

Topic Paper 1

Why build a new settlement?

January 23

Britain faces a series of crises

In housing, far too many young people can't get a decent and affordable home near family, friends and jobs. This stifles productivity, aspiration and opportunity. This results in delayed adulthood.

We face major climate challenges as we transition to net zero, as we adapt to ensure that our homes are energy efficient, and that we can live in our communities without relying on the private car for everyday trips.

And we need to protect and revive habitats and nature, restoring biodiversity to land denuded by conventional farming, hedgerow removal and pesticide use.

**22 MILLION
ADULTS AND
CHILDREN IN
BRITAIN ARE
IMPACTED
BY HOUSING
EMERGENCY.**

Shelter, May 2021
Denied the Right to a Safe Home

Average house prices in Lewes District Council are **11.6 times** the average income.

Shelter Housing Databank

**WE MUST
ACT NOW**

to mitigate the impacts of a changing climate, to adapt and manage the risks to service provision, local communities, the natural environment, infrastructure and businesses.

Lewes District Council Climate Change and Sustainability Strategy, 2021

It's not too late to reverse biodiversity decline by 2030.

UK's five leading nature bodies say:
Natural England, 2021

New settlements: Prosperous places that rise to our challenges

Building new settlements helps tackle our shared problems. They deliver a genuine mix of homes in walkable communities, alongside jobs, schools, healthcare and community infrastructure. They are built with community creation at their heart, secured through long-term stewardship mechanisms that value wellbeing and lasting prosperity over short term profit.

New settlements plan for jobs as well as homes. This creates ample opportunities for residents to live and work without leaving their community, boosting the local economy and reducing pressure on transport infrastructure.

“The new community at Poundbury in Dorset has permanently increased local GVA by £98 million per year, with an additional construction GVA of £236 million.”

Dorset County Council
Economic Impact Assessment of Poundbury, 2018

Creating truly mixed communities

By setting out to create a whole new place through phased placemaking, new settlements can provide low carbon housing to meet the needs and reflect the diversity of the whole population. This includes ample affordable housing, providing quality homes for those priced out of our overheated housing market, as well as properties for families and older people.

This diversity is central to the life of the new settlement; it supports the vitality of the shops, community facilities and public services, helping to create a sense of place.

“ACHIEVING MIXED INCOME DEVELOPMENTS IS AN IMPORTANT PREREQUISITE FOR SUSTAINABLE COMMUNITIES.”

Joseph Rowntree Foundation, 2006

Achieving a critical mass of infrastructure

Building a new settlement delivers significantly more infrastructure than if housing needs were met through more dispersed development on the edge of existing settlements. This is achieved through economies of scale and long term planning, securing schools, jobs, shops, health facilities and affordable housing in quantities needed to make a truly sustainable community.

By achieving a critical mass of infrastructure, which includes creating as many jobs as homes, a new community can become a prosperous place that largely sustains the needs of its residents, avoiding putting further pressure on other places with already stretched facilities and services.

