

## 19 Appendix 4 - Garden Community Principles

### Introduction

The Garden City principles (2014), ~~published by the Town and Country Planning Association (TCPA)<sup>(X)47</sup>~~ 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.

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, and include:

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

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:

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.

#### 3. The long-term stewardship of assets:

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

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(X)47 Garden City Principles (TCPA, 2014). Available: <https://www.tcpa.org.uk/garden-city-principles> Published 10 April 2014

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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;**

The majority of homes in a new Garden City must be 'affordable' for ordinary people (we would recommend 60-70% minimum). At least 50% of the homes that are classified as 'affordable' must be for social rent. There are opportunities for the town developer (whether a Development Corporation/Community Interest Company/Community Land Trust etc.) 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.

### **5. A robust range of employment opportunities in the Garden City itself, with a variety of jobs within easy commuting distance of homes:**

New Garden Cities must provide a full range of employment opportunities, with the aim of no less than one job per new household. While the changing nature of work means that the achievement of perfect employment self-sufficiency is impossible, the aim should be to reduce the need to travel to work as far as is practicable.

### **6. Beautifully and imaginatively designed homes with gardens, combining the very best of town and country living to create healthy homes in vibrant communities:**

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. In building standards this requires innovation beyond zero carbon and in the use of materials and construction techniques. It also means considering life-time homes and the needs of particular social groups, such as the elderly. New Garden Cities should include opportunities for people to build their own home (either alone or collectively), and set aside land for future community needs. There is no single density requirement for Garden Cities but strong emphasis should be placed on homes with gardens and on space for both allotments and community gardens and orchards to provide for healthy local food.

### **7. Development which enhances the natural environment:**

Garden Cities are places in which human development enhances and does not diminish the natural environment. This net gain to biodiversity is secured through master plans which link generous private and community gardens with wider public green and blue

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space and ultimately with strategic networks of green infrastructure and habitat creation. This will mean a surrounding belt of countryside to prevent sprawl, well connected and biodiversity rich public parks, and a mix of public and private networks of well-managed, high-quality gardens, tree-lined streets and open spaces. Garden Cities offer the opportunity to be highly climate resilient through extensive green and blue infrastructure. They must also demonstrate the highest standards of technological innovation in zero carbon and energy positive technology to reduce the impact of climate emissions.

### **8. Strong local cultural, recreational and shopping facilities in walkable neighbourhoods:**

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.

### **8.9. Integrated and accessible transport systems:**

Walking, cycling and public transport should be the most attractive and prioritised forms of transport in the garden city. 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. Where car travel is necessary, consideration should be made of shared transport approaches such as car clubs. New Garden Cities should be located only where there are existing rapid public transport links to major cities, or where real plans are already in place for its 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.

### **9.10. A strategic approach:**

Ebenezer Howard saw the development of Garden Cities as part of a wider strategic approach to meeting the nation's housing needs. This was based on networks of new settlements well connected by public transport. A national policy for a new generation of Garden Cities should consider how these settlements contribute to the nation as whole; how they relate to aspirations for a more balanced economy; to long term climate resilience, and to new opportunities in industrial modernisation.