

EPOA 2019 Planning Skills Series
Planning Successful Garden Communities and New
Settlements

Designing successful Garden Communities and New Settlements

Katy Lock, Projects & Policy Manager, TCPA



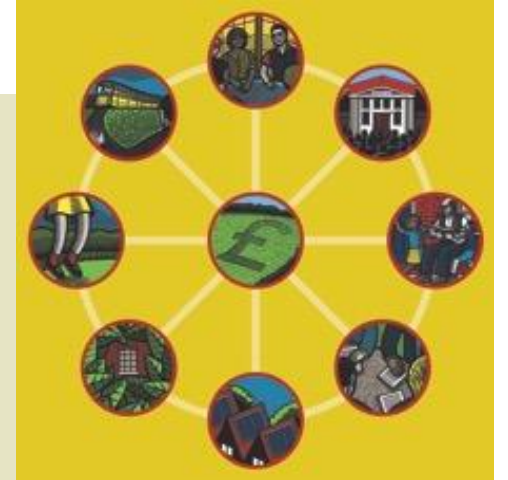
About the TCPA

- Leading the debate on planning
- Campaigning to improve the UK planning systems in accordance with the principles of sustainable development
- UK and European projects
- Training, events and study visits
- Working cross-party, cross sector and at all levels of Government



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.



Why new Garden Cities?

Health leaders call for emergency taskforce on obesity

COMMENTS (853)



Government 'failing to get enough homes built'


Number of completed homes in 2011 less than half what government admits is required annually to meet demand

Randeep Ramesh
The Guardian, Thursday 17 May 2012

Town & Country Planning Tomorrow Series Paper 16

new estimates of housing demand and need in england, 2011 to 2031

By Alan Holmans



UK's winter floods strengthen belief humans causing climate change – poll

Britons say they are more convinced climate is changing and that humans are the main cause

Press Association
theguardian.com, Wednesday 27 August 2014 13.40 BST

 Jump to comments (132)



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

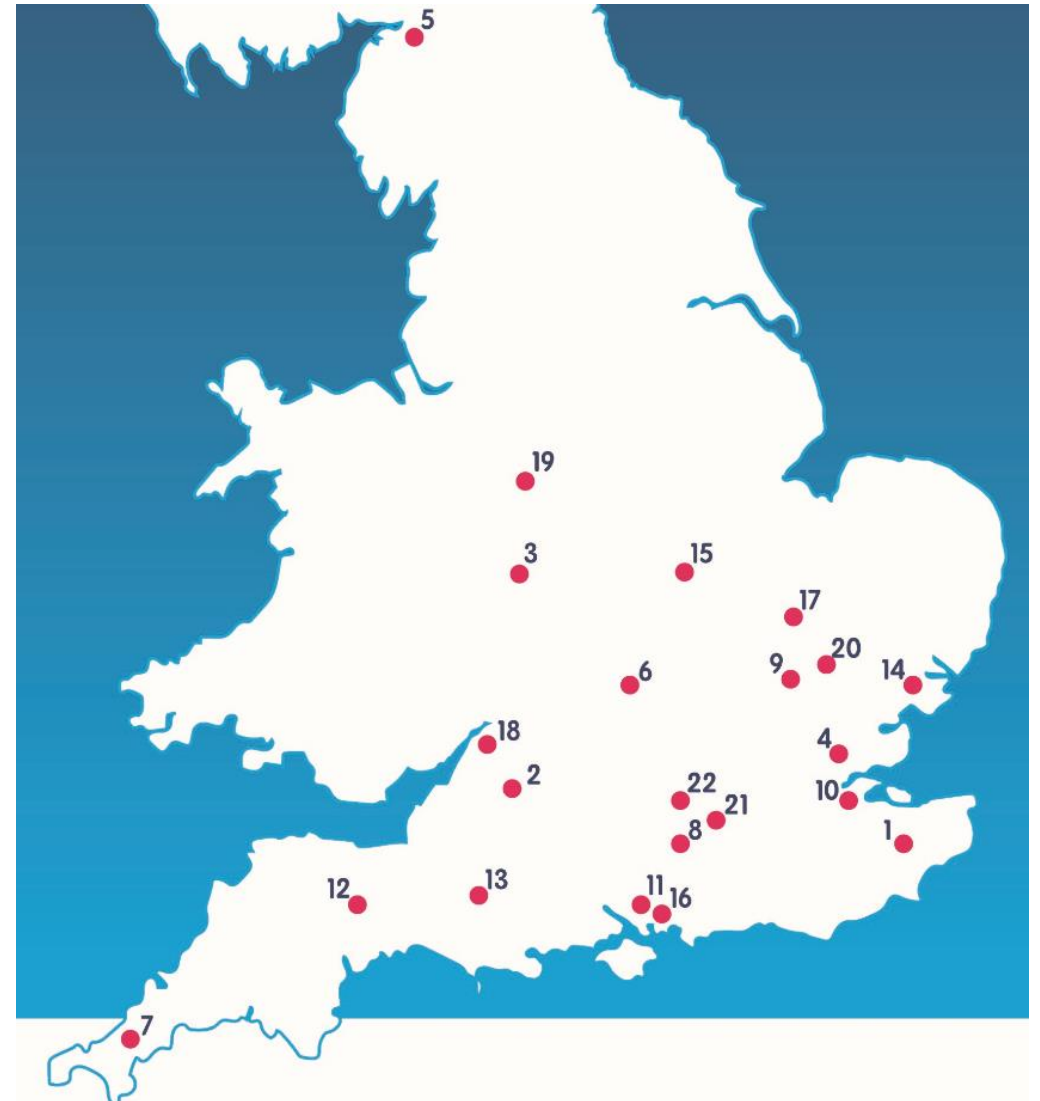




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|---------------------------------------|--|---|
| 1. Ashford Borough Council | 9. East Herts District Council | 16. Portsmouth City Council |
| 2. Bath & North East Somerset Council | 10. Ebbsfleet Development Corporation | 17. South Cambridgeshire District Council |
| 3. Bournville Village Trust | 11. Fareham Borough Council | 18. South Gloucestershire Council |
| 4. Brentwood District Council | 12. Mid Devon District Council | 19. Stafford Borough Council |
| 5. Carlisle City Council | 13. North Dorset District Council | 20. Uttlesford District Council |
| 6. Cherwell District Council | 14. North Essex Garden Communities | 21. Waverley Borough Council |
| 7. Cornwall Council | 15. North Northamptonshire Joint Delivery Unit | 22. Wokingham Borough Council |
| 8. East Hampshire District Council | | |



