

# The Art of Building a Garden City: New Communities for the C21st

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Agenda Item 5



# What are Garden Cities?

## *Garden City Principles*

- Land value capture for the benefit of the community.
- Strong vision, leadership and community engagement.
- Community ownership of land and long-term stewardship of assets.
- Mixed-tenure homes and housing types that are genuinely affordable.
- A wide range of local jobs in the Garden City within easy commuting distance of homes.
- Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy communities, including opportunities to grow food.
- Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains and using zero-carbon and energy-positive technology to ensure climate resilience.
- Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods.
- Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport.





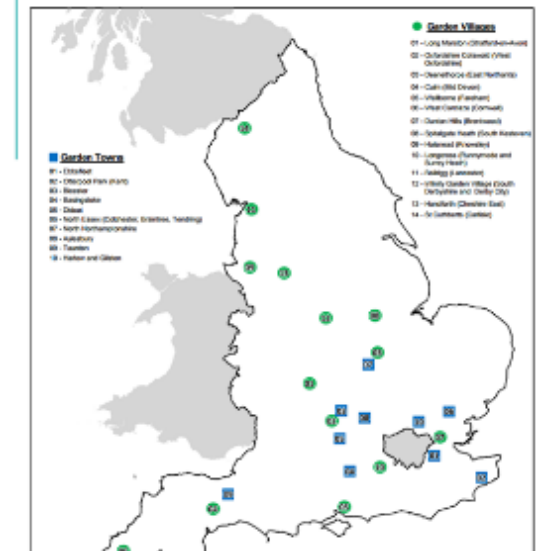
# How to deliver a new generation of Garden Cities?

- **Dedicated consent route** - enabled by government, led by local authorities
- **Modernise the New Towns Act** – not just locally-led
- **Strategic national spatial approach** to determine areas of search
- **Local –authority led studies** to determine locations
- **New Town Dev Corps with a legal requirement to deliver modern Garden City principles** - from meaningful participation and long-term stewardship to climate resilience and zero carbon design
- Part of a **portfolio of approaches needed** – investment in existing towns and cities also essential



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- Fixing our broken housing market**



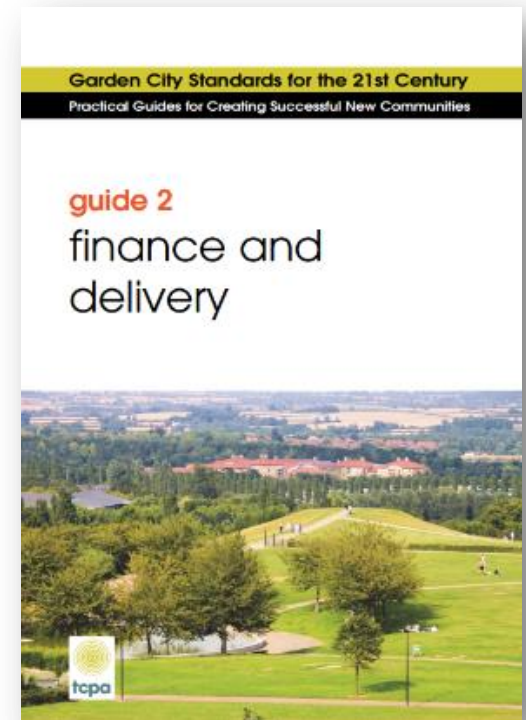
# Practical guides to delivery

- Locating and consenting new Garden Cities
- Finance and Delivery
- Design and Masterplanning
- Planning for Energy and Climate Change
- Homes for All
- I'd love to live there! Art and Culture
- Planning for Green and Prosperous Places
- Creating health-promoting environments
- Long-term Stewardship
- *Coming soon: Community participation*
- *Coming soon: Local food*



