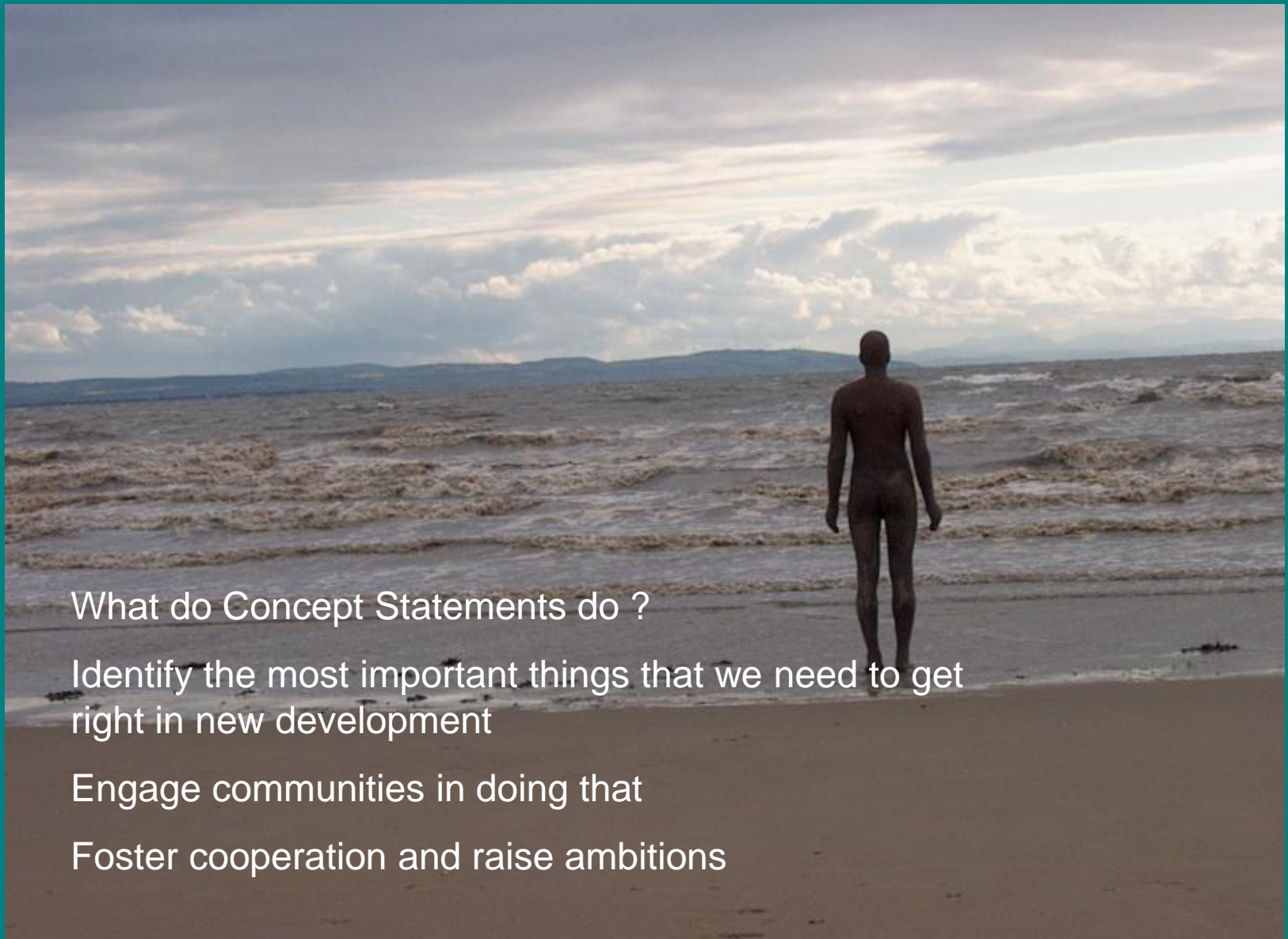
Thinking !



Thinking

Creatively

What would be good to achieve here ?

