

HBF Annual Planning Conference

What does **ECOTOWN** really mean?



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ECOTOWN

VITAL STATISTICS

- 5,500 new homes
- 100% built to code 6
- 100% existing homes to be retro-fitted
- 40% affordable
- 72% family homes
- 72% affordable
- Up to 80 d/h
- 7,000 new jobs
- 30,000m² new town centre retail/leisure
- 10,000m² office space
- Over 200ha public open space
- Vastly improved public transport

ECOPLANNING

Government Policy	Planning Policy Statement	★ 2008 Draft 2009 Final
Regional Policy	South East Plan Regional Spatial Strategy	★ 2009
Local Policies	Local Development Framework Core Strategy	★ 2011
Area Based Plans	Masterplan	★ 2010
	Design Guide	★ 2011
	Supplementary Planning Document	★ 2012
Planning Applications	Site by site applications	★ 2013

Draft PPS

Size	5,000 – 20,000 dwellings
Objective	settlements that enable households/individuals to reduce their carbon footprint to a low level per resident
Governance	long term governance and engagement proposals
Zero Carbon	<i>Planning Applications</i> will be expected to demonstrate that over a year the net carbon dioxide emissions from all energy use within the buildings on the development are zero or below.
Transport	Minimum 50% trips by non car means

Employment	Minimum 1 employment opportunity per new dwelling
Services	Good level of provision of services
Bio-diversity	40% of area to be allocated to green space of which half is publicly accessible
Waste	sustainable waste and resources plan, covering both domestic and non-domestic waste
Climate Adaption	Plan to minimise future vulnerability in a changing climate, with both mitigation and adaption in mind.

ECO-HOME

Draft PPS standards

Zero carbon ★

Achieve Building for Life Silver Standard

Level 4 of the Code for Sustainable Homes ★

Meet lifetime homes standards

English Partnerships space standards

Real real time energy monitoring systems

Real time public transport information

High speed broadband access

Provide for at least 30 % affordable housing

Cost Estimates Code 6 Housing at 2016

Item	Cost £*
Mandatory	490
Water	2,126
Flexible	2,700
Total Cost	5,316

Average build costs 2008 prices
(say) £ 100,000

Eco adds 5.3%

Energy	18,368
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Energy adds 18.4%

*Code 6 End of terraced house 50 dwellings
DCLG July 2008 Update of figures by Cyril Sweett



Way of the Sun housing in Whitehill – using sunergy solar panel roof and solar electric photovoltaic

Case Study Woking Borough Council

Thamesway Initiative – founded 1991

Energy and Environmental Services Co (EESCo)