# Finance and Delivery

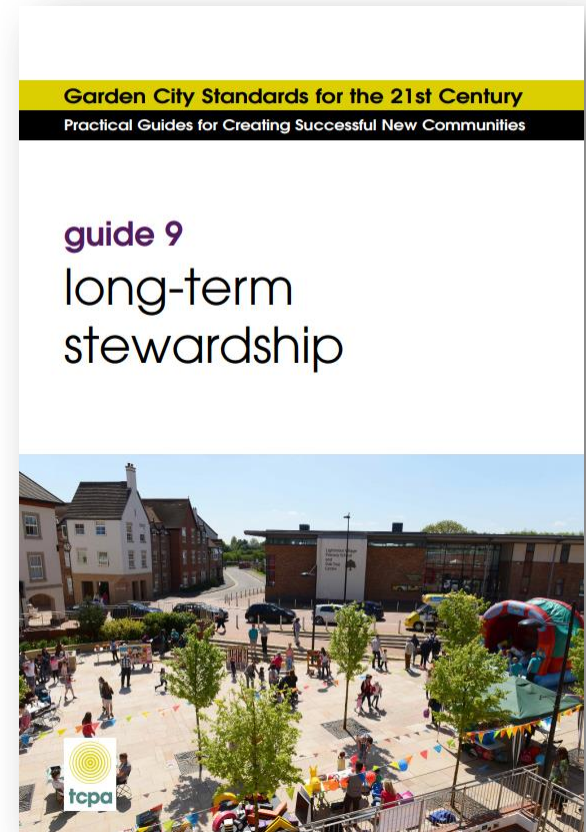
- **There is always an opportunity for land value capture**  
Funding sources will be diverse but places can be self-financing over time
- **The right delivery body will de-risk the process** for investors and stakeholders
- **A dedicated organisation** with the right staff, skills and resources is essential – there is a continuum of models available
- **Successful places require a long-term stewardship model** The right financial model can ensure funds are available in perpetuity to maintain community assets.





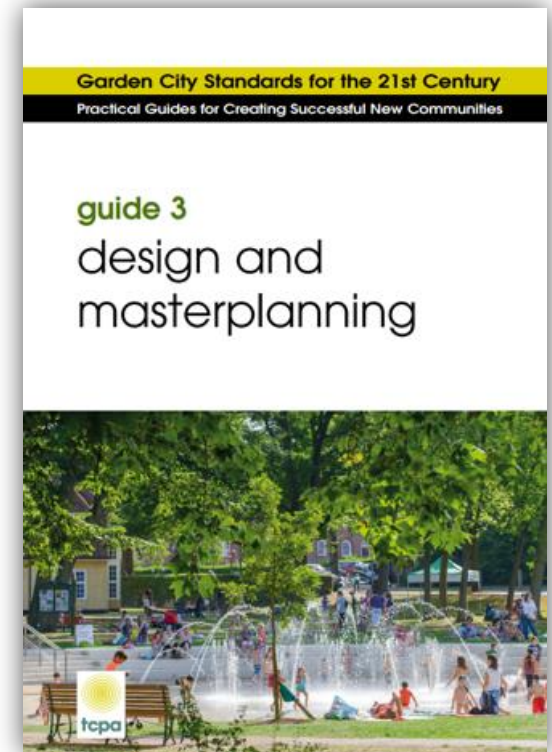
# Long-term Stewardship

- **Planning for long-term stewardship:** Start early, think long-term and beyond greenspace and take it step by step.
- **Paying for long-term stewardship:** Revenue funding essential, be entrepreneurial, save money through good design, evolve as the community grows.
- **Running a stewardship body:** Good stewardship requires good governance, the right skills and capacity are essential, ensure an ongoing dialogue with residents.



# Design and Masterplanning

- There are specific design opportunities when planning at scale and each site is unique
- Councils can set high standards and increase expectations of quality to create places to be proud of
- A masterplan is a flexible strategic framework on which a community can grow over time
- Exemplar communities require a skilled, cross-disciplinary team taking a holistic approach and long-term view.





# The Garden City design ethic

- Innovation and imagination
- Marrying town and country
- Co-operation in design and place-making
- Character, distinctiveness and harmony; and
- Room to breathe



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- The Group collectively helps to **develop plans** and provide **political support**
  - Encourages a **sharing of knowledge** and best practice through seminars, workshops, study visits, parliamentary meetings and newsletters
  - Together the group is providing **innovative local leadership** for plans delivering over **246,000 new homes**

Local authority planning departments and development corporations delivering exemplary large-scale new developments, from **Garden City** inspired new towns and villages, to urban regeneration and extension schemes

# TCPA New Communities Group

1. Ashford Borough Council
2. Bath & North East Somerset Council
3. Bournville Village Trust
4. Brentwood District Council
5. Carlisle City Council
6. Cherwell District Council
7. Cornwall Council
8. East Hampshire District Council

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| 9. East Herts District Council                 | 17. Runnymede Borough Council             |
| 10. Ebbsfleet Development Corporation          | 18. South Cambridgeshire District Council |
| 11. Fareham Borough Council                    | 19. South Gloucestershire Council         |
| 12. Mid Devon District Council                 | 20. Stafford Borough Council              |
| 13. North Dorset District Council              | 21. Uttlesford District Council           |
| 14. North Essex Garden Communities             | 22. Waverley Borough Council              |
| 15. North Northamptonshire Joint Delivery Unit | 23. Wokingham Borough Council             |
| 16. Portsmouth City Council                    |   |





# Key delivery lessons from the NCG

- Political engagement and corporate leadership
- Clear vision and principles
- Strong planning frameworks
- Honest partnerships and collaborations with developers
- Skills and resources to deliver
- Upfront infrastructure funding
- Community participation
- Community stewardship, infrastructure and governance







What kind of legacy do you want?