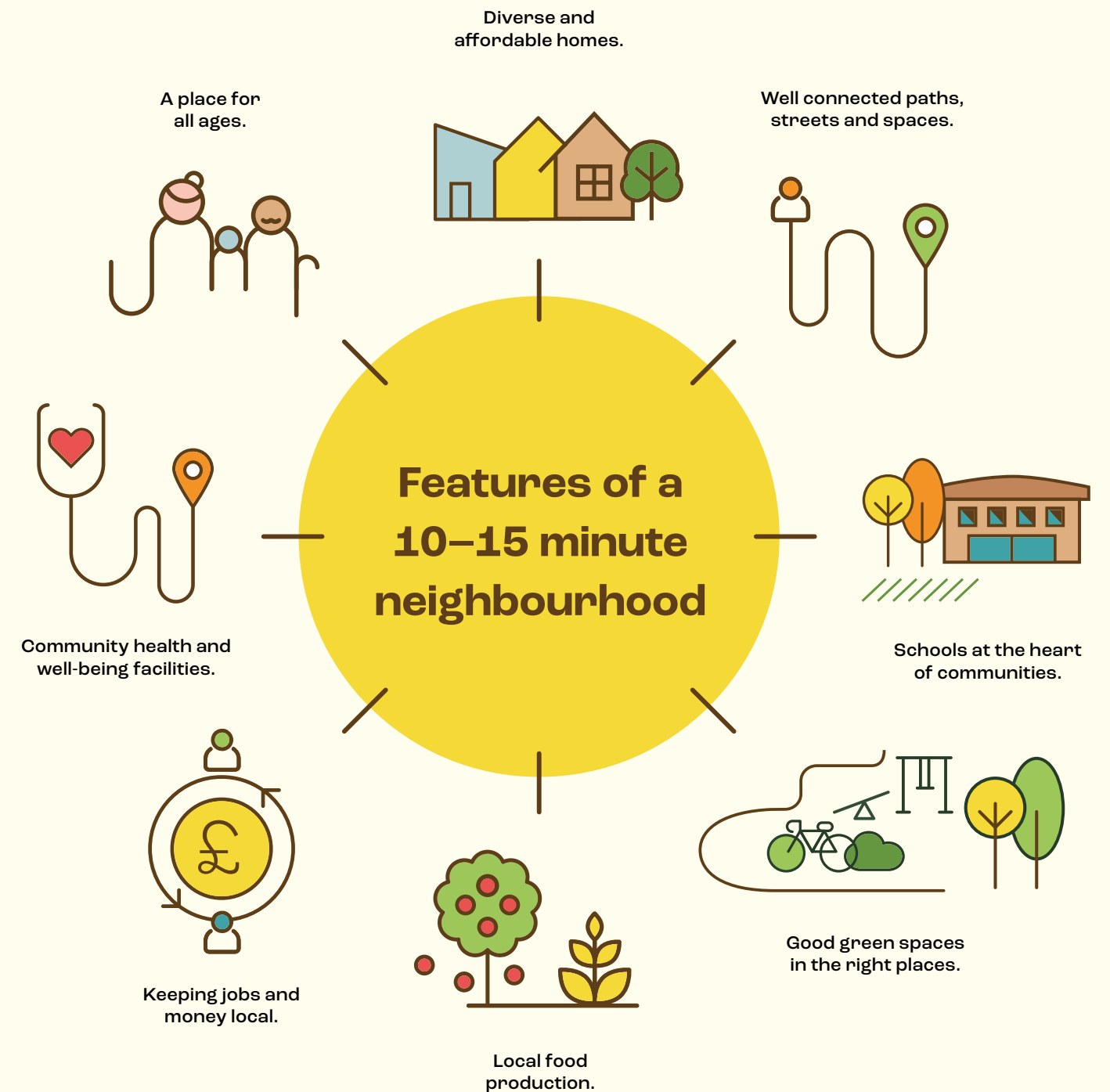
“Channeling long-term housing growth into new, broadly self-sustaining, communities is what allows places to be built with facilities and services, jobs, greenery, community and a sense of place.”

Garden Villages:
Empowering localism to solve the
housing crisis, 2015 Policy Exchange.

Walkable, 10–15 minute neighbourhoods

Through delivering accessible, on-site infrastructure, new settlements allow residents to meet many of their daily needs within a 10–15 minute walk of their front door. Combined with provision for cycling and enhanced public transport, local people can get to work, school and leisure facilities without over-reliance on the private car.

This has benefits for local infrastructure, overall health and wellbeing and the environment. Providing an accessible town centre and neighbourhood amenities keeps journeys within the new settlement, minimising carbon emissions and pressure on local roads.



Putting community value at the heart of the plans

New settlements can be planned for the long-term. Unlike traditional housebuilding models for smaller developments, where housebuilders focus on short term profits, sustainable new communities require long term vision and stewardship that focusses on lasting value.

Through an incorporated stewardship vehicle, income generated can be reinvested in the community, supporting community projects and the operation of local facilities.

This stewardship focus helps maintain community facilities and public open space in perpetuity for the enjoyment of all.



