

Creating Garden Cities of today

Hugh Ellis, Director of policy TCPA





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TCPA Projects

Planning, health and social justice



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Public Health
England

planning healthier places –

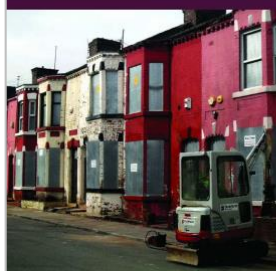
report from the reuniting
health with planning
project



Andrew Ross, with Michael Chang

planning out poverty

the reinvention of social town planning



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Webb Memorial Trust



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reuniting health with planning – healthier homes, healthier communities

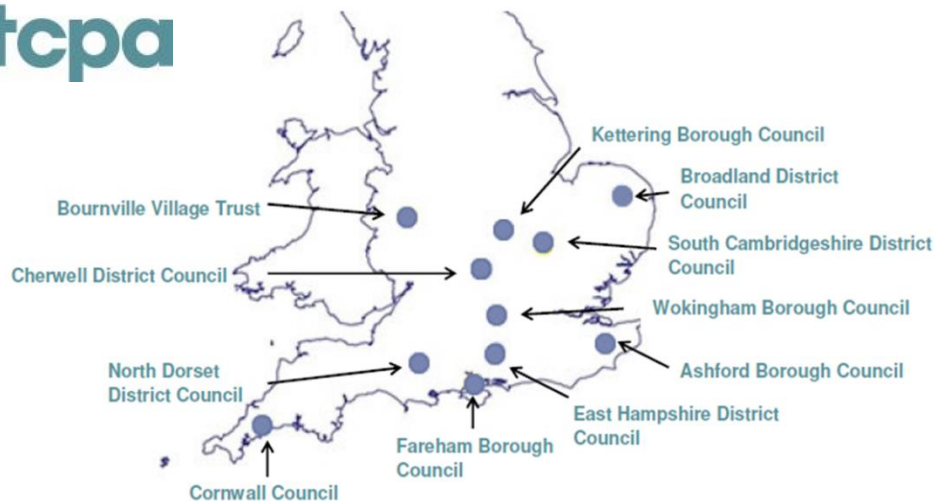


How planning and public health practitioners can work together
to implement health and planning reforms in England

Andrew Ross, with Michael Chang



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Local authority
planning departments
and development trusts
delivering exemplary
large-scale new
developments

- Helps **develop proposals** for large scale new development
- 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 **150,000 new homes**

For more information contact: Alex.House@tcpa.org.uk

Housing the nation
Ensuring councils can deliver more and better homes




apse

Homes for all
Ensuring councils can deliver the homes we need



apse

Building homes, creating communities
Ensuring councils provide innovative solutions to meeting housing need



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Land value capture and Long-term stewardship

- Land ownership retained by a body similar to a trust
- Incomes earned from residential and commercial leaseholders (along with betterment) would be:
 - Reinvested in community assets and services
 - Repay the original development finance debts - which would eventually decrease to 'vanishing point'...

