



## Awards for Planning Excellence

The rise, Scotswood

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# Awards for Planning Excellence 2020

## Summary

This major regeneration scheme has been ongoing since 2014 creating a new exciting development in an area which has long awaited and deserved true investment.

The rise at Scotswood, in Newcastle's west end, is the product of a public/private joint venture – the New Tyne West Development Company – comprising Newcastle City Council and developers Barratt DW and Keepmoat.

This development has been ongoing since 2014 and has successfully created a new and thriving housing market in the west end of the city. Following the success of Phase 1 a second phase of new homes commenced in late 2019 continuing the developments objective of creating a diverse, sustainable community of around 6,000 people living in approximately 1,800 well designed, modern, energy efficient homes.

## 1. Background

Please outline the background to the project:

- Context
- Timeline (including phase in projects, eg. In recognition that some planning work may have been done earlier

The Scotswood Masterplan development scheme (known as 'The Rise') is being developed by New Tyne West Development Company (NTWDC). **NTWDC is a joint-venture partnership between Newcastle City Council, Barratt Homes and Keepmoat Homes.**

NTWDC was created on a Public Private Sector 50-50 ownership basis. 50% ownership as Newcastle City Council (NCC) and the remaining 50% ownership with a separate company called 'BK Scotswood', a partnership of Barratt DW and Keepmoat Homes.

The partnership was created via a Members Agreement in 2011. This Members Agreement was supported by a masterplan to develop circa **1,800 new homes over 5 development phases**, as well as a new Neighbourhood Centre.

The masterplan and Business Plan aims for the company are as follows:

- **to deliver 1,800 new homes.**
- **create apprenticeship and job opportunities.**
- **attract economically active families back into the Scotswood Area.**
- **build new shops, health, and leisure facilities; and**
- **support the existing community and help to create a new community.**

As well as a physical build element of the masterplan development there are a range of supporting contracts with community organisations surrounding the scheme. These are fundamental to the success of the Scotswood Masterplan Development, as investment into community groups, schools and other associated projects provides a long-term commitment to the area. This is **a fundamental part of NTWDC, and the commitment to both the new and existing community is the basis of how and why the company was created.**

The masterplan is to be delivered over five separate district phases. Each phase will align with the companies and masterplan objective with a total of 1800 new homes being delivered over circa the next 13 years.

**Phase 1 of the masterplan delivering commenced in 2013** and has delivered over 380 new homes. **Phase 2 has also commenced and will see the delivery of over 230 new homes.**

Every new home is being built to **enhanced design and space standards**, with the edition of a district heating system making the development unique for a regeneration scheme of its size.

In addition to the new homes being delivered the masterplan includes the delivery of an 45 bed Assisted Living, over 55 years, provision, a new health and leisure offer, new retail offers and purpose built community space for use by the existing and new communities within and around development

## 2. Outcomes

Please outline what positive impacts the project has provided for:

- the local community
- the economy
- the environment

During the first phases of the delivery of the Scotswood Masterplan there have been **many positive impacts on the local community, the surrounding businesses and economy and the environment.**

Working with the existing local community since scheme inception has meant that the development has been **inclusive of surrounding community groups and individual views** which was imperative as the area had been through a number of external led **proposals which were previously, 'given' to community groups with very little consultation on proposals.** The initial stages of the scheme were key to gaining trust and buy in from the existing community and formal meetings and numerous **consultation (not communication)** sessions were held to achieve buy in and trust from the local area. This ethos of true consultation has remained throughout the development and will continue.

There has been significant investment in existing and new community groups throughout phase 1 and into phase 2 development. This investment is not simply based around obligations to achieve apprenticeship numbers (although these are being achieved) but for none development related areas where the **wider community can benefit from the success of the new development.**

Before the development commence there was no private housing market in the west end of the city. The scheme objective to '**attract economically active families back into the area**' was seen to be critical to the scheme success and the economy of Scotswood.