Investment £2.2M 85 projects over 9 years

20% Investment 80% loan finance

Energy savings now £700,000/year

20% reduction in energy consumption in
council property over 5 years

CO² emissions reduced by 57% over 9 years



ECO2

Achieving carbon neutrality

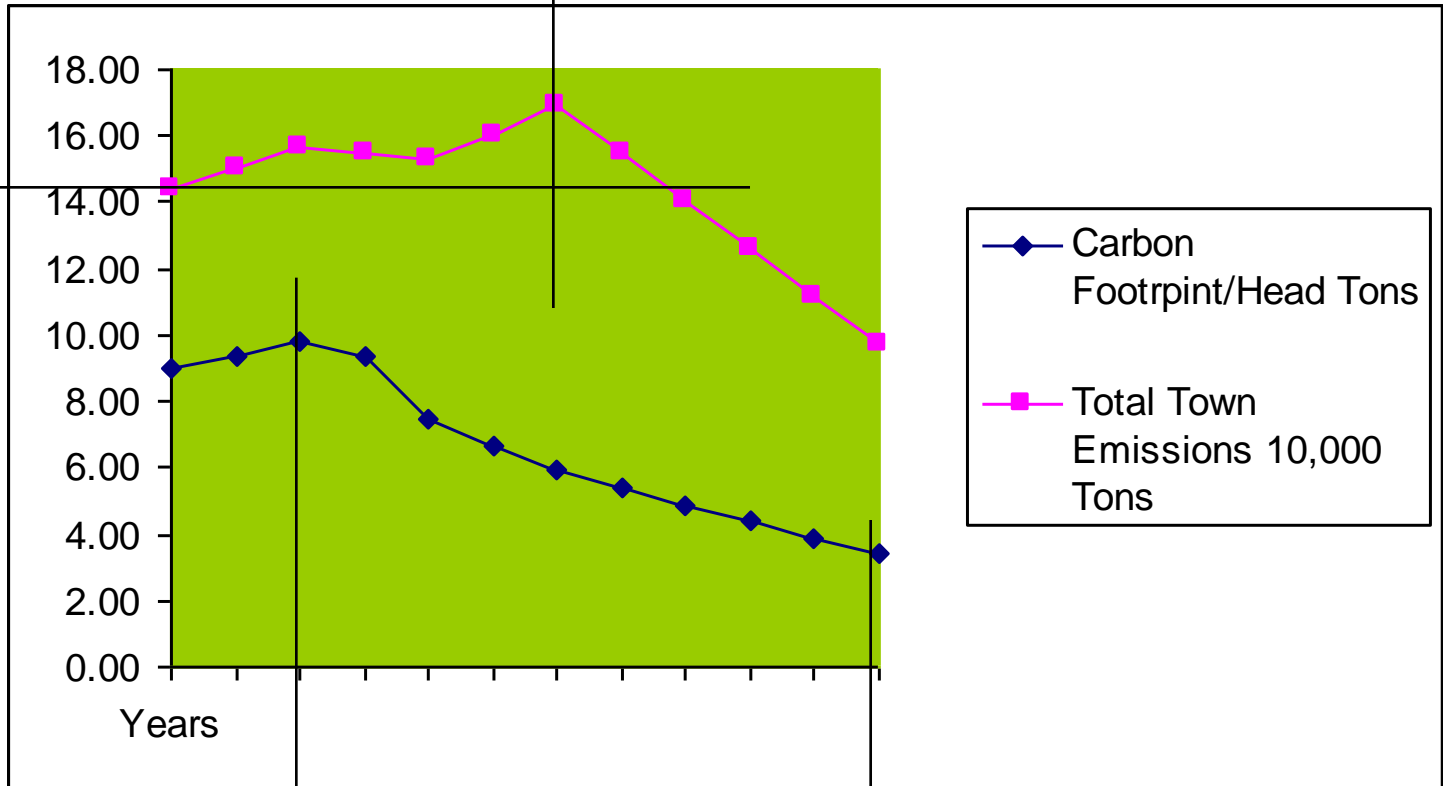
- Zero emission buildings
- Prefabrication on site
- No export of waste
- Use local sand, timber and other materials
- Water neutrality – SUDS, recycle, grey water, metering, blue chains.
- Recycle existing buildings/facilities where possible
- Public information campaign to encourage change of habits – carrot not stick
- Farmers' market – Hampshire Food Initiative
- Thrift bazaar – vintage is cool
- Packaging and delivery management via electric fleet
- Waste strategy – we are a Beacon Council and currently recycle 30% district-wide



ECO2

Achieves zero carbon urban footprint 2036

2026 Peak *Total* Emissions 168,925 Tons



2051 65% reduction in carbon footprint

2009 Reduction in carbon Footprint per head begins

ECOLOGY



Delivering net benefit

Net increase in *value of* bio-diversity

Green chains - reconnecting islands

Green roofscape

Eco-streets

Safeguarding local sites

Providing mitigation land

Managing visitors

Buffer zones

- keeping housing away from ground nesting birds

- Preserve and enhance natural *green* land
- Compact with Natural England
- Water neutrality
in this case we need to reduce the take from the aquifer
SUDS
Rainwater storage
Grey water
Changing habits
Low useage machines/sprays
Prairie landscaping
Water landscapes
Tarmac *tax*?



ECOMMUNICATIONS

Changing the mode of travel

Modal shift

Year	Existing	Proposed
2007	80%	
2026	40%	25%
2036	25%	25%

%age trips by car

- Health and social benefit
- The very best public transport solutions
- Exemplary enforcement

Reducing the need to travel

- Containment – 40% of new jobs linked to new or existing local homes
 - Tied housing
 - Live/work
 - Improve educational offer – reduce need for school run
 - Improve retail and leisure offer
 - Local produce/local production
-
- Wi-fi – using existing MOD facilities and high grade fibre optics
-
- Designing out distance
 - Mixed use
 - High(er) density
 - Better walking and cycling – safer, more direct, faster.
 - Reduce car speeds to 15mph



ECOINFO

- www.easthants.gov.uk
- www.tcpa.org.uk
- www.pegasustown.com
- www.freiberg.de
- www.passivhaus.org.uk
- www.England.Shelter.org.uk/housing_issues/ecotowns
- www.off-grid.net
- www.environmentcentre.com

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