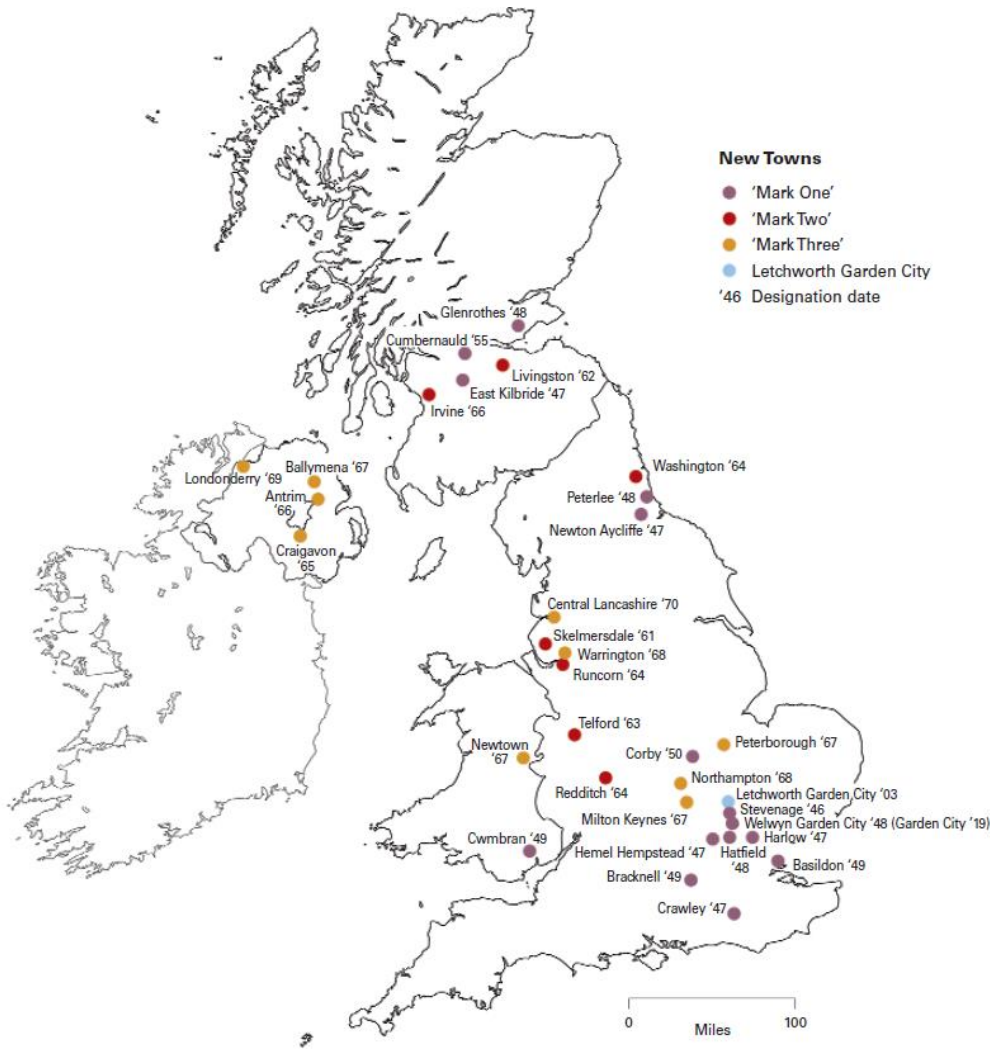




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The New Towns Programme

‘the greatest single creation of planned urbanism ever undertaken, anywhere’



- 1946 New Towns Act set out how New Towns would be delivered by Development Corporations.
- 32 New Towns across the UK.
- First DCs wound up in 1960s – forced wind up in the 1980s, assets to local authorities or sold to private sector.
- Today provide homes for over 2.8 million people.

Garden Cities – why now?

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

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)



Town & Country Planning Tomorrow Series Paper 17

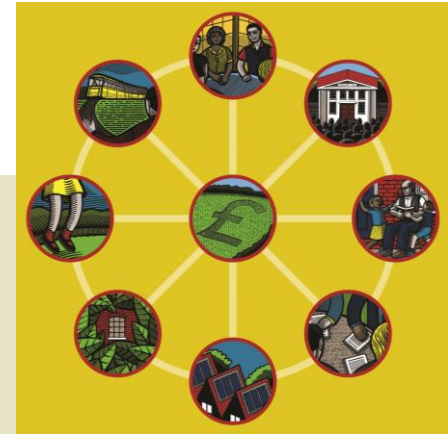
new estimates of housing requirements in england, 2012 to 2037

By Neil McDonald and Christine Whitehead



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.





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The TCPA's Garden Cities Campaign

creating garden cities and suburbs today

policies, practices, partnerships and model approaches – a report of the garden cities and suburbs expert group



2011/12 Cross sector support and political momentum

creating garden cities and suburbs today

a guide for councils



2013 How to make it happen

built today, treasured tomorrow

a good practice guide to long-term stewardship

creating garden cities and suburbs today



2014 Tools for delivering the principles

New Towns Act 2015?



New Towns Act 2015?

