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41.1 The Town and County Planning Association was founded in 1899 by Ebenezer Howard to promote the idea of the Garden City. It is a reformist movement concerned with planning, housing and the environment. The TCPA has produced a suite of guidance with practical steps for making 21st Century Garden Cities a reality. In July 2014 the TCPA published 'The Art of Building a Garden City: Garden City Standards for the 21st Century.' This document sets out the Garden City principles in detail.

41.2 The Garden City principles⁽⁶⁷⁾ are a distillation of the key elements that have made the Garden City model of development so successful, articulated for a 21st century context. Taken together, the principles form an indivisible and interlocking framework for the delivery of high-quality places.

41.3 A Garden City is a holistically planned new settlement which 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 their delivery. The principles are:

1. Land value capture for the benefit of the community:

41.4 A distinguishing characteristic of the Garden City is the fair distribution to the community of the profits that result from new development. Capturing rising land values created by the development of the town can repay infrastructure costs and provide a portfolio of assets which are proactively managed in perpetuity for the benefit of the Garden City community. This requires the acquisition of land at, or near, current use value by a body with effective planning and land assembly powers. Ideally, this requires a Development Corporation which could be led by a local authority. Access to compulsory purchase powers is crucial as a power of last resort for such bodies. The development of land is one major source of asset values and income but the control of core utilities and, in particular, local energy companies, provides significant opportunities for capturing values and securing genuinely localised and resilient economies.

2. Strong vision, leadership and community engagement:

41.5 If Garden Cities 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 in the planning process to provide reassurance and certainty for all parties. Both the designation process and the development of the Garden City should demonstrate a real commitment to community participation. Such participation must be set within the context of the needs of people already living in the area and those in the wider community who need a home. New Garden Cities require the very best of professional expertise. If a local authority decides to pursue the development of a new Garden City or Suburb, it will need a dedicated planning and delivery team with the right skills and expertise.

67 Available: <https://www.tcpa.org.uk/garden-city-principles>

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3. Community ownership of land and long-term stewardship of assets:

41.6 A suitable body will need to be established to manage the assets of the Garden City in the long term. This management body can take a variety of forms, and the most suitable approach should emerge through the design and delivery process. If the organisation that will manage the community in perpetuity is different from the organisation that has delivered the development, then at an appropriate time (no less than 25 years) the ownership of the Garden City's land and assets should be endowed to the management organisation to manage it in the long term, re-investing profits back into the Garden City. It is essential that a plan for financing the maintenance and management of community assets is set out at an early stage and appropriate finance endowed to the long-term stewardship organisation.

4. Mixed-tenure homes and housing types that are genuinely affordable for everyone:

41.7 Garden cities must have a primary focus on providing homes for those most in need. Garden cities should provide diverse housing tenure options, delivered by a range of providers, from housing associations to smaller providers such as co-operatives and community land trusts. Self-build and custom build homes are an important part of the housing mix in Garden Cities, and land should be designed for this purpose, potentially as serviced plots. At least 30% of homes in a new Garden City should be for social rent. Other forms of affordable housing such as shared equity, low cost or discounted ownership should form at least a further 30% of homes, with clear mechanisms to ensure that this is made available in perpetuity. There are opportunities for the town developer to operate as a Housing Association, or to have a Housing Association as a subsidiary of the organisation, as part of a broad portfolio of assets and enterprises. This arrangement should be complemented by other smaller players such as housing co-operatives or community land trusts in order to deliver a range of tenure options. The Garden City model of land value capture makes achieving genuinely affordable homes a viable prospect.

5. A robust range of local jobs in the Garden City and within easy commuting distance of homes:

41.8 Garden Cities are not simply about housing – a broad range of employment opportunities is required if unnecessary or undesirable commuting is to be avoided. Sustainable transport networks should facilitate sustainable commuting where necessary, but a new Garden City should aim to be broadly self-contained while playing a role in the wider area. Garden Cities must accommodate smart systems and should be flexible enough to respond to the changing nature of – and emerging trends in – work and technology. New Garden Cities must provide a full range of employment opportunities, with the aim of no less than one job per new household. The achievement of complete employment self-sufficiency is impossible, and not always desirable, but the aim should be to reduce the need to travel to work as far as is practicable. A clear economic strategy must be established at the inception of a new Garden City. It should engage private sector employers and key players in the knowledge economy, such as research and educational partners. This strategy should also quantify the outcomes of other key Garden City principles in building a local economy.

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6. Beautifully and imaginatively designed homes with gardens, combining the very best of town and country to create healthy communities, and including opportunities to grow food:

41.9 Garden Cities are defined by quality and innovation in all aspects of design and technology. Aesthetically this means aspiring to the very best domestic and commercial architecture with sensitivity to local vernacular design and materials. The original Garden City designs reflected a fusion of the best of the past while embracing new materials and the needs of modern living. This means making the most of new technologies and innovations in construction and design. The 21st century Garden City will be characterised by a landscape structure of multi-functional green infrastructure, including the private or shared gardens associated with homes, areas for local food growing such as allotments and community gardens/ orchards and a surrounding belt of well managed agricultural land. Garden Cities must be designed to enable households to enjoy healthy lifestyles in a high-quality built environment including through active travel and physical activity, and access to healthier food.

7. 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:

41.10 Garden Cities are places in which human development positively enhances the natural environment. New Garden Cities should yield a net gain in local biodiversity. Garden Cities must demonstrate the highest standards of innovation in zero-carbon and energy-positive technology in order to reduce the impact of climate change including emissions. Garden Cities must be water efficient and must aim to be water-neutral in areas of serious water stress. The location, layout and construction of a Garden City should minimise, and wherever practicable avoid, flood risk.

8. Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods:

41.11 Garden Cities are places of cultural diversity and vibrancy with design contributing to sociable neighbourhoods. This means, for example, shaping design with the needs of children's play, teenage interests and the aspirations of elderly in mind. Creating shared spaces for social interaction and space for both formal and informal artistic activities, as well as sport and leisure activities. Garden Cities should provide a full range of cultural, recreational, retail and commercial activities which are easily accessible for everyone.

9. Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport:

41.12 Garden Cities should be designed to encourage positive behavioural change in terms of low-carbon transport; walking, cycling and public transport should be the most convenient and affordable forms of transport. This means ensuring a comprehensive and safe network of footpaths and cycleways throughout the development, and public transport nodes within a short walking distance of all homes. Multi-user routes should be created that are accessible to all vulnerable road users,

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such as equestrian users. Where car travel is necessary, consideration should be made of shared transport approaches such as car clubs. Garden cities should embrace new low- and zero-carbon technologies and aim to be free of polluting vehicles as soon as possible and within 20 years. Garden Cities should be located where there are existing rapid public transport links to major cities, or where real plans are in place for their provision or better connectivity is developed as part of the Garden City principle and infrastructure development. Multi-user routes should be created that are accessible to all vulnerable road users, such as equestrian users. Provision should be made for infrastructure for electric vehicles or better connectivity is developed as part of the Garden City principle and infrastructure development. Provision should be made for infrastructure for electric vehicles.