

the garden city opportunity

a guide for councils





tcpa

The Garden City Opportunity: A Guide for Councils

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Cover photo: Howard Park, Letchworth Garden City. Courtesy of Letchworth Garden City Heritage Foundation

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Summary

Across the UK there is a chronic shortage of affordable housing, and this housing crisis is damaging people's life chances. At the same time, much of the new housing being delivered is badly designed and in places which lack the basic social infrastructure needed to make healthy and vibrant communities. How can we meet the shared ambition to build the number of homes we need in places we can be proud of – places that will enhance people's health and wellbeing? As communities and councils, we have a clear choice. Do we want people to live in soulless housing estates and – as has resulted from recent changes to permitted development rules – converted flats with no windows? Or do we want our legacy to be one of quality and inclusion in communities we can all be proud of?

The TCPA believes that the answer lies in the Garden City development model – a proven way of funding,

creating and maintaining successful high-quality places. A true Garden City is a place created following the Garden City Principles expounded in this guide. The TCPA has produced a wealth of detailed guidance on how to build high-quality new places in its Practical Guide series, dealing in depth with relevant issues ranging from location and consent, and finance and delivery, to long-term stewardship, and planning for health and the arts.

This guide provides a general overview of the case for the use of the Garden City development model by councils and communities that are considering new large-scale development as part of a portfolio of solutions to meet housing and growth needs. Much of the context of this guide is also applicable to the renewal of existing places.



More than just beautiful homes – the Garden City development model offers a powerful and innovative approach to good place-making

1

Introduction



Dan Abrams

Self- and custom build homes such as those at the UK's largest self- and custom build site in Graven Hill, Bicester, could form an important part of the housing offer in new communities

The UK is in the grip of a housing crisis. We need new homes of all tenures, but we are desperately short of socially rented homes. However, meeting the nation's housing needs will involve more than just delivering the required number of homes. We must create beautiful places which offer a wide range of employment, retail and leisure opportunities; supply a complete mix of housing types, including social and affordable housing; use zero-carbon design; implement sustainable transport; provide well managed and connected

parks and public spaces; and offer people a better quality of life and more sustainable lifestyles. Significant momentum has been gained both politically and across the built environment sector on recognising the potential of the Garden City approach to development. This guide highlights the opportunities to bring forward sustainable new communities within the context of national policy and recently introduced government incentives.

Box 1

The Garden City Principles

A Garden City is a holistically planned new settlement that enhances the natural environment and offers high-quality affordable housing and locally accessible work in beautiful, healthy and sociable communities. The Garden City Principles are an indivisible and interlocking framework for delivery, and include:

- 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, and including opportunities to grow food.
- Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, and that uses 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.

The aim of this guide

This guide is intended to support local authorities, communities and developers that are considering how to meet the need for new homes through large-scale development inspired by the Garden City Principles. The guide does not deal with all aspects of the planning system but provides a general introduction to the specific challenges and opportunities of developing new communities. A suite of Practical Guides published by the TCPA provide more detailed information on key issues such as public participation, sustainable transport, and the role of art and culture. **These guides are available as PDFs from the TCPA's website, at <http://www.tcpa.org.uk/pages/garden-cities.html>**

What is the Garden City development model?

Ebenezer Howard envisioned the Garden City as a holistically planned new settlement which enhances the natural environment and offers high-quality affordable housing and locally accessible work in a network of beautiful, healthy and sociable communities. Howard's

holistic and principled proposals have proved to offer an elegant and durable vision of social transformation. While the world is now vastly different from how it was in Howard's time, with global issues such as climate change that have to be faced, the principles of land value capture, 'marrying town and country', community development and a spirit of innovation and experimentation are as relevant as ever.

The Garden City development model remains one with people and social justice at its heart. By capturing and sharing the land values created through the development process, those delivering a new Garden City can provide the highest-quality design and community facilities. Through meaningful public participation and a clear strategy for ongoing long-term stewardship, the Garden City development model can pay for the upkeep of such facilities in perpetuity. The way that this is achieved may be unique to each site or project, but there are a set of key elements which make a place a real Garden City, which the TCPA has identified and distilled into a set of principles, articulated for a 21st century context (see Box 1). The Garden City Principles are an indivisible and interlocking framework for the delivery of sustainable development.



The case for the Garden City approach

Councils are required by national policy to consider a range of solutions when exploring how to address housing and growth needs. It will be for local authorities and communities to consider the right scale, pattern and quality of growth necessary to meet housing needs.

The case for considering the Garden City approach within these solutions can be made in three parts:

- **Need:** Large-scale new communities are an important part of the ***portfolio of solutions*** that will be essential in tackling today's acute housing shortage – a shortage which cannot be addressed exclusively on a plot-by-plot basis or by renewing existing places alone. A phased approach to large-scale development can also contribute to meeting five-year land supply requirements.
- **A vision of quality:** Well planned new communities provide an ***opportunity to create high-quality sustainable places***, allowing for the highest sustainability standards, economies of scale, and better use of infrastructure. A holistic approach to creating new communities provides an opportunity to consider how homes and neighbourhoods can be made attractive places in which to live and work, in environments which are socially inclusive, resilient to climate change and zero carbon. Put simply, high-quality design adds value to property and, by delivering features such as walkability and access to nature, it can help improve residents' health and wellbeing, thus helping to reduce pressure on the NHS and the social care system.
- **Management and consent:** Experience from the original Garden Cities and New Towns shows that, if properly managed and underwritten by the capture of land values, large-scale new developments can be ***good for business and society***. Adopting the Garden City Principles involves making a commitment to community participation as well as high-quality design. Stewardship bodies and clear design standards can give reassurance over local residents' quality of lives and that assets will be managed for their long-term benefit.

Applying the Garden City Principles – how far will you go?

The reference to 'Garden City principles' in national policy provides an opportunity to work towards creating a positive built environment legacy. Cities, towns and villages are each development of different scales, with distinct characteristics, but at all scales the Garden City Principles can be used to encourage development that councils, delivery partners and, most importantly, local people will be proud of. Achieving all the benefits of such an approach is possible only if an early commitment is made to all the Garden City Principles set out in Box 1 and if they are used to underpin the ongoing delivery process. The means to achieve this is outlined further in Section 4, 'Making it happen'.

Town? City? Or urban extension? What's right for us?

It will be for local authorities, developers and communities to work together to decide on the most suitable location and the size needed to provide a sustainable community that enables a people to thrive. The Garden City Principles are applicable to different models of large-scale development, including towns, urban extensions, and villages – and the right solution will vary from place to place. The principles can also be applied to smaller urban regeneration sites, although opportunities to maximise the benefits of Garden City governance models and land value capture may be fewer for smaller sites.

Well planned new communities provide an opportunity to create high-quality places, allowing for the highest sustainability standards, economies of scale, and better use of infrastructure. While a larger new community will not be the right solution in every place, the key benefits of a new Garden City, as opposed to a poorly sited urban extension or dormitory suburb, include the following:

- Green Belt land can be protected and 'urban sprawl' can be avoided.
- The population of a new community can provide the critical mass to support the necessary facilities for zero-carbon lifestyles, such as rapid public transport, zero-carbon energy systems, jobs located within walking distance of homes, and a range of cultural and leisure services, including a comprehensive green infrastructure network providing quick access to the wider countryside.