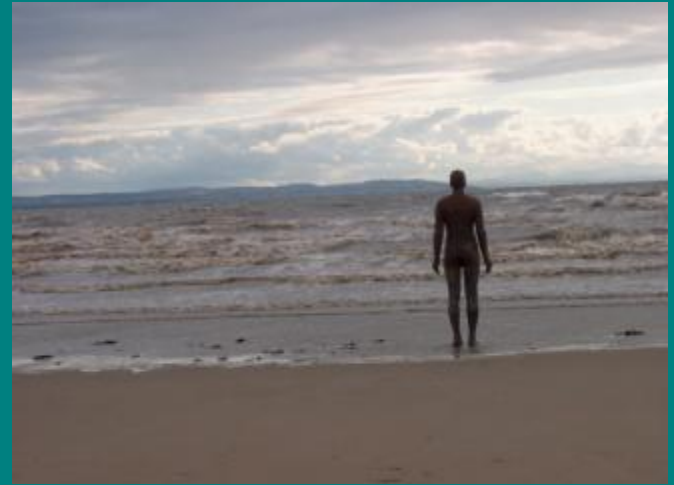


What do Concept Statements do ?

Identify the most important things that we need to get right in new development

Engage communities in doing that

Foster cooperation and raise ambitions



Why do we need them ?



Anytown







Why are most developments of such poor quality?

# THREE ANSWERS



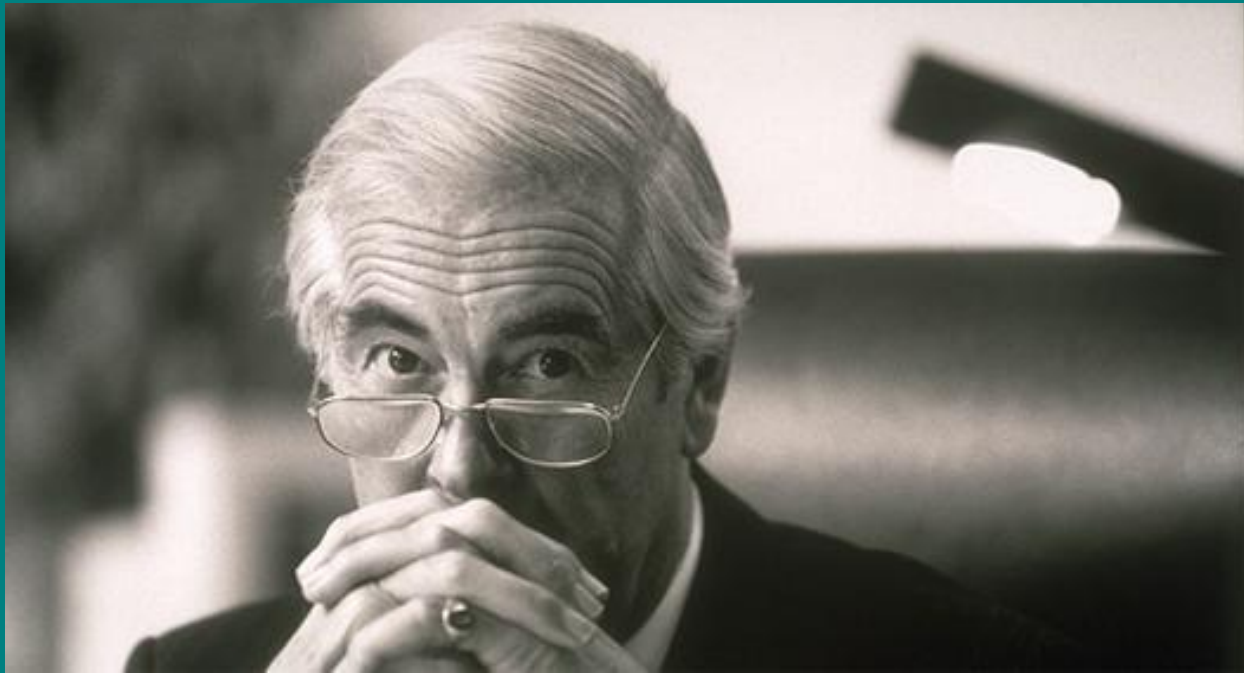
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Poor quality is caused by  
a planning system that  
separates the  
WHERE and the WHAT