To date (of the circa 380 new homes) **74% have been First Time buyers, 79% are under 40 years of age, and 98% are in employment.**

These statistic evidence that the scheme has met its objectives to date and provided much need income to the economy of the area, this paired with the influx of local spend from site and other works has led to **supporting and growing the economy of Scotswood.**

The rise is served by a District heating system, one of if not the largest low-rise district heating systems in the country. The

District Heating system which is powered by a **single Energy Centre** situated at the south eastern corner of the development. The Energy Centre has been designed to be adapted to provide a **Combined Heat and Power provision** and has the capacity to provide heat and hot water to all 1800 new homes within the masterplan area along with the new retail, leisure or health facilities developed.

By generating heat and hot water at a single source and pumping this into every new home via underground closed system pipework there is **no requirement for a gas provision on site**, no gas boilers within the new homes, and only electric cookers. This **reduces the developments carbon footprint significantly with the ability to adapt the energy source**, via Energy Centre alterations, to meet the latest and most efficient technology at the point in time.

### 3. Planning contribution

Please outline how the project has benefitted from the involvement of a planner or planners:

- providing strong and effective leadership and vision
- working in partnership with others
- managing implementation and delivery

Around 1,200 terraced homes were cleared by Newcastle City Council from the sloping, uneven 60-hectare site, which overlooks the River Tyne. The site became the Scotswood Masterplan area, now known as the Rise.

**Outline planning permission was achieved in 2007** (Reference 2007/1300/01/OUT) the site was identified as a key site in the Benwell Scotswood Area Action Plan (Policy KS1). Ground works, funded by the Homes and Communities Agency (now Homes England), started in 2010. This work was ranked by KPMG as the seventh largest UK land remediation in 2012.

The Rise is being **integrated into the existing community of Scotswood**, and the wider west end of the city, through the enhancement of existing public spaces, the creation of new ones, an improved road network and the development of new retail and central hub community facilities.

Construction works to **Phase 1 commenced in 2013** and were substantially complete in 2018 with the successful delivery of 362 plots. This phase comprised of 25no. different accommodation types ranging from 2B3P apartments to 4B7P houses.

**Construction works have now followed onto Phase 2** which commenced in 2019, this Phase consists of 259 plots, comprising of 19no. different accommodation ranging from 2B3P apartments to 4B6P houses.

Construction works also started in 2019 on the **new neighbourhood centre development** area comprising of a 45no. apartment including 1B2P & 2B3P apartments with café which is accessible to the public.

The surrounding supermarket and retail development are due for **planning submission in 2021**.

The reserved matters application in support of **Phase 3 is due for planning submission in 2020**.

**By virtue of the overall outline approval and every subsequent phase being submitted as an individual reserved matters application under the overall outline approval, this has allowed increased flexibility and collaboration between all stakeholders and planning authority while each phase was progressing through detailed design development. This vision has the added benefit of allowing each phase to be reviewed against present national and local planning policy, keeping each approved phase up to date with current planning requirements**

#### 4. Sustainable development

Please outline how the project has supported:

- positive short, medium and long term public benefit
- a balance of economic, social and environmental objectives
- the UN's Sustainable Development Goals, aimed to prevent or mitigate climate change

Within the LA planning stipulated requirements (which informed the companies Legal Agreements), both company shareholders and their contracting organisations providing services and works are required to meet **Key Performance Indicators** for every phase of the development in relation to apprenticeships and job creation.

Phase 1 of the development recognised the creation of over 15 **Apprenticeships** opportunities with 5 permanent positions being achieved.

Working with local **community organisations** and charities, NTWDC provides additional funding to help these organisation and individuals achieve varying levels of academic qualifications.

Working with **local schools and academies**, NTWDC and their partnering organisations provide 'guest lecture' and wider support services to inform students of the opportunities within the development industry and provide links to other wider organisations to maximise students range of opportunities from apprenticeships and job creation.

