



The NPPF and the environment – the  
right homes in the right places

## National Trust

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Planning for the environment :  
A developers perspective



LIGHTWOOD

**Phil Chichester: Group Director**

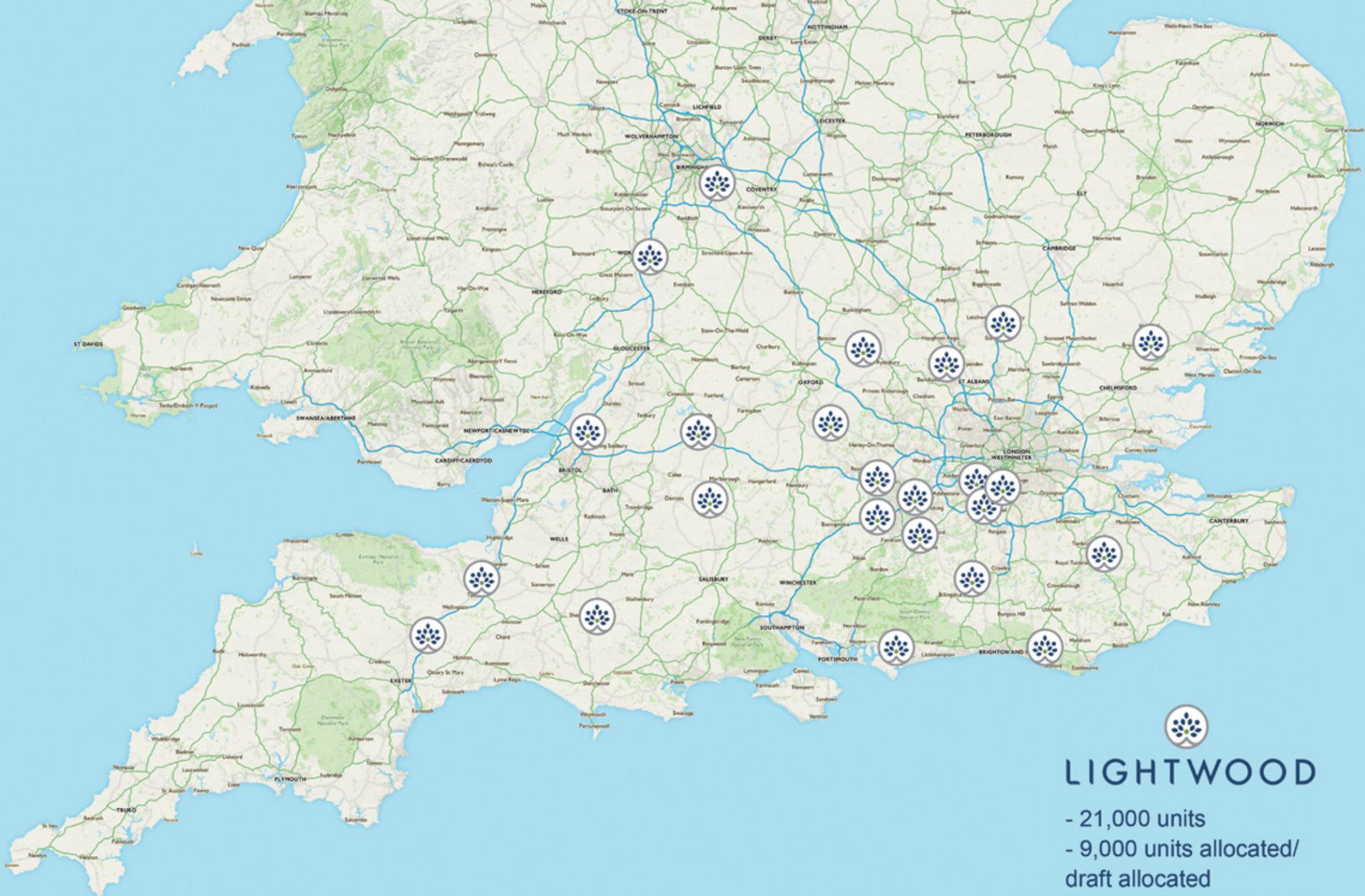
**BA (Hons) MRTPI BTP**

1. Lightwood
2. The underlying issue with achieving high quality development
3. Wokingham worked example
4. Suggested changes to NPPF
5. Contractual control and associated benefits