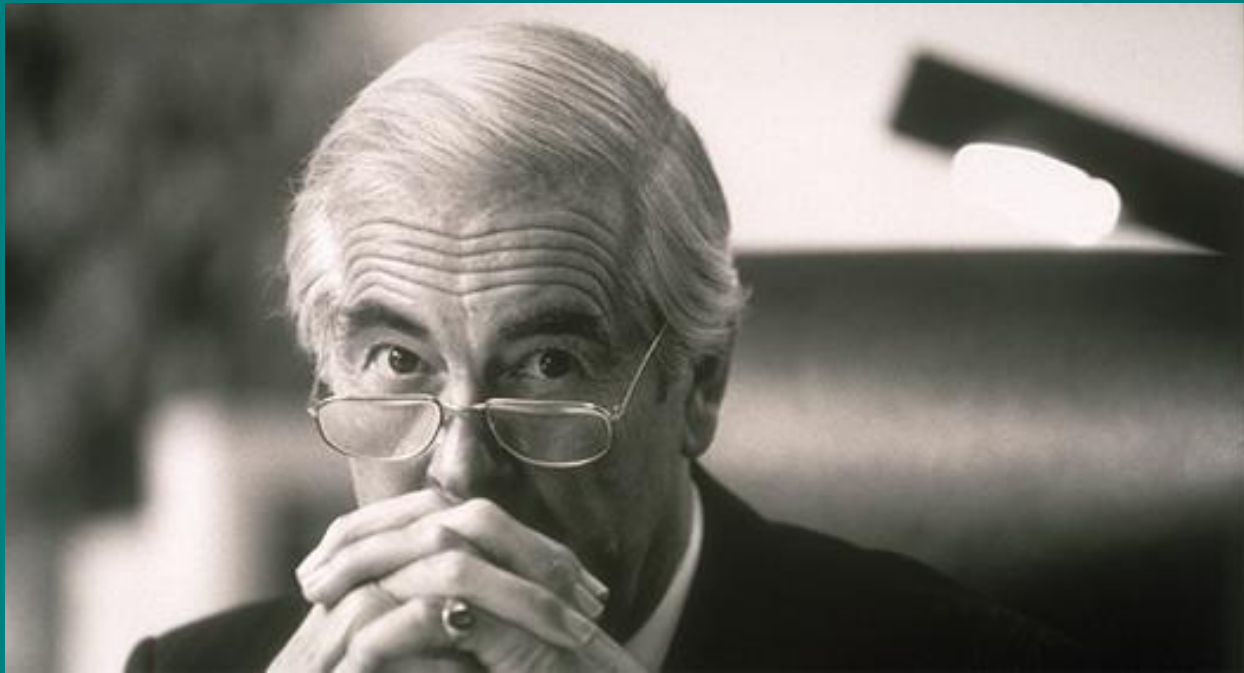




2 Poor quality is caused  
when land values are  
set without  
establishing quality  
objectives



3 Poor quality is caused by a process that is dominated by constraints-led problem solving



That can never do more than avoid known problems

It cannot deliver something of value, of benefit

It can make development OK, not bad

It cannot make it special, or right

Sustainable Development

Developers wanted robust and consistent guidance

A development brief for every site  
... before they buy the land



Planners claimed to be too busy to do that !

Development briefs  
take too long .....  
and are too late.





How do we get development 'Right' ?

What we need is a quick way of finding out what would make it right for this place

Then express that in clear and simple terms that everyone can understand, add to and agree

Use that as the starting point for design of the scheme - common aims and aspirations

# Setting a new test

Is it good enough to approve ?

Rather than bad enough to refuse?




Moving from the test of 'demonstrable harm' to 'does this deliver sustainable development?'