Section 5 of this submission provides further details of NTWDC's commitment to communities and partnership outputs, although the below summarises our approach to ensure our development benefits not just those lucky enough to be able to purchase a new home, but also to our wider existing communities partners;

- The partnership is unique as it is a co-ordinated multi sector partnership working together to identify and agreed priorities that best meet the needs of the new and emerging communities and to share and direct resources together.
- The regeneration is self-funded by the joint venture partners which enables development to commence whilst minimising sales risk along with the ability to define critical supporting budgets to social and economic outputs.
- We offer opportunities for training, development, and employment above statutory requirements via our community and academic links created
- An investment programme is in place committing to supporting local schools and community groups.
- We have a long-term commitment to the local housing market to provide homes that are 10% cheaper and 10% larger than surrounding developments.

#### Sustainable Development

A **fabric first and combined District Heating solution** at the rise makes the development the first low rise housing project of its size and scale to utilise this innovative environmentally driven solution.

All house types are designed to achieve the previous CfSH L4 fabric standard and all new homes are connected to a District Heating system which is powered by a **single Energy Centre** situated at the south eastern corner of the development. The Energy Centre has been designed to be adapted to provide a **Combined Heat and Power provision** and has the capacity to provide heat and hot water to all 1800 new homes within the masterplan area along with the new retail, leisure or health facilities developed.

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## 5. Community benefit

Please outline how the project has provided:

- positive and constructive engagement and dialogue with local people and businesses
- a better quality of life for people, especially for disadvantaged communities
- tangible benefits for communities such as facilities, infrastructure, jobs, training etc

To assist with and enable the **integration of new and existing communities** NTWDC established and co-ordinates the Community Links Partnership comprising of 10 local groups and organisations.

The partnership itself is wide ranging and includes;

New Tyne West Development Company	Rise developer and Partnership co-ordinator
NCC Parks and Countryside Trust	environmental and event support
HealthWorks	Wellbeing programmes and support
We Are Scotswood Project	Neighbourhood and youth engagement
Friends of Hodgkin Park	Volunteers and educational opportunities
Active Newcastle	Supporting people to access sport provision locally
HatTrick -	Engaging and developing young people through sport
Your Homes Newcastle	Social Housing Provider
Riverside Community Health Project	Local engagement, volunteering.
Northumberland Wildlife Trust	Practical conservation and education.

**The partnership is committed to shared priorities and targeting resources collectively to ensure maximum community benefit and involvement.** The partnership has focused events initially in the Park adjacent to the development as it is central to both new and existing communities and offers a space that belongs to no-one and everyone, offering a great platform for wider engagement. The annual programme of intervention and support is directed via monthly meetings.

### Key achievements to date

**Family event programme** in Hodgkin Park engaging with over 600 families  
Introduction of Women's Bootcamp programme

**Delivery of football academy** for young people throughout the school holidays  
Introduction of practical conservation and awareness programme with families

**Sponsorship** of local 8 – 13 year old football team

Development of **bespoke training and volunteering programme** for disengaged adults focusing on "What is health"

**Local environmental volunteering project** with recognised qualification  
Securing funding to refurbish old park depot to create community learning space in the park

Development of WOW (**what's on west end Facebook** page to provide a digital presence of smaller groups and to promote and link economic, social and educational opportunities amongst groups and individuals.

**Support for employment and training advisor** specifically for the new and old Scotswood Community

## 6. Leading practice

Please outline how the project:

- is creative and innovative
- is an exemplar that is transferable across the UK
- promotes equality and diversity

The New Tyne West Development Company partnership agreement was signed in 2011 and construction began in August 2013.

The **areas challenging gradients and uneven plateaus were addressed through the creation of a tiered landscape and large retaining walls** to maximise views across the Tyne Valley. Street patterns were structured to create a **movement network which is accessible**, simple and easy to use. **Connections to existing routes** allow integration of the new development with the surrounding area, ensuring the neighbourhood is easy to access.

There are **five phases** of development - each with distinctive character, **designed to deliver coherent, unique neighbourhoods and a sense of place**. Some of the phases reflect neighbouring streets, whilst mews courts provide a more intimate and personal spaces.