## Upcoming NCG Events:

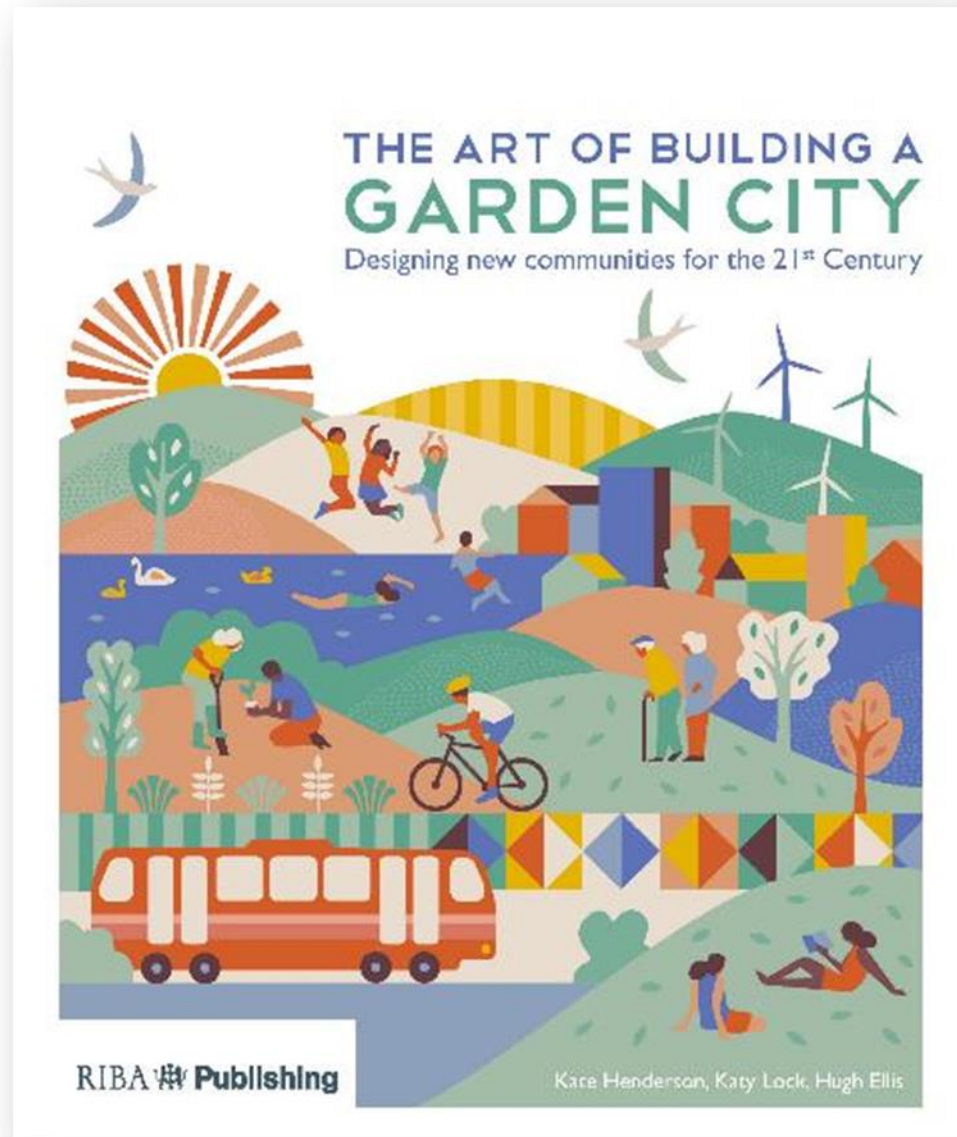
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- **21<sup>st</sup> March** - Getting public participation right
- **27-29<sup>th</sup> March** - Study Tour to Freiburg, Germany
- **3<sup>rd</sup> April** - NCG Strategy Meeting and Rugby Radio Station Visit
- **14<sup>th</sup> May** - Children and young people 's experience of new urban developments
- **22<sup>nd</sup> May** - Delivering healthy places with Garden City principles



# Thankyou

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