The site visit


The place, rather than the design standards  
or standardised designs

Building places



What assets are there in the site and its context?

Visual, functional, cultural, environmental



Who values those assets, in what ways  
and why?

How could we use those assets to add a  
sense of place, of belonging ?



This process has been proved to work.

For all kinds of sites,

Rural, urban, greenfield, brownfield ..... large, small, simple and complex, .... and with all sorts of participants. Planners, owners, highway engineers, local residents, interest groups.

This process promotes cooperation and consensus





What do we have?

- landscape / townscape character
- environmental capital - assets
- site-based features challenges





What are we trying to achieve?

- Sustainable development - duty!
- The right scheme on the right site
- The concept statement defines what this means for each site
- It takes the *general* principles of SD and applies them to each particular place. Distinctiveness

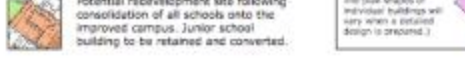
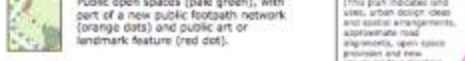
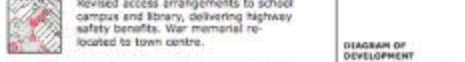
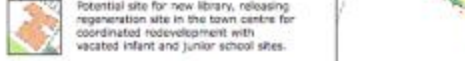
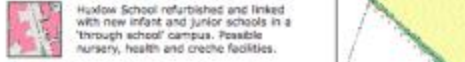
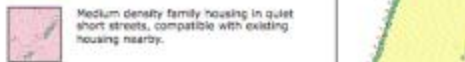
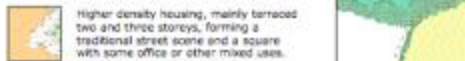
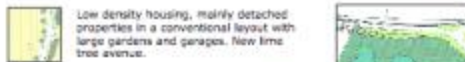
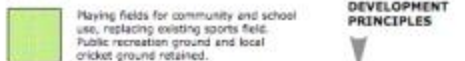
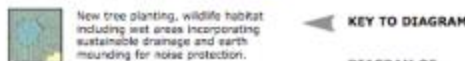
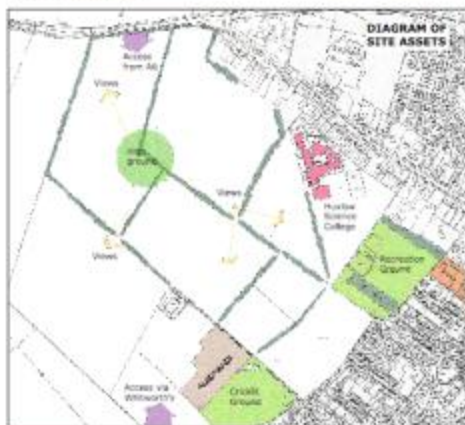
# Examples

## Skegness



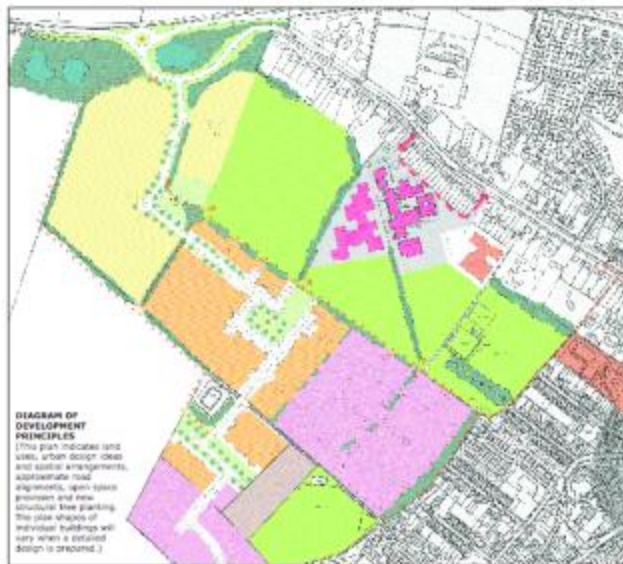
## SITE ASSETS

- Long views across Nene valley, and of church spires and other landmarks.
- Robust hawthorn hedges and ash trees, lime tree avenues.
- Potential good access from A6, possible route to Wellingborough Road, and connections by foot and cycle to town centre facilities.
- Useful open space and recreation facilities.
- Successful local schools could be community focus and release town centre sites for regeneration.



