

Garden City Developments Community Interest Company

**Working with Local Authorities and Landowners to
build Garden Cities**

Aim should be to:

- 1. Create special places:**
- 2. Facilitate community cohesion & governance:**
- 3. Generate income streams for maintenance.**

TCPA Garden City Principles

- 1: Land value capture for the benefit of the community**
- 2: Strong vision, leadership and community engagement**
- 3: Long-term stewardship**
- 4: Mixed-tenure homes and housing types that are genuinely affordable for everyone**
- 5: A wide range of local jobs in the Garden City within easy commuting distance from homes**
- 6: Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy, vibrant communities**
- 7: Development that enhances the natural environment, providing net biodiversity gains and using zero-carbon and energy-positive technology to ensure climate resilience**
- 8: Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods**
- 9: Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport**

Proposed Process:

Follow the planning rules;
Show leadership/Take ownership;
Capture more added value/Ensure
scheme pays for all infrastructure
before allocating residual land value.

But How?....

Start, pre local plan, by:

- 1. Identify more than enough sites:**
- 2. Engage with landowners:**
- 3. Front load planning work to take ownership of proposals by defining what you want, what you offer, how it can be funded:**

3. This should include——

Your Vision:-

Infrastructure & standards:

Community Governance:

Your role;-

Effective control of land:

Proactive development role:

Facilitator of Investment

Timing

Discuss & agree terms with
landowners **before** allocating
land in Local Plan:
Planning “adds value”

Aim to secure
agreements to 'buy' land
that can become binding
subject to allocation

**Be willing to use
carrots and sticks:-**

Carrots include:

Active LA leadership:

Credible Delivery Agency:

Investment by LAs:

Grant applications:

Reduced planning risk:

**Clear business plan demonstrating
viability:**

Sticks include:

No allocation;

Compulsory purchase:

If successful:-

Allocate preferred site:

Set up Delivery Agency:

Set up Community Trust:

Plus possibly-

Form Joint Venture with
landowners:

Select master developer partner:

If successful you will secure:

1. Garden city/suburb qualities.
2. Community governance:
3. Proactive role in securing delivery:
4. Support for existing infrastructure:
5. Self-sustaining renewal:

Why do this?/Will it work?

Doesn't break any rules;

Not current normal practice;

Informal support from PINS;

Benefits can be enormous.