**James Turner: Director (Lightwood Land)**

6. Staplegrove (1600 units, Taunton)
7. Culm Garden Village (5000+ units, Mid Devon)
8. Murrell Green (1800 units, Hart)

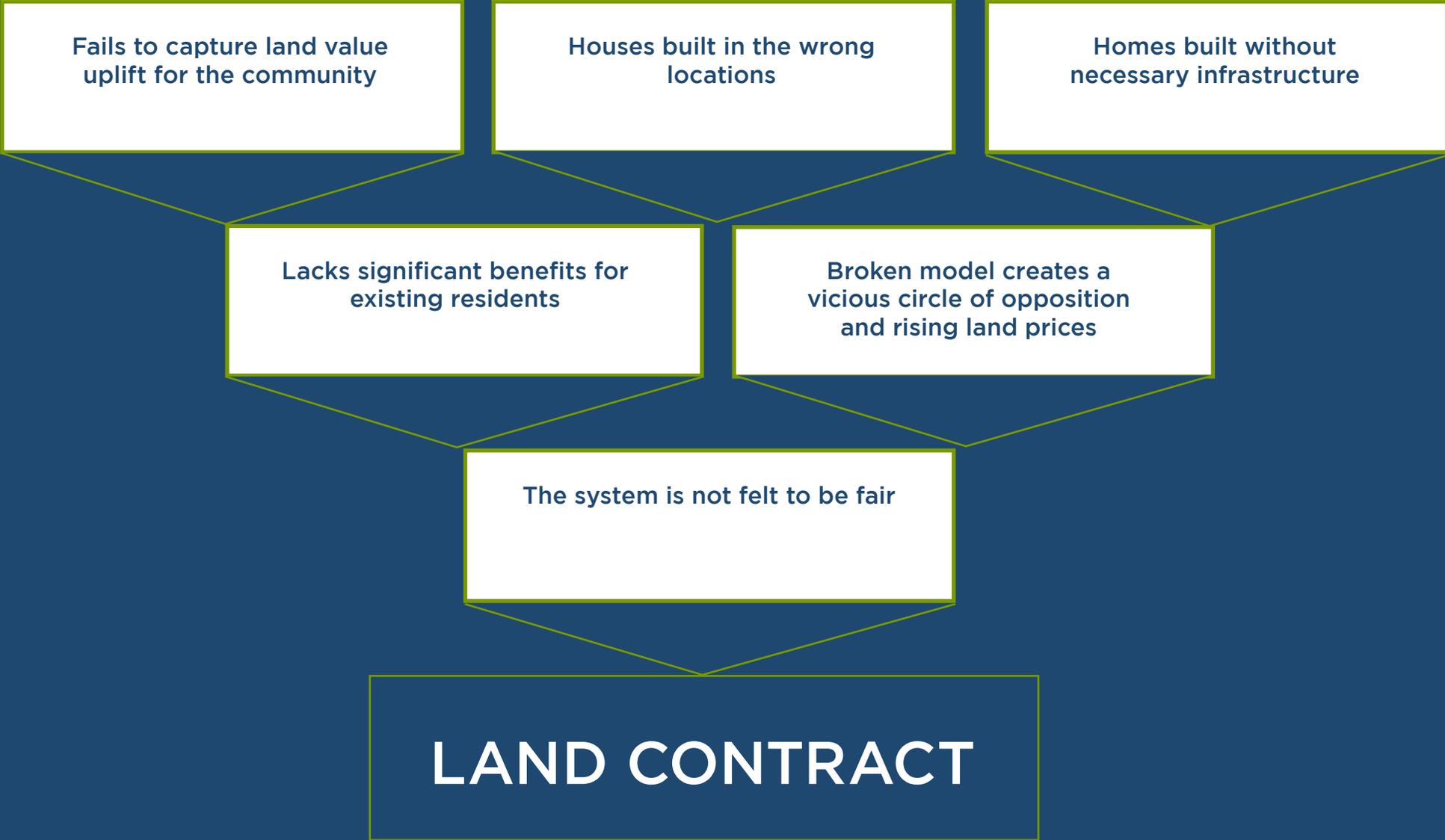




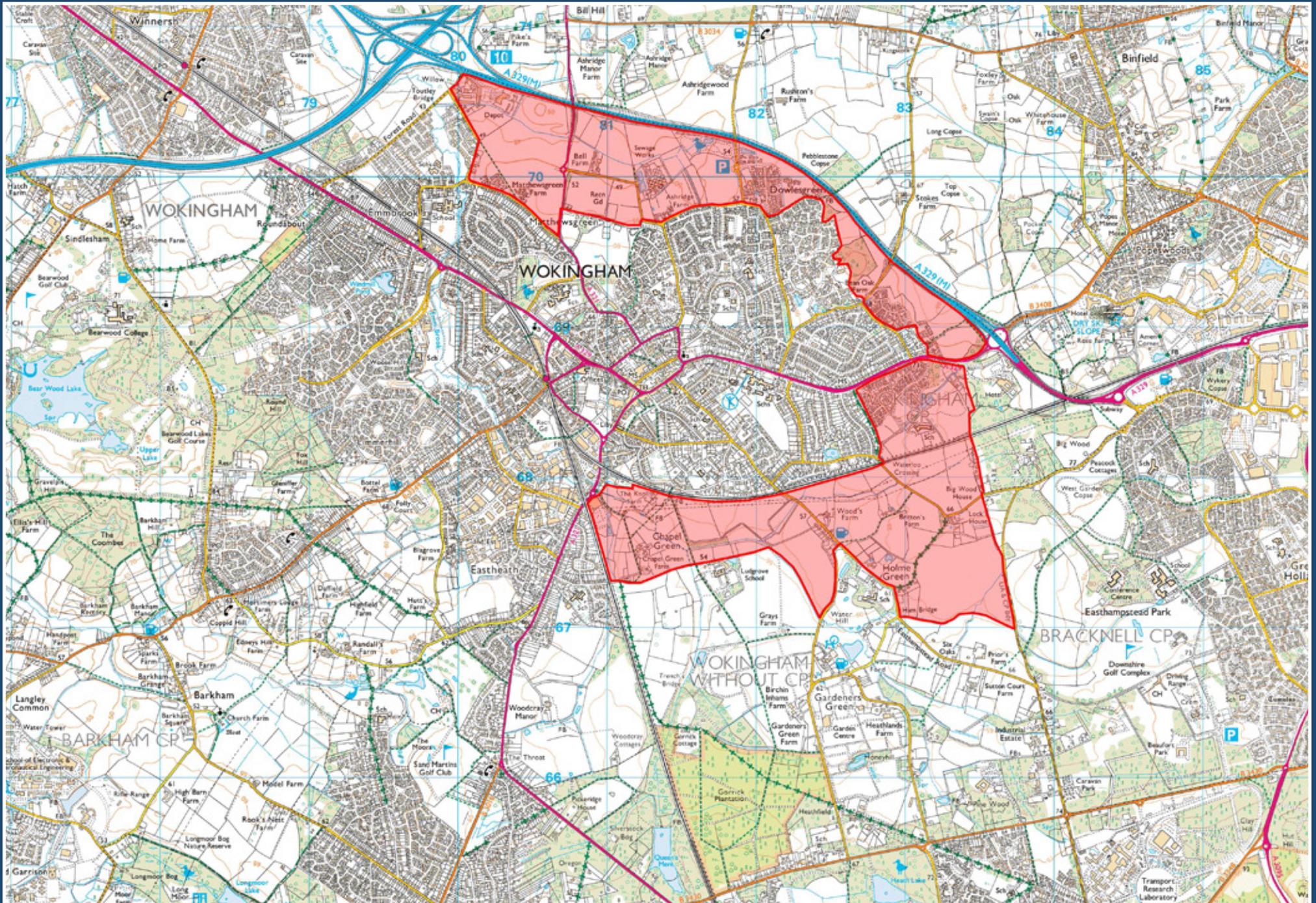
# LIGHTWOOD

- 21,000 units
- 9,000 units allocated/  
draft allocated
- 2,100 in planning within  
consortiums