Enhancing nature and restoring biodiversity

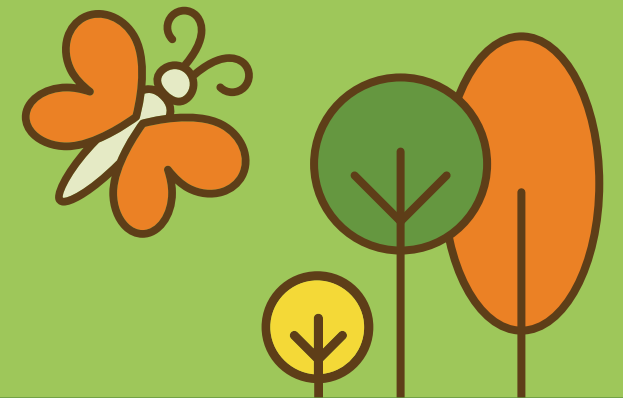
Green spaces for residents and new habitats for wildlife can be integrated alongside new buildings in a new settlement, allowing development to exceed policy expectations in respect of biodiversity net gain. Landscape-led masterplanning can ensure that more space is given over to greenery than is built on, giving residents access to sports pitches, parkland, allotments and community orchards. This is complemented by nature reserves, trees, hedgerows and wildlife corridors to help Britain reverse its biodiversity decline.

Our proposed new settlement also offers opportunities for regenerative farming, growing food locally using modern techniques that are kind to the environment. The integration of smallholdings and community farms into a new settlement plan can support a rich community life and reduce food miles.

Our proposals for North Barnes Farm will result in biodiversity net gain of 30%, significantly above the statutory requirement of 10%.

10%

30%



The choice for Lewes: A whole community or piecemeal bolt-ons

Through the emerging Local Plan, Lewes District Council must now confront the housing, climate and biodiversity crises. Without enough brownfield land to meet local housing needs, the choice for growth is between a standalone, sustainable new community, or more bolt-on development to existing towns and villages.

Adding ever more homes to the fringes of existing communities isn't the right answer in Lewes. It would put more pressure on existing infrastructure, while failing to deliver the breadth or scale of benefits that can be achieved through a new settlement.

However, by positively planning for a new settlement, it's possible to deliver much-needed new homes alongside the jobs, services and social infrastructure that makes a thriving community.

It's possible to meet climate goals, with walkable neighbourhoods and zero carbon buildings in operation. It's possible to restore nature and habitats and help meet local fruit and veg needs through regenerative farming. It's possible, because of the holistic benefits unlocked by a whole new settlement.

Without a sustainable new settlement,
OVER 5,000 HOMES
 would need to be built
at existing towns and villages
 outside of the National Park.*

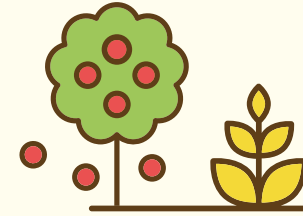


*In order to meet the full housing need of 12,040 new homes.

North Barnes Farm: The only option for a sustainable new settlement in Lewes

North Barnes Farm is the only proposal in Lewes District for a sustainable, achievable and deliverable new settlement that responds to the council’s housing, employment, climate and biodiversity goals. It can create jobs and boost the local economy, ensuring a truly sustainable new place. No matter the overall number of homes planned for the area, the best place to deliver them is alongside jobs, infrastructure, nature and food at North Barnes Farm.

Our plan will deliver:



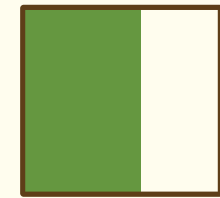
37% of fruit & veg grown on-site by supporting local food and farming initiatives.



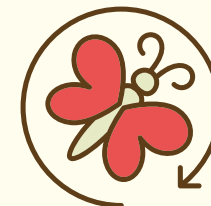
Up to 3,250 jobs created across a number of industries, meaning people can live close to where they work.



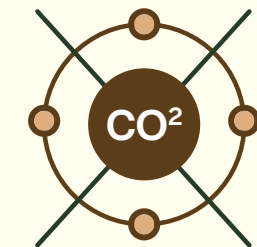
40% affordable housing, helping local people find a quality place to call home.



60% green space – only 40% of the site will be developed.



30% biodiversity net gain, significantly above local and national targets. We will boost nature early on in the development, which will support wildlife for decades to come.



Operationally net zero carbon by 2050 by championing renewable energy and supporting sustainability.

Contact and further information

We're happy to talk through our plans with any local representatives or other organisations across Lewes District and East Sussex who want to find out more.

info@northbarnesfarm.co.uk

northbarnesfarm.co.uk

View our film about the benefits of creating a new settlement. Click the link below.

[Why New Settlements?](#)

