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——
YourVision:-
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.