The multiple benefits of place-making and healthy new communities

- Any negative impacts on the environment can be dealt with in a holistic way, with avoidance, mitigation and enhancement considered from the outset and integrated into the design of a new settlement.
- A new Garden City can be linked via sustainable public transport to another Garden City or existing town to provide a broad employment and services offer.
- Politically, it can be advantageous to engage communities on a single larger proposal than on several smaller ones.

Sustainable urban extensions have been a popular approach to accommodating new development. The benefits of linking into existing infrastructure include lower short-term costs; and, depending on the site, sustainable urban extensions are sometimes perceived to have fewer environmental impacts. However, unless they are properly planned, urban extensions can result in 'bolt-on estates' which lack social facilities and encourage car use.

The challenge for local authorities is to determine the best long-term growth solution that supports the health

and wellbeing of both existing and new residents. This means thinking at a minimum of 20- or 30-year timescales rather than in terms of the five-year housing supply requirements set out in the current planning system. The question is: would a new community better resolve the issues raised by housing growth and meet the aspirations of the community as a whole?

2

Why Garden Cities?

The UK needs more, better-quality and greener housing. Many younger people want somewhere affordable in which to bring up a family, and many of the older generation are looking to comfortably 'downsize'. People want to live within positive, healthy, vibrant communities with easy access to the natural environment. Alongside providing homes, we also need to create jobs and support growth in sustainable locations and bring about a transition to a green economy.

The housing challenges

We are simply not building enough homes, in the right places, to supply those in greatest housing need; and there is chronic shortage of socially rented homes. The number of households in England is projected to increase to 4 million (a 17% increase) over the next 25 years, from 22.9 million in 2016 to 26.9 million in 2041. This equates to 159,000 households being formed each year.¹ The total local authority homelessness case actions stood at 274,310 in 2016/17, an increase of 34% since 2010. These numbers do not consider hidden homelessness; however, what is clear is that there has been a substantial expansion in all forms of homelessness since 2010.² In March 2019, 84,740 households in England were in temporary accommodation, 73.2% of which included dependent children, equating to 126,020 children living in temporary accommodation.³

Notes

- 1 *Household Projections in England: 2016-Based*. Office for National Statistics, Sept. 2018. <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/bulletins/2016basedhouseholdprojectionsinengland/2016basedhouseholdprojectionsinengland>
- 2 S Fitzpatrick, H Pawson, G Bramley, S Wilcox, B Watts and J Wood: *The Homelessness Monitor: England 2018*. Crisis, Apr. 2018. https://www.crisis.org.uk/media/238700/homelessness_monitor_england_2018.pdf
- 3 *Statutory Homelessness, January to March (Q1) 2019: England*. Housing: Experimental Official Statistics. Ministry of Housing, Communities and Local Government, Sept. 2019. https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/831246/Statutory_Homelessness_Statistical_Release_Jan_to_March_2019.pdf
- 4 *Planning 2020 – Final Report of the Raynsford Review of Planning in England*. TCPA, Nov. 2018. <https://www.tcpa.org.uk/raynsford-review>

Not only are we drastically short of genuinely affordable homes, but there is also stark evidence about the poor quality of many new homes and communities' increasing mistrust of the planning process. ***It is clear that now is the time for councils to be innovative and ambitious in meeting local housing needs and aspirations, seizing the opportunities to create world-class new communities which put the wellbeing of people and the environment first.***

Putting local authorities in control

Planning has been subjected to bewildering level of reform, and many of these changes have made the lives of local authorities more difficult.⁴ The rapid expansion of the use of permitted development to allow the conversion of office and commercial buildings to homes has led to large amounts of substandard housing units in unsuitable locations. Austerity and skills shortages make development problems even more acute. Nevertheless, local authorities can still shape the future through strong evidenced policy and a clear corporate vision. There is still room to deliver positive outcomes through a commitment to high quality and genuine affordability over the long term. The alternative is to lose control of the future of communities to planning appeals and piecemeal development, a situation which also has real political costs. There is both policy support in the National Planning Policy Framework and financial opportunities that can help in taking on the growth agenda.

Towards strategic planning

In the areas of England outside London (which retains the overarching London Plan) local authorities are required to address strategic planning issues through the 'duty to co-operate'. In many places, from the big core cities to the Oxford to Cambridge Arc, there are now layers of strategic plans, often as part of wider devolution deals which include bespoke planning powers. All this creates a complex landscape of arrangements in which strategic plans have differing legal status. **Decisions on new large-scale development will have implications across a sub-region and require a formal process of strategic co-operation between neighbouring authorities.** The emerging pattern of strategic plans offers an opportunity for co-operation between adjacent authorities, allowing for thorough consideration of the most sustainable, often cross-boundary, locations for growth.

Policy drivers

The Garden City approach provides a unique opportunity to plan in sustainable, holistic way, working across traditional disciplinary borders to enable sustainable, low-carbon lifestyles. This multi-disciplinary approach at the local level can help to deliver national priorities, such as private investment in growth and meeting the nation's housing need. The following recent policies and programmes set the current framework:

- **National Planning Policy Framework (NPPF):** The NPPF⁵ makes clear, in paragraph 72, that councils should consider large-scale growth as an option for meeting their housing needs. It also requires that in choosing this option authorities should set clear standards for quality and stewardship, such as those stemming from the Garden City Principles.
- **Garden Communities prospectus:** The government's Garden Communities programme aims to support the delivery of 'Large scale new developments that will create well-planned, sustainable places for people to live'.⁶ The 2018 programme prospectus⁷ refers to 'Garden City principles' and delivery standards, although it stops short of making the principles a pre-requisite of participation in the programme.
- **National Design Guide:** Issued in October 2019, the guide encourages places to be designed with quality lifespan in mind, referencing the Garden City

Principles and emphasising the need for long-term stewardship.⁸ It provides a welcome reminder of the need for core design principles to be placed at the heart of the development process. It encourages local authorities to prepare their own design guidance.

- **Community-led housing support programme:**

In 2019 the government announced support for community-led housing, including a Start-up Support Programme⁹ to be delivered by a partnership of community-led housing bodies which aims to make community-led housing a mainstream housing option and will provide training, funding and practical support to housing groups, councils and developers.

- **The Social Housing Green Paper:** The Green

Paper, *A New Deal for Social Housing*, published in August 2018 addresses issues affecting housing associations and proposes reforms to ensure that social housing provides safe, essential and well managed services for those that need them.

- **Public Land for Housing Programme 2015-2020:**

The release of public sector land provides a unique opportunity for the government to take a strategic approach to land assembly for sustainable new communities. The government is aiming to release land for 160,000 homes by March 2020.

- **Self-build and custom build:** The government is supporting individuals and communities who want to build their own homes through a £30 million funding programme for self-build or 'custom build'. The NPPF provides specific policy support to provide for self-build.