**A range of types and sizes of open spaces** create green oases and link to the enhanced Hodgkin Park and leisure facilities to the west.

**Distance views are mainly influenced by colour, contrast and texture** through the use of contrasting brickwork and renders. The layout utilises terraced rear gardens and some split level and corner turning properties to break up the elevations.

**The properties achieve Lifetime Homes standard** and there is **Secured by Design part 2** compliance throughout. Ecology is enhanced by the introduction of native species. Flood risk is mitigated by discharging **surface water into the tidal river**.

**Considerate Constructor compliance** reduces pollution, ensures energy and water efficiency and aims to cut – by at least 85% – the amount of waste going to landfill. Construction materials achieve exemplary Green Guide ratings, with all insulation having a global warming potential of five or less.

**A district energy centre** – the first of its kind in the region – provides heating and hot water to the homes – reducing carbon emissions by up to 35% and ensuring that homes at The Rise reach what was Level 4 of the Code for Sustainable Homes. The energy centre will be adapted following the delivery of circa 600 new homes to be able to provide CHP to the development.

**Energy efficient white goods** and smart meters maximise energy savings. **Low flow taps and water butts** reduce water consumption while recycling and composting facilities reduce waste. There is **cycle storage and promotion of public transport** to residents who are given a guide for 'greener' living.

The **community has been and continues to be involved throughout** – sitting on a joint working group and attending workshops to comment on and influence design. They cut the first sod when development began. **NTWDC worked with schoolchildren** to select the first street names and were guests of honour at the prestigious show home launch. Links were forged with Bridgewater Primary School and the Excelsior Academy with pupils making regular visits as part of educational projects.

**The influx of workers has boosted local business** and new jobs have been created including 14 apprenticeships.

**Part funding of teaching assistants** at Bridgewater Primary School helped it achieve 'Outstanding' ratings from Ofsted – placing it in the top 20% of UK schools.



## Regional Significance

- Importance of the project for the North East of England

Prior to NTWDC being created there was **no Private for Sale Market in the Scotswood area**. The area was previously characterised by high unemployment, high crime and poor housing, the Scotswood masterplan project was designed to reverse the social and economic decline which followed the collapse of heavy industry and the population reduce from 41,000 to 28,000.

1200 homes were demolished to make way for this radical redevelopment.

The **new homes are being integrated into the existing community and wider area of the city** through the enhancement of existing public spaces and the creation of new ones, providing DDA compliant links throughout the development as well as informal social spaces, a new road network and the development of retail, health and community facilities.

To mitigate the risk of no existing private for sale housing market, a **'regeneration factor'** was applied to initial house prices, this was circa 15% reduction compared to surrounding sites to create affordable homes for new families and first-time buyers. Following the first sale in mid-2013 **sales rates have exceeded expectations**. House types have proven popular and, even with the price reduction, residents' **surveys put design and location before price for choosing to live at The Rise**.

In addition to the reduction in the open market value prices, **houses have also been built to a high code level; incorporating a district heating system as well as all properties being built to Lifetime Homes and Built for Life standards**. Lifetime Homes Standards ensure that houses would be not only fit for the lifetime of occupiers but also provide homes approximately 12% larger than 'standard' house types built by competitor house builders on alternative sites.

The **creation of a housing market over the past 6 years leading to a influx of families into the west end of the city centre a positively affected local schools, local services and retail**. The **view of the area has changed dramatically** with Scotswood now being known as a growing area of the city.

The **scheme has been recognised regionally and nationally with design and planning awards** and is one of the **few successful 'Housing Company' models** which is delivering its masterplan and business plan targets and objectives.

Due to the sales success at Scotswood **surrounding development sites have been revisited and started** to take advantage of the growth (and creation) of a private housing market within the area.

**Local and National Government visits** are and have been a frequent occurrence at the rise, where the scheme is **held up as good practice in terms of masterplan delivery and large scale project regeneration**.