# Development Industry Failure

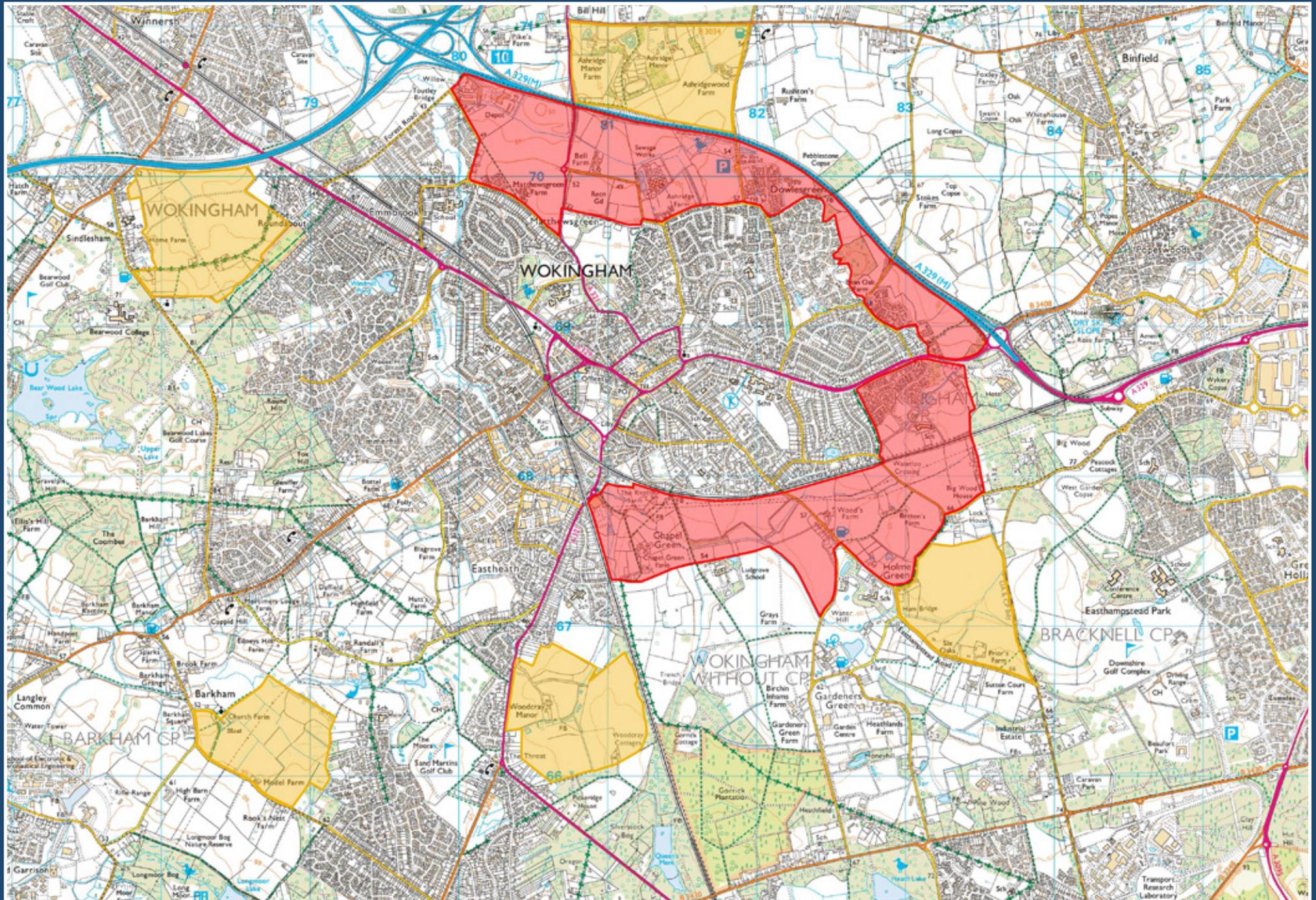


# Wokingham SDL's





# Where do we build next?



# New Draft of NPPF

## Plan-making

15. The planning system should be genuinely plan-led: succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings.

16. Plans should:

- a) be prepared with the objective of contributing to the achievement of sustainable development;
- b) be prepared positively, in a way that is aspirational but deliverable\*;**
- c) be shaped by early, proportionate and meaningful engagement between planmakers and communities, local organisations, businesses, infrastructure providers and statutory consultees\*\*;**
- d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;
- e) be accessible through the use of digital tools to assist public involvement and policy presentation; and
- f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).