- **Enterprise and local growth:** Local Enterprise

Partnerships (LEPs) are involved in helping to prioritise infrastructure investment – for example through the Growing Places Fund. LEPs could make the case for new and expanded villages, towns and cities by linking housing to economic growth and jobs.

- **The transition to a green economy:** A major advantage of planning for a large-scale community is that low- and zero-carbon solutions can be laid down across a whole town, so that individual buildings can be incorporated into combined solutions, rather than each building being developed in isolation.

- **The Environment Bill 2019:** Following a White Paper supporting local authorities that are improving the quality of their environment in order to bring a range of benefits to their communities, the Environment Bill introduces new obligations for environmental net gain in the planning system.

Notes

5 National Planning Policy Framework. CP 48. Ministry of Housing, Communities and Local Government, Feb. 2019. <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

6 'Garden communities'. Webpage. Ministry of Housing, Communities and Local Government, Jun. 2019. <https://www.gov.uk/government/publications/garden-communities>

7 Garden Communities. Ministry of Housing, Communities and Local Government, Aug. 2018. https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/805688/Garden_Communities_Prospectus.pdf

8 National Design Guide. *Planning Practice Guidance for Beautiful, Enduring and Successful Places*. Ministry of Housing, Communities and Local Government, Oct. 2019. <https://www.gov.uk/government/publications/national-design-guide>

9 See Community Led Homes' 'Start-Up Support Programme' webpage, at <https://www.communityledhomes.org.uk/get-funding/community-led-homes-start-support-programme>

3

About Garden Cities



Classic Arts and Crafts style housing at Letchworth Garden City

The Garden City concept was invented by Ebenezer Howard, who in 1898 wrote the seminal book *To-morrow: A Peaceful Path to Real Reform*, in which he set out a blueprint for beautiful, healthy and co-operative new communities in order to 'transform the entire way we think about cities and the way we should plan them'.¹⁰ Under Howard's Garden City model, the land ownership of the entire development would be retained by a philanthropic body similar to a community interest company or trust. Income earned from the increasing land values which result from development – known as 'betterment' – and from residential and commercial leaseholders would be used to repay the original development finance debts. As these debts were gradually paid off, and as land values rose, the money could be increasingly invested in community assets and

services, building up what we might think of as a Garden City 'mini-welfare state'.

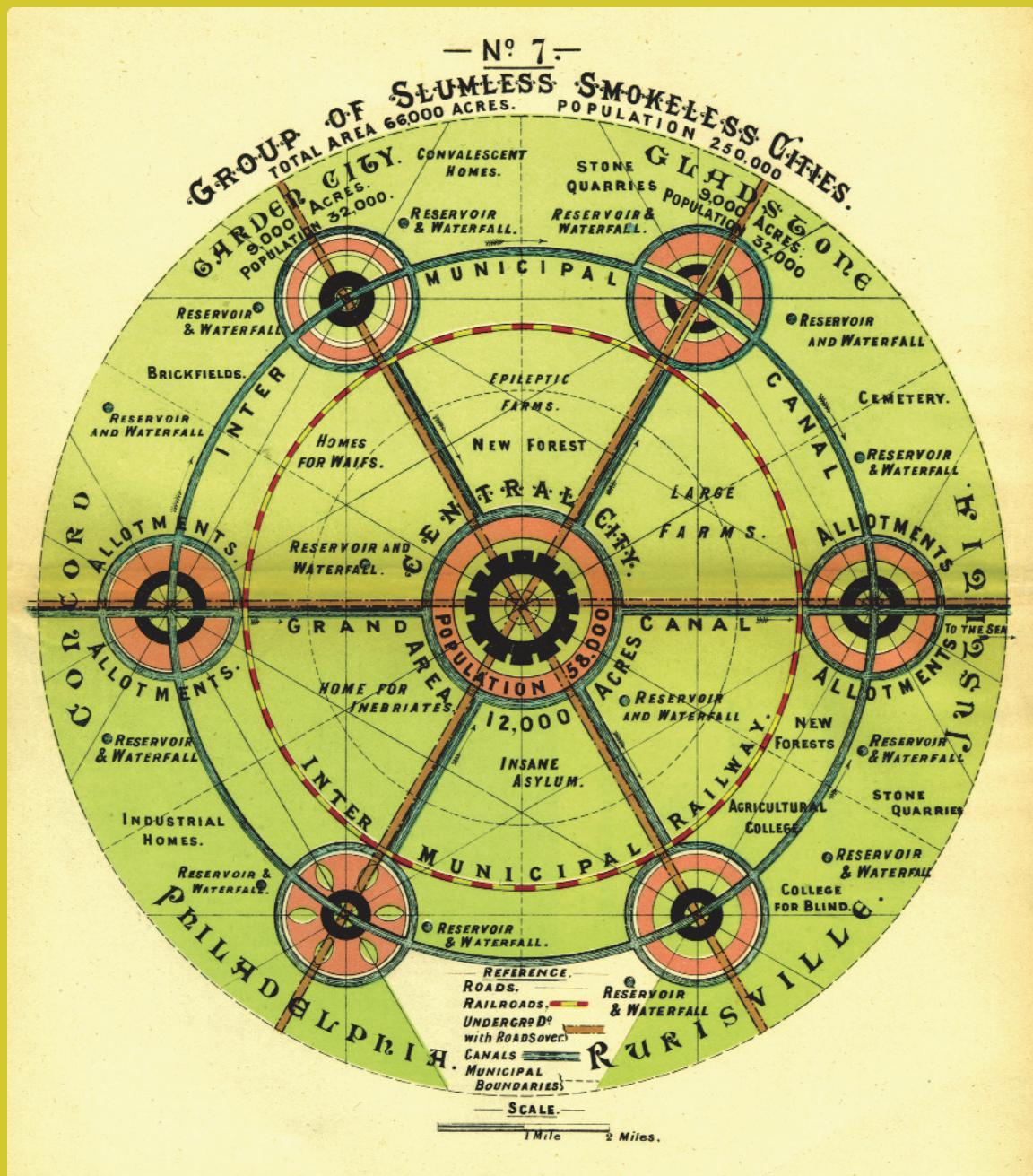
Over the last century the Garden City ideals have proved to be outstandingly durable and remain the best foundation for inclusive and sustainable communities. Letchworth and Welwyn Garden Cities – experiments in applying Howard's ideas – and countless places inspired by them were designed with sensitivity to local landscapes and materials, and aimed not only to be beautiful places, but to offer high-quality lifestyles. Such places promote human wellbeing by offering a range of employment opportunities and cultural services; a complete mix of housing, including social and affordable housing; walkable neighbourhoods, tree-lined streets and high-quality design; vibrant parks; and

Note

¹⁰ E Howard: *To-morrow: A Peaceful Path to Real Reform*. Swan Sonnenschein, 1898 (Original edition reprinted, with commentary by Peter Hall, Dennis Hardy and Colin Ward, by Routledge, 2003 – available from the TCPA)

Box 2

The 'Social City'



'Group of slumless smokeless cities' – Ebenezer Howard's 'Social City' diagram

From E Howard: *To-morrow: A Peaceful Path to Real Reform*. Swan Sonnenschein, 1898. Original edition reprinted, with commentary by Peter Hall, Dennis Hardy and Colin Ward, by Routledge, 2003 (available from the TCPA)

Ebenezer Howard recognised that a Garden City should be carefully designed in relation to the site it occupies, and he gave an indication of how a cluster of towns (Garden Cities) would operate.