### KEY TO DIAGRAM

### DIAGRAM OF DEVELOPMENT PRINCIPLES



## URBAN EXTENSION OF IRTLINGBOROUGH

DRAFT CONCEPT STATEMENT Autumn 2006

### DEVELOPMENT PRINCIPLES

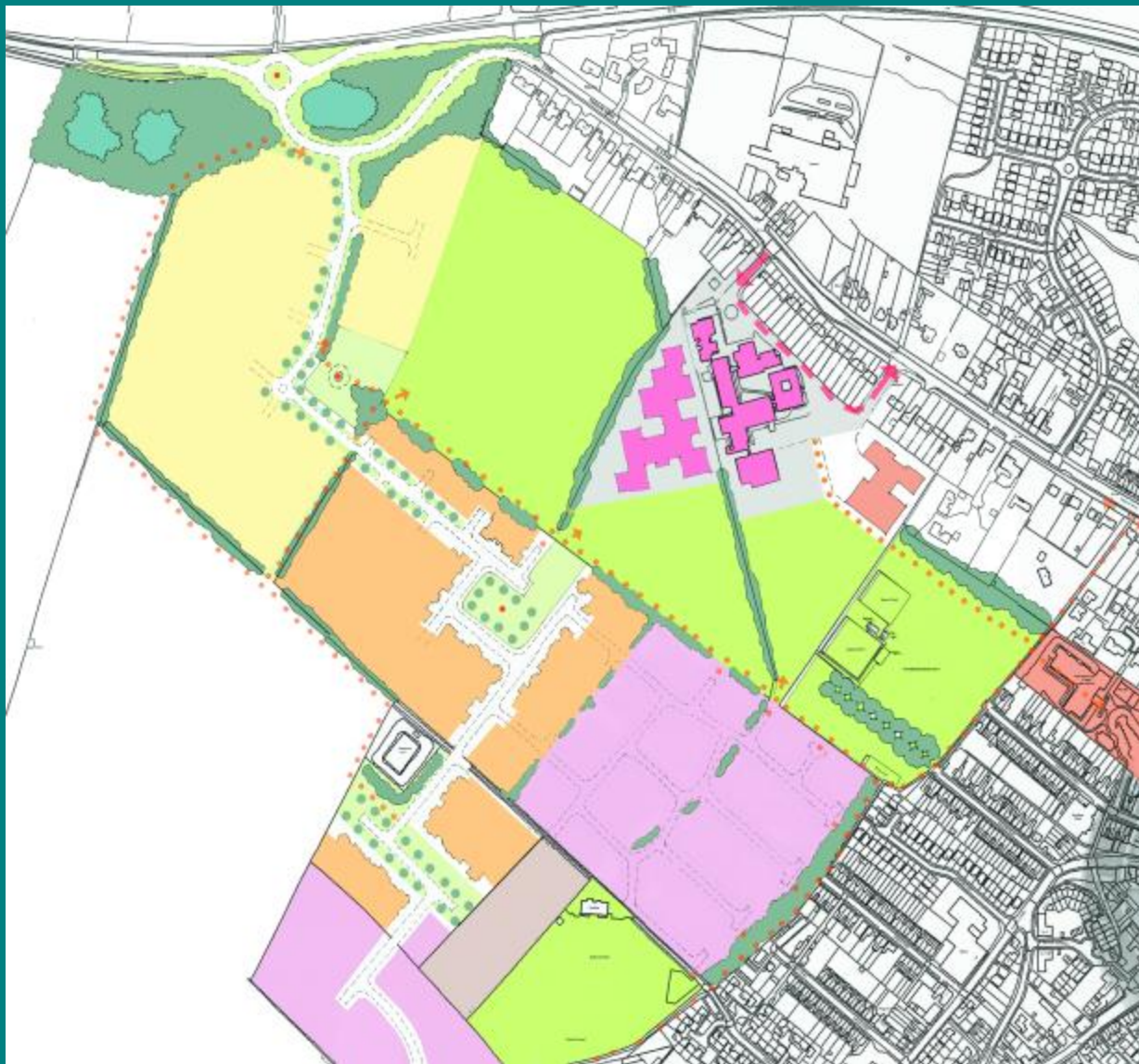
Three well-defined housing neighbourhoods, with distinctive and varied characteristics of density and urban design character, structured by existing hedges and natural landform. Development should be based on the principle of minimising use of resources, in line with policies of the emerging Local Development Framework.