**\* Contractual positions that directly affect deliverability and viability to be transparent (promoter, owner, developer must be able to collaborate, equalise and have a minimum price that can pay for infrastructure and/or flexibility to buy land in tranches to support phases of self sufficient development parcels within a larger allocation)**

**\*\* Communities cannot be consulted on development options until local authorities are certain infrastructure can be fully delivered**

# What the correct contractual position can deliver



- 1 **BOSCH RESEARCH & DEVELOPMENT LAB**
  - Bosch secured as anchor tenants
- 2 **DUALING OF A120 RAPID TRANSIT SYSTEM**
  - 5km of land adjacent to the A120 gifted to support the widening of the existing A120
  - Contribution to infrastructure works from development
- 3 **SIGNIFICANT BOOST TO HOUSING SUPPLY**
  - 5500 Houses
  - 2220 affordable homes (40%)
- 4 **RETIREMENT VILLAGE**
  - Assisted living with associated facilities
  - Post office
  - Chemist and shops
- 5 **43 HECTARES OF EMPLOYMENT**
  - 3000 jobs generated (0.54 jobs per house)
- 6 **EDUCATION PROVISION**
  - Bosch sponsored 6th Form Technical College
  - A secondary school for 1000 pupils
  - Primary schools accommodating 1800 pupils
  - 2 nursery schools
  - 300 jobs within schools
- 7 **COMMUNITY FACILITIES**
  - 1 Village Centre
  - 3-4 neighbourhood hubs
  - Doctors' surgery for 13,320 patients
  - 13 sports pitches
  - 135 ha open space
- 8 **MIXED NATIVE SPECIES WOODLAND**
  - Significant tree planting
  - Biodiversity net gains
  - Reduces visual impact
- 9 **SUSTAINABLE and SMART DEVELOPMENT**
  - England's most technologically advanced new community
  - 200 units supplied with 100% renewable energy
  - Sustainable construction methods
  - Car share nodes
  - Sponge city principles to ensure water efficiency
  - Localised energy scheme/district heating
  - Rainwater Harvesting
  - 2775 Electric charging points
  - 3000 homes provided with an electric car