He set out a vision for a Garden City that would reach an ideal population of around 32,000 people (applying today's average household size of 2.4 people, this figure would equate to somewhere between 10,000 and 15,000 homes). Once this planned limit had been reached, a new city would be started a short distance away, followed by another, and another, until a network of such places was created, with each city providing a range of jobs and services, but each connected to the others via a rapid transport system, providing all the benefits of a much larger city but with each resident having easy access to the countryside. Howard called this network of connected settlements the 'Social City' (see the diagram above).



Learning from the Garden Cities – at its Beaulieu development, on the outskirts of Chelmsford, developers Countryside and L&Q were keen to take proactive approach to long-term stewardship, and chose the Land Trust to take on the long-term ownership and management of the site's green infrastructure. As the development progresses, the open space is being transferred in phases to Beaulieu Estate Management Ltd, a wholly owned subsidiary of the Land Trust. Further information is available from the Land Trust, at <http://thelandtrust.org.uk/space/beaulieu-chelmsford/>

opportunities for residents to grow their own food – while also promoting access to nature and opportunities for biodiversity.

Land value capture and community stewardship

Capturing and sharing land value uplift is key to meeting the building and ongoing costs of a new community. Ensuring that community assets are secured in an effective stewardship model (i.e. looked after in the long term) provides an opportunity for residents to be the major beneficiaries of land value uplift. Effective stewardship also facilitates social networks and contributes to the long-term quality of life of residents. But history also demonstrates that large-scale development requires a long-term 'patient' investment approach. Development takes time; and, whether the source of borrowing is public or private, significant investment is needed early on to prepare and plan the location and build the infrastructure, even though excellent commercial returns will follow for the investor in due course.

Community participation in healthy and creative places

The Garden City pioneers understood that new communities provide a powerful opportunity to introduce governance structures that put local people at the heart

of their community and facilitate community ownership of community assets under high standards of long-term management. Section 4 (theme 7) provides more detail on how this can be achieved, but the Garden City Principles are essentially co-operative and democratic and seek to foster active citizenship and social cohesion.

Embedding quality and innovation

Howard's Garden City model was socially and environmentally innovative, with high-quality materials and design central to its success and durability. New Garden Cities can foster innovation in planning and design and make use of the rapidly advancing technologies now available to us, applying the Garden City Principles in new and exciting ways. Today, we still face the primary challenges confronted by the Garden City pioneers: meeting a housing shortage, generating jobs, and creating beautiful, healthy and vibrant places in challenging economic times. Even with the additional contemporary challenges of the climate change emergency and growing inequality, the Garden City Principles remain as relevant as ever.

Key design principles for new Garden Cities



4

Making it happen

The TCPA has a long track record of working with communities and councils to encourage high-quality growth.¹¹ Emerging from this experience, alongside the learning gained from the New Towns programme, there are a number of recurring themes which are vital to securing successfully high-quality new places:

- Theme 1: Leading the way.
- Theme 2: Public participation.
- Theme 3: Location and consent.
- Theme 4: Embedding high-quality design for healthy places.
- Theme 5: Unlocking land and finance.
- Theme 6: Local authority-led delivery.
- Theme 7: Long-term stewardship.

Theme 1: Leading the way

If new communities are to be successful, they need strong political support and leadership, with a clear vision and firm commitment. This commitment should be made as early as possible to create certainty for all parties involved. Councillors have a vital role in explaining to local residents and businesses the long-term vision and the multiple benefits of attracting investment in high-quality, large-scale development. In communicating the advantages of meeting local housing need through the creation of a new Garden City, councillors can also highlight that an alternative ‘no growth’ scenario would not necessarily equal ‘no change’ for a community.

If the homes they need are not planned for, communities may face a range of negative scenarios, including overcrowding and failing infrastructure. Without a clear vision for new homes the local council can easily lose control of the planning agenda and face development approved at appeal to insufficient standards and in the wrong places. All of this frustrates and angers local

communities. An early commitment to the Garden City Principles in Local Plan policy provides a hook for local leaders to demonstrate how promises of high-quality places can be fulfilled. Councillors also have a role in maintaining momentum on the development of a new community, and they must be clear that they are in it for the long haul. Building cross-party consensus on the need for jobs and homes in large-scale sustainable new communities is vital, because implementation is almost certain to continue beyond several electoral cycles.

Theme 2: Public participation

There is an urgent need to rebuild communities’ trust in the planning process, and new Garden Cities provide scope for local community input on planning proposals right from the beginning of the Local Plan process. Local people often feel excluded from decisions that affect them most and perceive planning to be complex, technical and designed to bewilder. But their participation and local knowledge can immeasurably improve the quality of new development. There are no quick fixes to securing meaningful public participation, but there are significant opportunities to engage honestly and openly over the location, design and delivery of new communities.

Councils also need to ensure that the governance of the future community is inclusive and participative. It takes skills and resources to investigate and establish appropriate governance structures. To engender confidence and trust in the project within the local area, existing communities (and where possible the future community) should have an opportunity to engage with the proposals for a new Garden City at the earliest opportunity. If engagement is to be meaningful, it must begin before the first draft masterplan is created, to ensure that local wishes are taken into account.

Note

11 *Building Successful New Communities: Lessons from the TCPA’s New Communities Group*. TCPA, May 2018.
<https://www.tcpa.org.uk/new-communities-group>

Box 3**Community planners and builders**

There are a number of ways to ensure that communities have a real stake in a new Garden City, including exploring the potential of the following:ⁱ

- Neighbourhood planning can provide an opportunity for greater community involvement in planning a new community in some locations.
- Sections of the masterplan could be identified for both individual self-build plots and (community) group self-build or self-commissioned sites, with serviced plots provided. Homes on these sites could comprise a mixture of market and more affordable models of custom build homes which meet a local need.
- A full portfolio of community-led housing models could also be incorporated – providing the added benefit of the potential to share skills, co-invest, and secure jobs and housing for local people.
- Community-led business and employment opportunities should be explored in addition to housing.
- Co-operatives which run shops and other services provide employment and benefit the community.ⁱⁱ
- Attractive, well connected public open spaces and their management need to be considered as integral to the planning process. Such spaces provide the essential context in which development takes place, creating focal points that bind the community together and a sense of place that goes beyond building homes.

Notes

- i Further details are set out in *People, Planning and Power. Guide 11. Practical Guides for Creating Successful New Communities*. TCPA, Mar. 2019. <https://www.tcpa.org.uk/tcpa-practical-guides-guide-11-people-planning-and-power>
- ii For further information, see the Co-operatives UK website, at <https://www.uk.coop/uk>

Creating a sense of belonging

The governance structure of the new community, whether a local authority strategic board or a separate delivery vehicle, must be considered from the outset and must include community representation as part of an approach to long-term stewardship (see pages 19-21). This will help to build social capital by supporting interaction and involving local people in planning the new community (as well as in running services). A community ‘company’ set up in the early stages of development could gradually develop into a long-term management organisation, forming a key part of the governance structure of the new Garden City.