building successful new communities

Lessons from the TCPA's New Communities Group



Five-minute factsheets on members of the NCG

Five-minute factsheet 1

Ashford Borough Council

Development Order (DO) was granted a new extension of 1.5 to 2.0 hectares and associated infrastructure. This included local primary schools, secondary school and a new extension of local secondary facilities. The DO is scheduled to be granted in 2017 and is a key part of the town's regeneration, with the planning application for the extension in October 2014 and the DO in February 2015. The DO was granted in 2017, with the first houses being completed in 2018.

A Design Code aims to ensure that the application for building a high quality extension with a sustainable, resilient, green space and a variety of housing types will be approved in a matter of weeks. The DO is a key part of the town's regeneration, with the planning application for the extension in October 2014 and the DO in February 2015. The DO was granted in 2017, with the first houses being completed in 2018.

Following a series of meetings and a Design Code, the town's regeneration is well advanced and the town is a more vibrant and successful community. The DO is a key part of the town's regeneration, with the planning application for the extension in October 2014 and the DO in February 2015. The DO was granted in 2017, with the first houses being completed in 2018.

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What are the top priorities for the successful delivery of a new community in your local authority?

- A high quality and sustainable development
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How are you taking forward your community regeneration?

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Source: TCPA
Email: info@tcpaonline.org
Website: www.tcpaonline.org

Five-minute factsheet 2

Bourville Village Trust

Bourville Village Trust (BVT) is a locally and housing regeneration trust in the village of Bourville, Lincolnshire. BVT was set up in 2011 to regenerate the village and to provide a range of housing and services for the village. BVT has a vision to create a sustainable and successful community for the village.

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Five-minute factsheet 3

Brentwood District Council

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Five-minute factsheet 4

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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



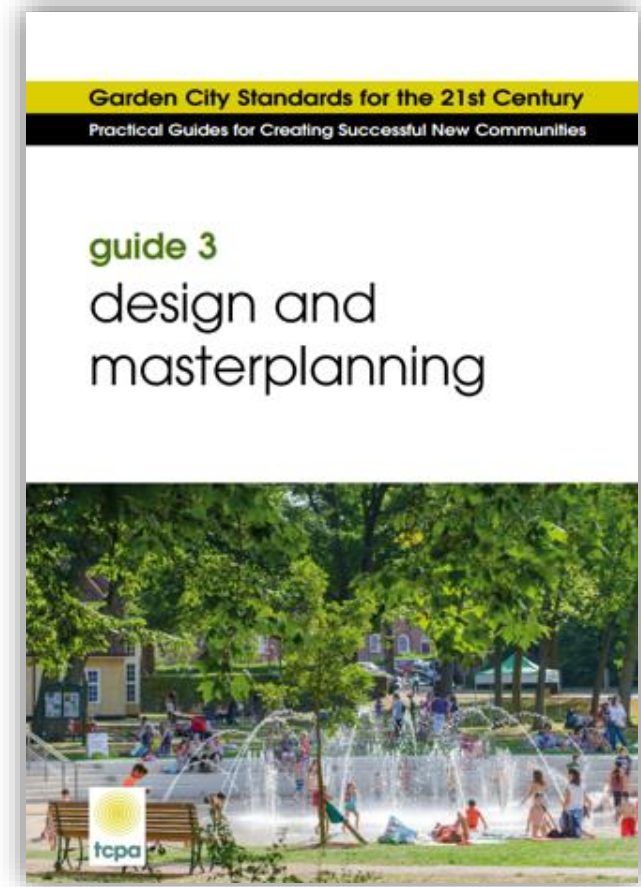
Practical guides to delivery

- **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***



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
- Room to breathe

Design Principles

- Ease of movement and connectivity
- Walkable neighbourhoods
- Diversity of housing and employment opportunities
- Designing for art and culture
- Healthy and active communities
- Multi-functional green infrastructure
- Human scale
- Designing for climate resilience



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Making the most of the masterplanning process

- **A holistic approach and long-term view** – a strong and flexible framework on which the Garden City can grow
- **Understanding context** - evidence and engagement
- **A skilled and dedicated team** – what kind of delivery body?
- **Thinking big, ‘acting small’** - all about the detail



Key messages:

- There are specific opportunities and challenges when planning at scale. Garden City principles are a framework for delivery – not a blueprint.
- Despite a confused policy environment, councils can set high standards and create places to be proud of.
- A masterplan should be used as a flexible strategic framework on which a new community can grow over time.
- Invest in the right team with the right skills – take an holistic and long-term view.

What's next for Garden Communities?

- Latest 'Garden Communities' to be announced
- Homes England online 'Toolkit'
- New Guides – Edible GC - Seminar 29 Jan
- New Guides – Participation – 21 March
- TCPA New Towns Conf – 12 March
- TCPA Delivering Garden Cities conf – 22 May
- New TCPA projects – seminar series/emerging lessons in long-term stewardship/study tours/new guides



Thankyou

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