AN ACT TO ENABLE SUSTAINABLE DEVELOPMENT
THROUGH THE CREATION OF NEW TOWNS BY MEANS OF
DEVELOPMENT CORPORATIONS,
AND FOR PURPOSES CONNECTED THEREWITH

*'I should like to encourage the corporations to be daring and
courageous in their efforts to discover the best way of living.'*
Lewis Silkin MP, New Towns Bill debate, 1946



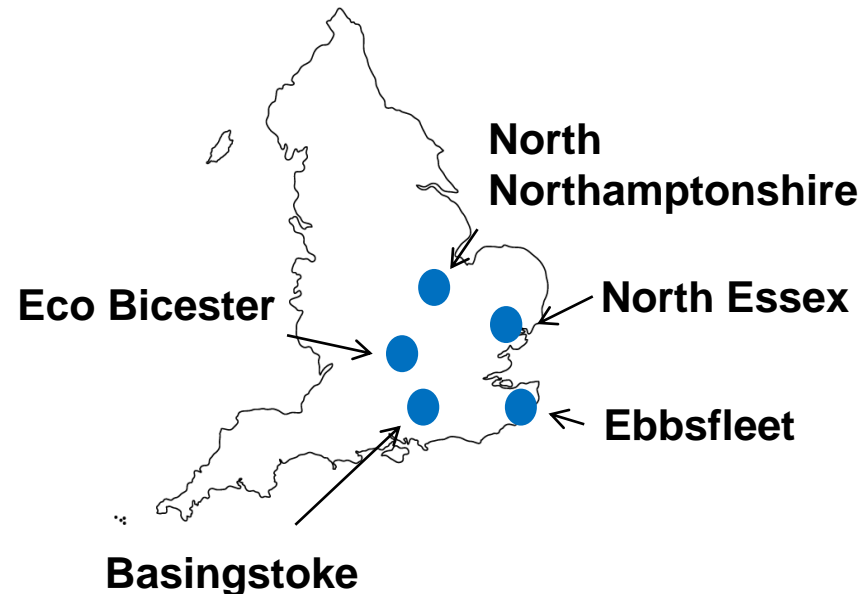
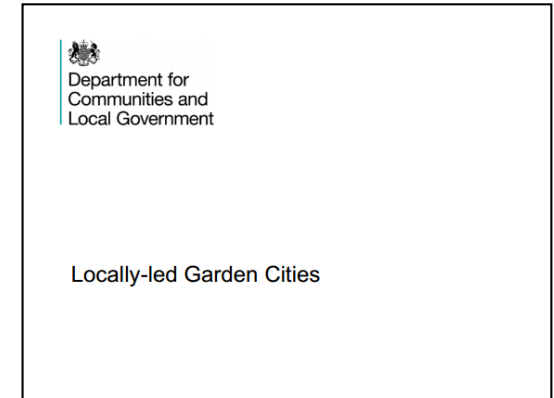
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LONDON
TOWN AND COUNTRY PLANNING ASSOCIATION

Legislation requires modernisation:

- Transparent legal objectives for Development Corporations – **sustainable development, climate change and social inclusion**
- Enhanced requirements for public **participation**
- **Partnership** working
- Handover of **assets** to be managed for community in perpetuity

'Locally –led Garden Cities'

- **Offering:** brokerage/direct planning support/capacity funding/capital funding
- **Must have:** Local support/scale/connectivity/robust delivery arrangements/commercial viability
- **Brownfield 'preferred'**
- **'May wish to consider' TCPA Garden City Principles**





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Garden City Standards for the C21st

What can councils do today?



Just launched: Practical Guides for creating successful new communities

Guidance and standards on how to achieve the Garden City principles in the current policy and legislative framework.



How do we want to live?

We must learn the lessons from the past and avoid creating the slums of the future:

- Plan and innovate for high quality, genuinely affordable and resilient new communities
- Think creatively about finance - how to share land values to pay for infrastructure and long term stewardship
- Think about how places will be looked after in the long term
- Recognise that building new communities is perhaps the greatest placemaking endeavour and requires the right tools, policy and legislative support to make it a reality.

Thankyou

Hugh Ellis, Director of Policy

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