Theme 3: Location and consent

One of the fundamental questions that arise when considering the development of a new Garden City is where it should be located. Answering this question involves addressing issues ranging from strategic need to local politics. It also involves finding the right land, in the right place and at the right price so that the high ambitions embodied in the Garden City Principles can be met.

The government has made clear its support for new communities, but in a localised planning system, and in

the absence of any national strategic approach to locating new Garden Cities, it is up to local authorities, developers and communities to work together to plan for growth. There are a number of existing and emerging opportunities for local authorities to work alone or in partnership to plan for growth. Beyond the ‘duty to co-operate’ these opportunities include working together through joint planning units or development boards, or more formally through combined authorities.

The plan-led approach to site selection

The plan preparation process allows authorities to use a solid evidence base to consider the most sustainable options for the scale and location of future growth (see Box 4). Innovative tools for community engagement should be used to ensure that people understand the options and can participate in discussions about future growth. A sound evidence base is vital in deciding on the scale and location of new development. Evaluations of housing requirements, urban capacity, employment, the economy, flood risk, transport, biodiversity, landscape and energy production are all vital in determining the right approach. If a Local Plan has already been adopted, partial reviews or complementary processes can be used to inform the Local Plan process, such as the MK Futures 2050 Commission in Milton Keynes.¹²

Note

- 12 The MK Futures 2050 Commission was set up in September 2015 as a way of thinking about the future of the city, with the aim of helping to create a long-term vision for the way that Milton Keynes should grow and prosper over the coming decades – see <https://www.mkfutures2050.com/>

Box 4

Principles and organisational approaches for identifying need and locations

Whatever joint-working scenario authorities are planning for growth within, the process must be transparent and underpinned by:ⁱ

- a strong evidence base, compiled using a range of assessments and capacity studies and using tools such as Sustainability Appraisal, incorporating the requirements of Strategic Environmental Assessment at an early stage of plan preparation;
- an organisational approach that includes strong local leadership, thinking beyond the Local Plan boundary, and taking a long-term view of growth requirements; and
- a set of locational criteria covering the scale and spatial options for growth, good connectivity, and the maximisation of opportunities to deliver sustainable development and bridge regional inequalities.

Note

- i Further details are set out in *Locating and Consenting New Garden Cities. Guide 1. Practical Guides for Creating Successful New Communities*. TCPA, Nov. 2017. <https://www.tcpa.org.uk/guide-1-locating-and-consenting-new-garden-cities>

Theme 4: Embedding high-quality design for healthy places

There is perhaps no greater place-making endeavour than the creation of a new community. Nor is there a greater opportunity to create innovative, resilient and inclusive places that will stand the test of time.

The emphasis on design quality and wellbeing that underpinned the Garden City movement stands in stark contrast to the unimaginative standard housing types and poor-quality design that characterise many modern homes – which are also, on average, the smallest in Europe. Too often new developments are designed without any consideration of the character or vernacular of the locality, resorting to standard house types and street layouts which both encourage car use and result in ‘anywhereville’. This local insensitivity and lack of innovation has contributed to the negative perceptions of development in general, which in turn contribute to public resistance to many new housing developments.

There are specific design opportunities and challenges when planning at scale, and each site is unique. The Garden City Principles are an indivisible and interlocking framework for creating new places in this context. They should not be used as a blueprint but should be applied in a pioneering spirit of innovation and collaboration. Despite a confused policy environment, it is possible for councils to set high standards and increase expectations of quality in new Garden Cities, and to 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. Experience shows that a strong vision of high quality and sustainability, within a framework capable of adapting as the community develops, is essential in

delivering places that will stand the test of time and positively influence behaviour and promote healthy lifestyles. A strong masterplan is the result of an inclusive and imaginative process that involves many stakeholders – a process that can be both exciting and challenging.

Key design principles for new Garden Cities are outlined in the diagram on pages 12 and 13, and Box 5 outlines the philosophy that should underpin design approaches in new Garden Cities. Both the government and NHS England have produced design guidance for new development, with the NHS acknowledging the vital role that good design can play in supporting people’s health, as well as the changes new technology will bring to health infrastructure (see Section 5 for sources of further information).

Defending quality – an opportunity for councils

In many cases development viability is used as an argument to undermine the quality of places, including the provision of genuinely affordable homes and community infrastructure, and the 2012 National Planning Policy Framework made it difficult for local authorities to defend their own Local Plan policy. In 2018 and 2019 there were significant changes to the policy on viability in both the NPPF and the supporting Planning Practice Guidance. These changes have given local government a stronger basis on which to set and defend Local Plan policy, including design and quality standards. The TCPA has produced a briefing on viability (see Section 5).

Box 5**The Garden City design ethic**

Photos: Proctor & Matthews

Design detailing and high-quality materials serve to maintain local distinctiveness at Horsted Park, Chatham

The Garden Cities of Letchworth and Welwyn have strong design associations, from tree-lined streets to Arts and Crafts architecture, and this is an important factor in their enduring popularity. However, these visual associations almost obscure a deeper philosophy rooted in the pursuit of a new way of living – embracing co-operative working, connection with the natural world, and more. New Garden Cities are unlikely to look like Letchworth or Welwyn, but applying the design ethic underpinning these places is essential to realising the Garden City Principles today, including building in resilience to climate change. The philosophy that should underpin the design approach to new Garden Cities can be considered under five key themes:ⁱ

- innovation and imagination;
- marrying town and country;
- co-operation in design and place-making;
- character, distinctiveness and harmony; and
- room to breathe.

Note

- i These themes are outlined in *Design and Masterplanning*. Guide 3. Practical Guides for Creating Successful New Communities. TCPA, Dec. 2017. <https://www.tepa.org.uk/tepa-pg-guide-3-masterplanning>

Theme 5: Unlocking land and finance

Land is an essential component of development, and pressure on its supply, particularly in areas of high demand, is substantial and growing. History shows that delivering a new community (whether a new settlement or an urban extension) is best achieved through comprehensive assembly of the land, and by ensuring that the potential uplift in values can be used appropriately to support the delivery of necessary infrastructure.

Larger-scale development brings with it significant infrastructure and upfront investment requirements,

but also creates opportunities for more effective mechanisms of **land value capture**, an essential aspect of the Garden City development model. The delivery of a Garden City, and the capture and sharing of land value uplift, require consideration of a range of delivery issues, including ownership and control of land, planning powers and skills capacity, investment sources, infrastructure delivery, management of the delivery process, and the promotion of community development, integration and stewardship. There are some core principles worth bearing in mind when considering large-scale development:

- **There is always an opportunity for land value capture:** Agricultural land can increase in value up to

100 times when granted planning permission for new homes. Funding sources for new Garden Cities will be diverse, but places can be self-financing over time through the capturing, sharing and re-investment of land value uplift. While the Garden City model, applied early and comprehensively, provides the greatest opportunity for this, there remain opportunities, albeit more limited, to capture land values on smaller sites and for schemes that are already some way through the development process.

