

Garden City Developments Community interest Company Ltd

Garden City Developments Ltd was established as a Community Interest Company with the object of providing practical support to local authorities, landowners, developers and communities wishing to create garden city developments in accordance with the Town and Country Planning Association's principles. It is a not for profit organisation and Directors receive no remuneration.

The company has three founding Directors, Sir Brian Briscoe, (formerly Chief Executive of the LGA), Lynda Addison (formerly a TCPA Trustee) and Robbie Owen (a partner at Pinsent Mason). Lee Shostak (former Chair of the TCPA) has supported the Board and John Walker (formerly at Commission for New Towns) and Allen Duff (formerly at Milton Keynes Development Corporation) have participated in the company's work.

The key to our role is to help build the confidence of local authorities and others that the Garden City principles of land value uplift contributing to infrastructure and high quality development, and the long term local stewardship of places are possible, and that asserting the local responsibility for what happens locally is crucial to successful communities. We are not attempting to plan Garden City developments but to help those responsible for planning to see how creating "places rather than housing estates" can be done.

In our discussions with the three Councils for whom we are currently working, we are encouraging the Councils to take a strategic approach - clarifying their vision, being willing to show leadership, investing in their projects, creating credible development agencies and long term governance structures through a Community Trust. On their behalf, we will be discussing their plans and aspirations with local land owners, with whom we hope to agree terms on which their land will be made available, ensuring that land value can be ploughed into infrastructure and facilities. We are equally happy to support the Council's officers where they can lead such negotiations. The position is stronger whilst the Councils are at an early stage in the local planning process and have not yet determined the preferred locations for major growth.

In parallel we have encouraged ATLAS (an Agency of CLG) to become involved, not only in the process of developing the approach in the specific locations, but also in developing a financial model that will allow plans to be tested for viability under various assumptions about scale, pace, funding and standards. We are optimistic that it may provide a basis for other partners and local authorities to develop a similar approach.

We are attending your meeting to outline our thinking and experience so that you can consider whether we are likely to be helpful in taking forward your current development challenge.

Garden City Developments – 01 06 15