ecology

heritage

*landscape*

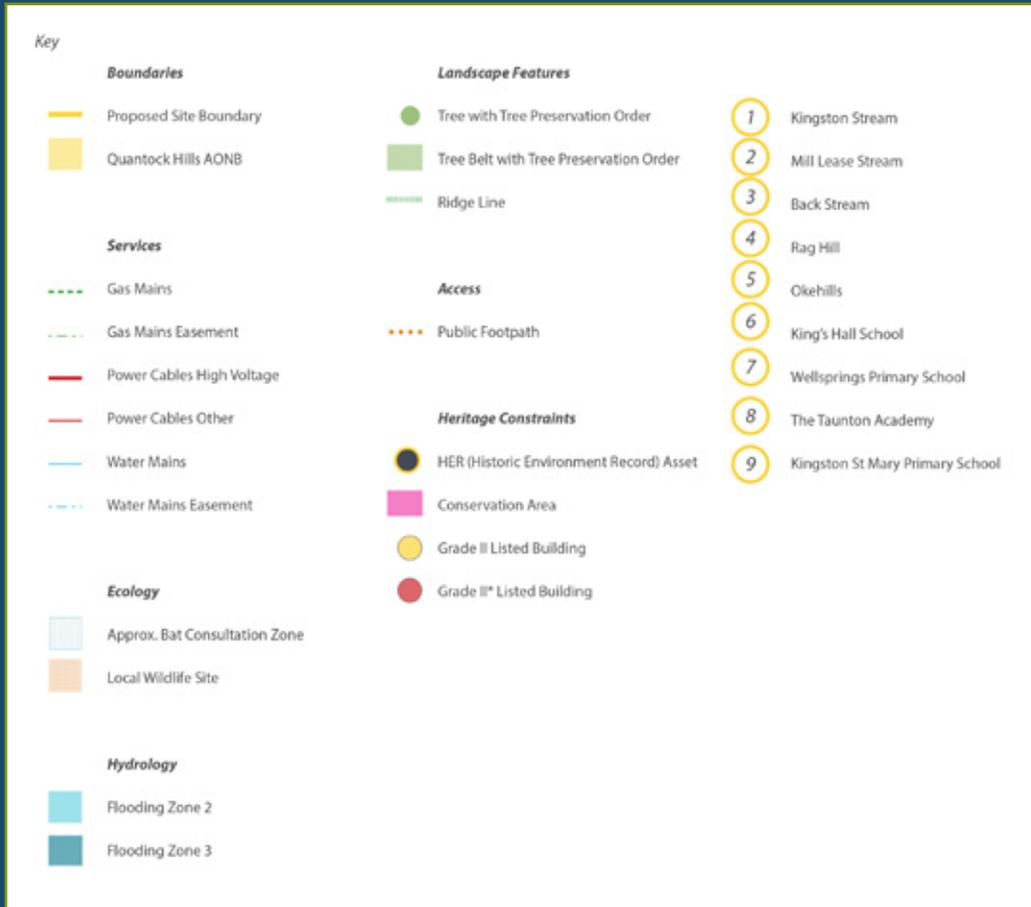
utilities

highways

flooding

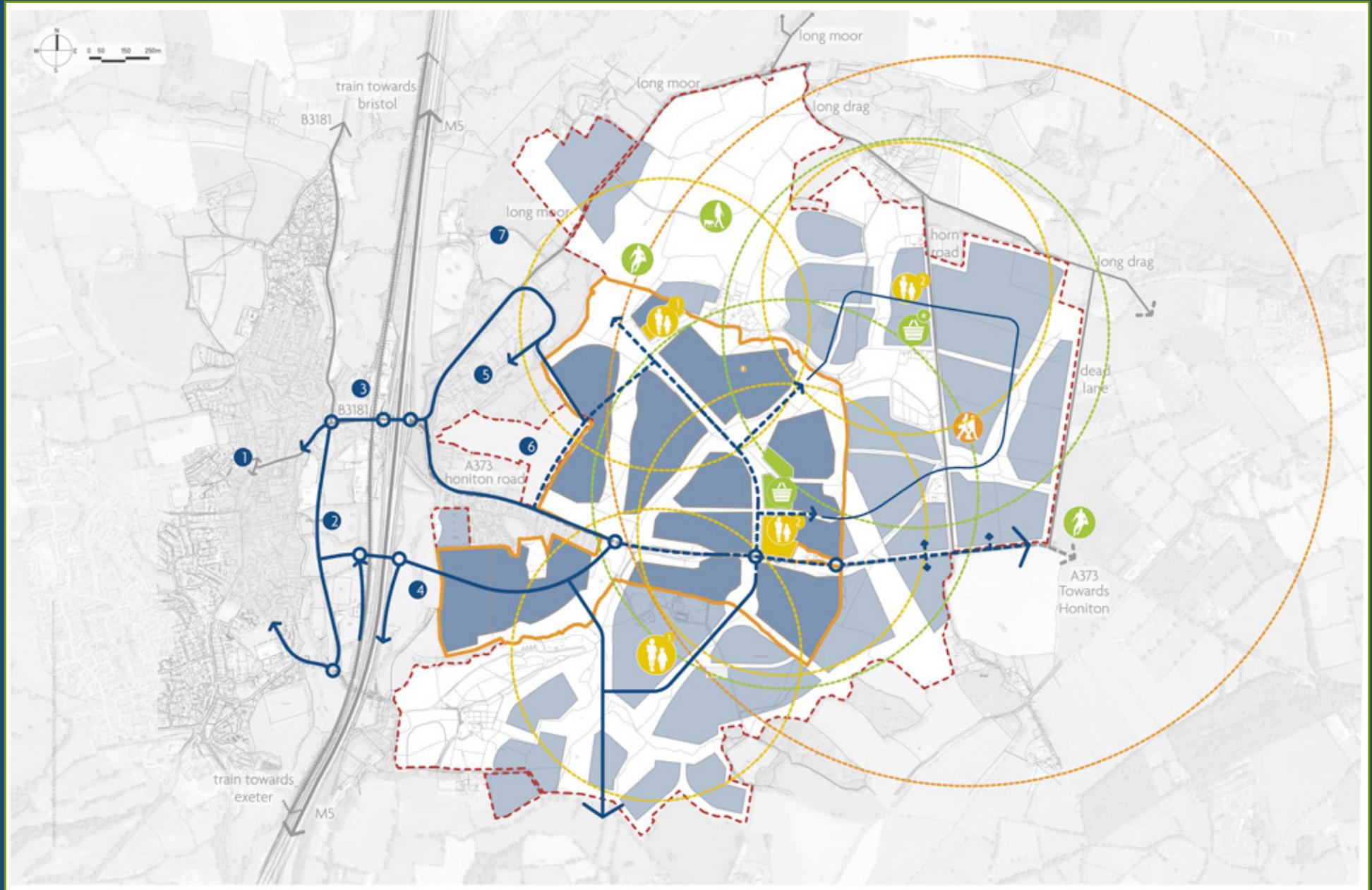
**CONSTRAINTS OR OPPORTUNITIES?**

# Constraints & Opportunities





# CULM GARDEN VILLAGE



# MURRELL GREEN