- **Strong and evidenced Local Plan policy is important:** While established mechanisms such as Section 106 agreements and the Community Infrastructure Levy can help to capture land value uplift, the strongest mechanism available to councils at the moment is the setting of strong, clear and evidenced Local Plan policy. Revisions to national policy in 2018 and 2019 have made clear that the price paid for land is not a reason for non-compliance with Local Plan policy. While the position is not perfect, it does mean than local authorities can push back on viability assessments; and where costs for developers may be increased by, for example, building accessible homes, they should be translated into reduced land prices. For this mechanism to work, policy must be expressed early and clearly so that land markets can adjust.
- **Land values have a limit:** It is also important to remember that land values are not a money tree, and there are limits to how much landowners will flex. Likewise, developers that have paid too much for land may simply refuse to develop it. In these cases, the power of local authorities to compulsorily purchase land are key, as is the potential use of locally led delivery vehicles such as Development Corporations. It is not realistic for land value capture to pay for every aspect of all new sites. Some will have major infrastructure costs for transport or flood resilience and public investment will be required to unlock the land.
- **The right delivery body will de-risk the process for developers:** A dedicated organisation, with the right staff and skills, is essential to oversee the complex task of delivering a new community. Delivery vehicles that commit to high standards and long-term delivery make private and public sector investment an attractive prospect. Such an approach also provides reassurance for local people, as it demonstrates a commitment to deliver what is promised.
- **Successful places require a long-term stewardship model:** It is vital that a proportion of the development values captured through the delivery process is invested in one or more organisations that will look after the development in the long term and in the community interest. The right financial model can ensure that funds are available in perpetuity to maintain community assets and provide additionality to the services provided by the local council.

Unlocking land

Councils can play a vital role in co-ordinating land assembly and planning. This is particularly important when a proposal for a new Garden City requires a large site, involving a number of landowners, who in turn may each have different agreements with developers. Partnerships between the private sector and the council can take place with or without the council having a stake in the land. The role of 'equalisation' in private sector agreements with landowners is extremely important in bringing forward land, and here councils can play a co-ordinating role. Where unified land ownership does not lie with the council, agreement about the vision and the timescale for realising the scheme is of the utmost importance and must be addressed at the earliest possible stage. Homes England can play a key role in the assembly and co-ordinated release of public sector land, working in partnership with councils and the private sector.

Compulsory purchase

Local authorities have the option of using powers such as Compulsory Purchase Orders (CPOs), which in certain circumstances can be appropriate for assembling land in Strategic Development Areas identified in Local Plans. Once a council has decided that it wants a large-scale new community, and the location has been identified through the Local Plan, CPOs could be used as a last resort where negotiations fail over land without which the development could not proceed. CPOs require a clear justification, a robust masterplan, and a delivery plan to maximise land value capture. However, CPOs will only work where the local authority is not just enthusiastic, but also has proper funding and expertise, and the approach must be taken on with enthusiasm – without adequate skills and resources CPOs will not be successful. In some cases, simply the suggestion that a local authority will use a CPO can be enough to overcome disagreements over land assembly.

Making the most of existing financial mechanisms

Current central government policies offer a number of direct support and other financial opportunities, including:

- **Prudential borrowing:** Local authorities should consider actions such as prudential borrowing against future New Homes Bonus receipts to fund new Garden Cities.
- **Tax Increment Financing (TIF):** TIF allows local authorities to raise money for infrastructure by borrowing against the increased business rate revenues that would be generated by development. This can help towards a package of finance for a new Garden City.

- **Community Infrastructure Levy:** A new Garden City would benefit from an agreement that enables Community Infrastructure Levy (CIL) contributions resulting from the development to be used by community groups within the Garden City on the facilities they want – either by contributing to larger projects funded by the local authority or by funding smaller local projects such as park improvements, playgrounds, and cycle paths.
- **Planning obligations/Section 106 agreements:** The local authority should produce infrastructure investment plans and use them to inform Section 106 agreements for the new Garden City.
- **Government grants and investment:** Local authorities should explore the grants and support available from central government. Current programmes include:
 - the **Garden Communities programme**;¹³
 - **Department for Transport grants**, such as those for on street electric charging;¹⁴
 - Homes England's **Home Building Fund**;¹⁵
 - wider **central government funding programmes for housing**;¹⁶
 - funding through **Local Growth Deals** with Local Enterprise Partnerships.¹⁷
 - the **Towns Fund**, a £3.6 billion fund aimed at investing in the growth and renewal of existing towns.¹⁸
 - the **New Development Corporation Competition**, £10 million capacity fund to generate innovative proposals for new business-backed Development Corporations and similar delivery models.¹⁹

Theme 6: Local authority led delivery

Garden Cities can most effectively be implemented by some form of local delivery vehicle (LDV) to provide leadership, set and uphold standards, co-ordinate infrastructure delivery, embed public participation, and monitor progress. There is a continuum of LDV models available – from informal contracts between delivery partners at one end of the spectrum, to New Town Development Corporations at the other. The full range is explored in the TCPA's *Finance and Delivery* practical guide.²⁰

Notes

- 13 Details are available at <https://www.gov.uk/government/publications/garden-communities>
- 14 Details are available at <https://www.gov.uk/government/news/funding-for-on-street-chargepoints-doubled-to-help-charge-up-electric-vehicle-revolution>
- 15 Details are available at <https://www.gov.uk/government/collections/homes-england-funding-programmes>
- 16 Details are available at <https://www.gov.uk/topic/housing/funding-programmes>
- 17 Details are available at <https://www.gov.uk/government/collections/local-growth-deals>
- 18 Details are available at <https://www.gov.uk/government/publications/towns-fund-prospectus>
- 19 Details are available at <https://www.gov.uk/government/publications/new-development-corporation-competition-guidance/new-development-corporation-competition>
- 20 *Finance and Delivery*. Guide 2. Practical Guides for Creating Successful New Communities. TCPA, Nov. 2017. <https://www.tcpa.org.uk/guide-2-finance-and-delivery>

Partnership approaches

There are a number of partnership options to facilitate land assembly and delivery in general, including a Garden City joint venture or a Local Development Agreement that councils can pursue in partnership with landowners and developers:

- **Garden City joint ventures:** A joint venture, involving the creation of a special-purpose delivery team, facilitates efficient delivery and allows the local authority and its private sector partners to share the risks and rewards of development. A joint venture stands as an entity in itself, separate from the other business interests of its participants. Each member of a joint venture partnership has a responsibility for the associated costs, profits and losses.
- **Local development agreements:** Where a joint venture partnership is too complex, a local development agreement provides certainty for the parties involved and allows for some sharing of risk and reward.
- **Development Corporations:** The Development Corporations that developed the post-war New Towns had the advantage of being able to buy, hold and sell land, and they were single-minded in the project management of development. A modern example is the Olympic Delivery Authority, established by an Act of Parliament to deliver the buildings and development platform for the 2012 Olympic Games. In 2018 the government introduced new powers to set up Locally-led New Town Development Corporations. The key difference between these bodies and the traditional New Town Development Corporations is that responsibility and accountability are focused locally. The local authority will be oversight body rather than a government department. Operation under this new legislation, which has a strong emphasis on stewardship, may be the right choice in some places.