A network of new pedestrian routes linking the housing to the school campus as a community focus, to local facilities and the town centre. Routes based on existing hedges, reinforced with new planting in the form of native, deciduous trees, creating wildlife corridors and attractive landscape features.

Potential for consolidation of the three schools into a single 'through-school' on a new purpose built campus with adjacent sports grounds and possible nursery, health facilities and library complex. To be funded largely by the new development. Redevelopment of the infant / junior school site to provide local community facilities in a single location, accessible to the town centre. The Victorian buildings of the school to be retained and converted to new uses including potential commercial offices.

Access improvements from A6 with B5348 connected via a new traffic island and development accessed from the B road. Road alterations set in a green, planted area including ponds to provide new wildlife habitat and sustainable surface water drainage. The through route should provide a second access from the town via the development of the Whitworth factory site. The development road layout to be inherently traffic calmed by T-junctions, changes of direction and features such as small urban squares. The main routes to be tree lined avenues.

Acknowledgement of the heritage of the town, through public art and other features celebrating its historic associations with the ironstone, leather and shoe industries. Main feature on the highest point of the site commanding extensive views of the town, and across the River Nene to Higham Ferrers church spire and the surrounding countryside.

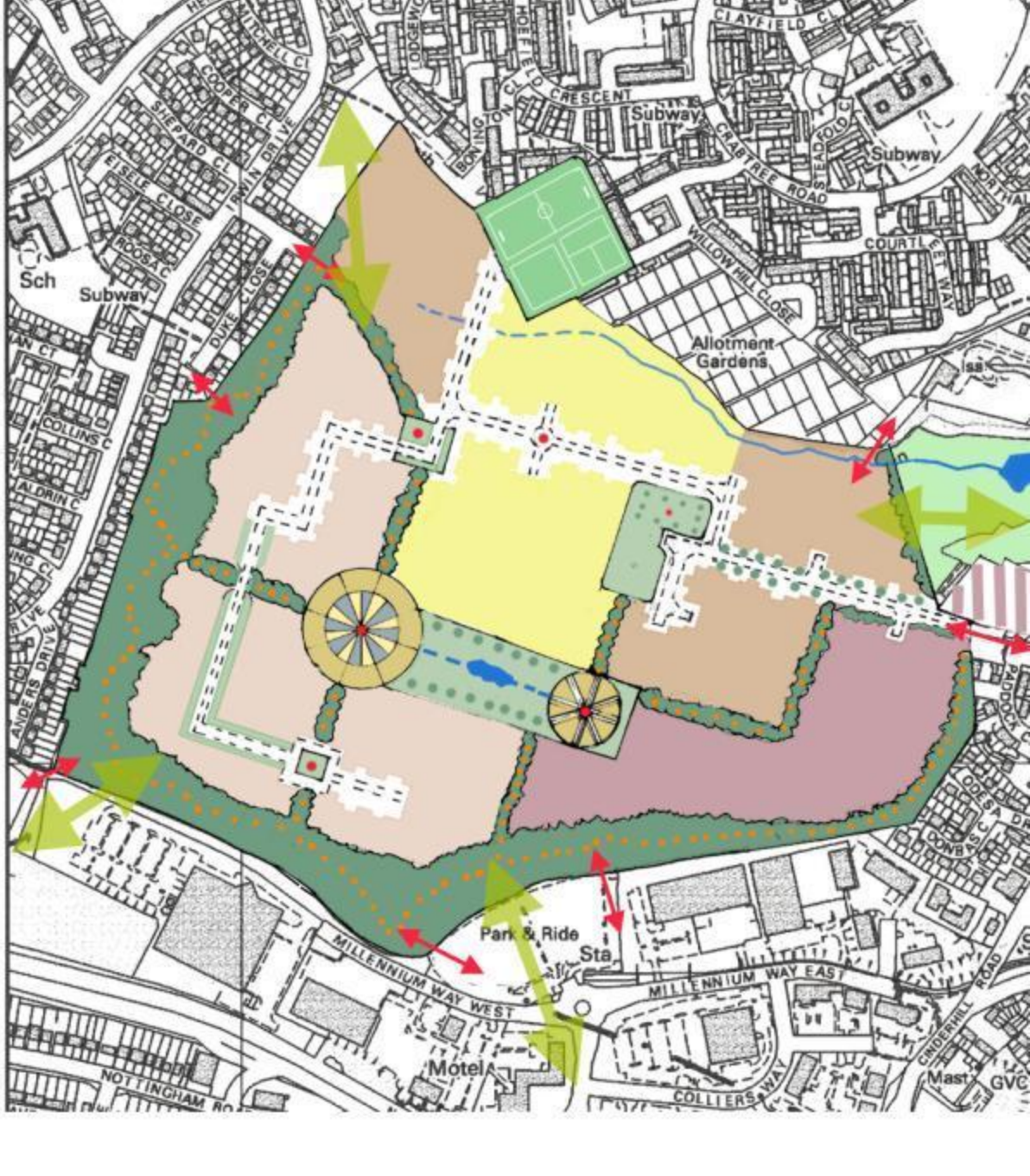


New access A6 includes new habitat / ponds etc.

Combined school campus with playing fields, footpaths, green space, nature conservation / ecology areas etc.

Residential areas defined by planting / open space linked to drainage

Responds to emerging policy National or Regional straight away - rather than the drawn out LDF cycle



## Principles

Use natural assets, views out, trees and streams