Theme 7: Long-term stewardship

Delivering a successful new community requires a clear understanding of how assets generated by the development process will be managed in perpetuity. Ongoing community stewardship of assets is vitally

Box 6**Case study: Welborne place-making strategy****Visualisation of part of the Welborne development**

Welborne will be a new community in Hampshire comprising up to 6,000 homes, shops, schools, and employment and local facilities within an 'attractive, walkable and leafy environment'.ⁱ Fareham Borough Council has been actively engaged in planning for the site and in 2015 adopted 'The Welborne Plan'ⁱⁱ to shape its delivery.

Landowner and master-developer Buckland Development Ltd received outline planning permission for the project in October 2019.

The government granted Welborne 'Garden Village' status in 2017, and Fareham Borough Council used subsequent capacity funding to commission a place-making strategy to help deliver the policies and aspirations behind the Welborne Plan and accelerate delivery.

The brief for the place-making strategy was to develop a clear understanding of how Garden City principles would be embedded in the project, and how a sense of place would be created from the outset. LDA Design was appointed to prepare the strategy and agreed with the council that the substantive part of the work would involve

defining and agreeing the processes required to deliver the key place-making objectives at Welborne. This would be a vital distinction: many strategies are strong on what the appearance of a place could be but fail to be equally clear on how the place will be delivered.

LDA Design held a summit which initiated a process of forging a partnership with the developer and its advisors to create a shared purpose of delivering a 'Garden Village' in line with policy. LDA Design, the developer and the council then agreed four key areas of activity in which intervention and support would have the greatest impact on the quality of the place that was to be built:

- *Establishing a place delivery group:* A regular fortnightly meeting between senior members of the council and the developer was chaired by LDA Design, with the purpose of dealing with any issues that were not currently resolved within the planning application.
- *Providing direct support and advice to Fareham Borough Council's planning team on the scheme details submitted as part of the planning application:* This work involved reviewing proposals and advising on the content of key planning application documents to ensure they address the place-making requirements of the Welborne Plan. A key part of this process was agreeing the 'structuring plan' which would be used as a formal part of the application, and would set the place-making framework and guide subsequent applications.
- *Agreeing on a delivery strategy:* The decision was made early on that, instead of preparing a written place-making strategy, which would address similar issues to the developer's delivery strategy, LDA Design would facilitate discussions on the emerging plans in support of a single, developer-led delivery strategy. This is not a planning document and did not form part of the application; instead, it focuses on how the new place is to be created – including setting out the role of the master-developer, detailing how some of the critical non-residential uses will be delivered, and giving details for long-term governance and stewardship.
- *Design coding:* The design coding work includes working closely with the developer's team to draft a strategic code and a series of neighbourhood codes. Significant effort is going into identifying the essential things that a code needs to cover so that it is not overly bureaucratic to implement and allows a degree of innovation and character to be brought to the phases as they come forward.

This approach highlighted the importance of creating a collaborative energy to the process; getting to know, understand and respect what is driving the key players in the process; accepting that there will be different views; and constantly seeking ways to make progress.

Notes

i See the Welborne Garden Village website, at <https://welbornegardenvillage.co.uk/>

ii Local Plan Part 3: The Welborne Plan. Fareham Borough Council, Jun. 2015. <https://www.fareham.gov.uk/welborne/intro.aspx>

important in maintaining their quality over the long term. There is a continuum of approaches to long-term stewardship – ranging from a model inspired by the Letchworth Garden City Heritage Foundation, in which a charitable trust retains the freehold of all or part of the land for the Garden City, to a body tasked with a specific purpose, such as looking after parks or community buildings. The proposers of new Garden Cities must demonstrate how such management will be undertaken on behalf of the community.

The stewardship task goes beyond the management of green space to cover the broadest range of community assets, including the active and positive management of everything from arts provision to commercial estates and utility companies. Putting local people at the heart of this process can generate increased local support, creativity, and entrepreneurialism.

The right stewardship models can also provide reassurance for local authorities who may be worried

about taking on the management of such assets at a time of increasing budgetary pressure.

There are a range of tried-and-tested ways of successfully funding and managing community assets for the long term – including generating income by trading goods or services or from property portfolios, or securing income from charitable grants or through the financial incentives attached to the new package of community rights introduced through the Localism Act. Some developers will want to hand the community assets of a newly built place over to a trust or charity; others will want to remain involved in the place for many years or in perpetuity. The Garden City model can accommodate both approaches. The local delivery vehicle may choose to endow stewardship bodies with assets during the development process, or may themselves become the stewardship body. Consideration of options for long-term stewardship and analysis of existing assets should begin at the earliest stages of development as part of the wider delivery approach.

Too often such matters are left as an afterthought, and consequently delivery bodies (and therefore communities) miss out on a range of opportunities to create high-quality places for the long term.

There are a number of stewardships models, which are described in detail in the TCPA's *Long-Term Stewardship* practical guide.²¹

'Building and maintaining bridges with a network of stakeholders – including the electorate – is crucial'

Councillor Barry Wood,
Leader, Cherwell District Council

Note

21 *Long-Term Stewardship*. Guide 9. Practical Guides for Creating Successful New Communities. TCPA, Dec. 2017. <https://www.tcpa.org.uk/tcpa-pgs-guide-9-stewardship>

Box 7

Case study: Letchworth Garden City Heritage Foundation – a governance and maintenance model



Letchworth Garden City Heritage Foundation

Open-air film screening at Letchworth Garden City

In the case of Letchworth Garden City, the residual assets of the original development company (First Garden City Ltd) have been incorporated into Letchworth Garden City Heritage Foundation, which is a self-funding charity that reinvests for the long-term benefit of the local community.ⁱ Endowment income generated mainly from its property portfolio enables the Heritage Foundation to provide additionality to the services and facilities provided by the local council (North Hertfordshire District Council). Provision includes the operation of a cinema, a day hospital for the local community and people who work in the town, a museum, a family farm, a community hub, a section of open space, a greenway around the town, a mini-bus service, and a tourist information centre, which incorporates a shopmobility service. Substantial investment has also been made by the Heritage Foundation into a series major projects and improvement schemes around Letchworth. In the past year over £3 million has been provided in the form of charitable grants and assistance under the Heritage Foundation's charitable commitments, ranging from small grants to local groups and societies to substantial support for specific projects and facilities. The Heritage Foundation also operates a management scheme to protect the appearance of most of the residential parts of the town, at no cost to local residents.