Integration with the surrounding area, facilities for the community

Mixed use with employment and housing

Green infrastructure - corridors of open space with activities, new habitat, routes to key locations etc



What have we learned ?

How to identify the basic principles that will make a development “right”

How to define what sustainable development means in practical terms for individual sites, places, towns



What else have we learned ?

How to involve people with different interests in a single process

How to encourage consensus and cooperation.

How to speed up the development process AND

How to improve the quality of the resultant scheme



□ We can halt the tide of anywhere development

We need to

# EASINGTON COLLIERY

## THE SOUTH SHAFT

From this point, down the path to the car park, is a distance of 1076 feet (328 metres). The South Shaft, the main riding shaft at Easington Colliery, was 1556 feet (483 metres) in depth - 570 feet (174 metres) longer than this path. Yet men would have reached the bottom of the shaft in the pit cage in just over a minute!

"The pithead was a vast structure of steel. I saw the thick glistening steel ropes gliding up and down the shaft and the steel cage emerging, heaving the stone ten others in the cage sliding down the deep shaft into the black depths. At the bottom I stood knee deep in a pool of filth and glistening up the shaft I saw only a tiny sliver of light the noise was deafening.

The other men moved off. I was now a man for a man is not really a man in Durham until he goes down the pit."

Tommy Lamb (Durham Miner)  
From 'A Bevin Boy Remembers' a biography of Ted Halloway, artist and ex-Bevin Boy.

Notice the names of some of the geological strata, through which the South Shaft at Easington descended, marked in the ground. Many of the strata were named by miners and had significant meanings.

"Man in the Cage" by Allan Doyle

1907

SINKING RESUMED

BY GERMAN

ENGINEERS

BODY OF R. ATKINSON

RECOVERED

FROZEN IN ICE











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Any Questions ?