The Heritage Foundation model continues to apply in respect to new development on Foundation-owned land, leading to value generated by new development being reinvested back into the town and its community. The governance model is based on a team of Governors, who are either elected by the local community, nominated by local groups and societies, or appointed by the Heritage Foundation. The Governors elect a Board of Trustees, with two places on the Board reserved for nominees of North Hertfordshire District Council and Hertfordshire County Council. The Board is the Foundation's main decision-making body. The Heritage Foundation model is one which could be used in new Garden Cities.

Note

- i Letchworth Garden City Heritage Foundation is an Industrial and Provident Society with charitable status.
<http://www.letchworth.com/heritage-foundation>

5

Useful resources

This guide is published to enable local authority elected members and officers to take advantage of the opportunities to create, and deliver the benefits of, new Garden Cities today. It answers many questions about Garden Cities and will help councillors and officers both to think about the right questions to ask and to identify the resources and policy hooks available when planning for the future. It sets out the strong case for the creation of world-class new communities, but delivery is a matter for local authorities, communities, and their delivery partners.

Useful resources from the TCPA

The TCPA has produced a number of guidance documents providing detail and case studies on a range of key issues.

TCPA publications on Garden Cities

- ***The Art of Building a Garden City: Designing New Communities for the 21st Century***. TCPA for RIBA Publishing, 2017
<https://www.architecture.com/riba-books/books/urban-design-planning-housing-and-infrastructure/planning/product/the-art-of-building-a-garden-city-designing-new-communities-for-the-21st-century.html>
- ***The Art of Building a Garden City – Garden City Standards for the 21st Century***. Jul. 2014.
<https://www.tcpa.org.uk/Handlers/Download.ashx?IDMF=15aa0250-9200-491a-9f56b81475df64ad>
- ***New Towns and Garden Cities – Lessons for Tomorrow. Stage 2: Lessons for Delivering a New Generation of Garden Cities***. Sept. 2015.
<https://www.tcpa.org.uk/Handlers/Download.ashx?IDMF=62a09e12-6a24-4de3-973ff4062e561e0aa>

Garden City Standards for the 21st Century: Practical Guides for Creating Successful New Communities

The TCPA has produced a suite of guidance outlining practical steps for all those interested in making 21st-century Garden Cities a reality. The guidance provides detail and case studies on a wide range of key issues, including planning, investment, land assembly, delivery, and long-term stewardship:

- **Guide 1: Locating and Consenting New Garden Cities (2017)**
- **Guide 2: Finance and Delivery (2017)**
- **Guide 3: Design and Masterplanning (2017)**
- **Guide 4: Planning for Energy and Climate Change (2016)**
- **Guide 5: Homes for All (2016)**
- **Guide 6: I'd Love to Live There! Planning for Culture and the Arts (2016)**
- **Guide 7: Planning for Green and Prosperous Places (2017)**
- **Guide 8: Healthy Bodies, Healthy Minds: Creating Health-Promoting Environments (2017)**
- **Guide 9: Long-Term Stewardship (2017)**
- **Guide 10: Edible Garden Cities (2019)**
- **Guide 11: People, Planning and Power (2019)**

All available at <https://www.tcpa.org.uk/guidance-for-delivering-new-garden-cities>

TCPA New Communities Group

The TCPA New Communities Group was established in 2009 by the TCPA and the Department for Communities and Local Government. Its members are ambitious local authorities and development bodies planning and delivering large-scale new communities.

<https://www.tcpa.org.uk/new-communities-group>

Wider sectoral guidance

- **Climate Change:** The TCPA has produced specific guidance for local authorities on how to plan for climate change.
<https://www.tcpa.org.uk/Pages/Category/energy-and-climate-change>
- **Green Infrastructure:** The TCPA has produced a range of advice and resources for councils on the planning, delivery and stewardship of green infrastructure.
<https://www.tcpa.org.uk/pages/category/advice-for-professionals-and-practitioners>
- **Healthy places:** The TCPA's work on reuniting health with planning includes guidance for councils from the TCPA, alongside the NHS Healthy New Towns guides.
<https://www.tcpa.org.uk/Pages/Category/health>
- **Social and Affordable Housing:** The TCPA's work on social and affordable housing outlines current pressures alongside guidance and case studies on local authority led delivery of genuinely affordable homes.
<https://www.tcpa.org.uk/Pages/Category/affordablehousing>
- **Viability:** Policy on viability has recently been updated but the TCPA's 2019 briefing provides an overview of the core challenges and opportunities for councils.
<https://democracy.eastherts.gov.uk/documents/s48466/Briefing.pdf>

Signposts to further information

A wealth of information on different aspects of planning new communities, from masterplanning through to community development and climate change resilience, is available from a wide range of institutions and organisations. Some of the key websites offering such information include the following:

Ministry of Housing, Communities and Local Government: Garden Communities prospectus and toolkit –
<https://www.gov.uk/government/publications/garden-communities>

Bournville Village Trust – <https://www.bvt.org.uk/>

BREEAM Communities – <https://www.breeam.com/discover/technical-standards/communities/>

Building with Nature – <https://www.buildingwithnature.org.uk/about>

Co-operatives UK – <http://www.uk.coop/>

Design Council – <http://www.designcouncil.org.uk/our-work/cabe/>

Energy Saving Trust – <http://www.energysavingtrust.org.uk/>

Federation of City Farms and Community Gardens – <http://www.farmgarden.org.uk/>

Green Infrastructure Partnership – <https://www.tcpa.org.uk/pages/category/green-infrastructure-partnership>

Groundwork – <http://www.groundwork.org.uk/>

Homes England – <https://www.gov.uk/government/organisations/homes-england>

International Garden Cities Institute – <https://www.gardencitiesinstitute.com/>

Landscape Institute – <http://www.landscapeinstitute.org/>

The Land Trust – <http://www.thelandtrust.org.uk/>

Letchworth Garden City Heritage Foundation – <https://www.letchworth.com/>

Local Government Association – <http://www.local.gov.uk/>

National Community Land Trust Network – <http://www.communitylandtrusts.org.uk/home>

National Custom & Self Build Association – <https://nacsba.org.uk/>

Planning Advisory Service – <http://www.pas.gov.uk/>

Public Practice – <https://www.publicpractice.org.uk/>

Shared Assets – <http://www.sharedassets.org.uk/>

Sport England ('Active Design') – <https://www.sportengland.org/facilities-and-planning/active-design/>

Sustrans – <http://www.sustrans.org.uk/>

Welwyn Garden City Heritage Trust – <http://www.welwyngarden-heritage.org/>

Welwyn Garden City Society – <http://www.wgcsoc.org.uk/>

about the TCPA

Founded in 1899, the Town and Country Planning Association (TCPA) is the UK's oldest independent charity focused on planning and sustainable development. Through its work over the last century, the Association has improved the art and science of planning both in the UK and abroad. The TCPA puts social justice and the environment at the heart of policy debate, and seeks to inspire government, industry and campaigners to take a fresh perspective on major issues, including planning policy, housing, regeneration and climate change.

The TCPA's objectives are:

- To secure a decent, well designed home for everyone, in a human-scale environment combining the best features of town and country.
- To empower people and communities to influence decisions that affect them.
- To improve the planning system in accordance with the principles of sustainable development.



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