



RTPI

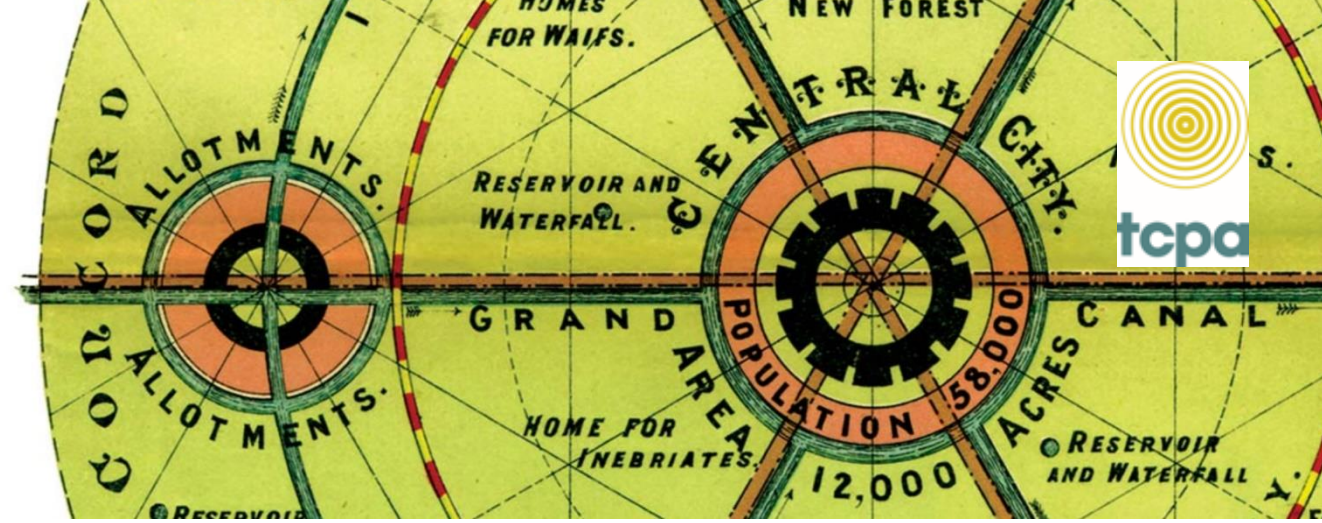
Royal Town Planning Institute

Opportunities for new settlements

Katy Lock - Director – Communities (FJ Osborn Fellow)
Town & Country Planning Association

Chair: Colin Bannon - Vice chair, Urban Design Network

About the TCPA



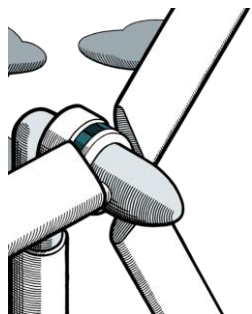
The **TCPA's vision** is for homes, places and communities in which everyone can thrive.

Our mission is to challenge, inspire and support people to create healthy, sustainable and resilient places that are fair for everyone.

The case for new settlements



1. **Housing need:** We can't meet housing need on a plot-by-plot basis alone. New settlements an essential part of portfolio of solutions needed.



2. **Climate, health, quality:** Holistic approach enables highest environmental and quality standards to enable climate resilience and healthy lifestyles.



3. **Management and consent:** New settlements provide economies of scale and land value capture opportunities which are good for the economy and society.





The case for new settlements



Equitable

Sharing land values for community benefit.

Visionary and collaborative

Strong vision, leadership and community-participation.

Nurtured

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

Genuinely affordable

Mixed-tenure homes and housing types that are genuinely affordable.

Accessible for all

Integrated and convenient walking and wheeling routes and public transport systems.

Vibrant and inclusive

Culturally diverse, energising, sociable neighbourhoods.

Landscape-led, climate resilient

Development that enhances the natural environment and addresses climate change.

Designed to marry town and country

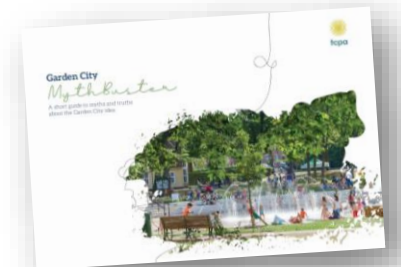
Places that enhance people's health and wellbeing.

Local employment

A wide range of local jobs.

Garden City Principles

Nurturing communities and the environment



How to deliver a new generation of Garden Cities?



- **Strategic national spatial approach** to with local-authority led studies
- **Dedicated consent route** - enabled by government, led by local authorities thorough **modernised New Towns Act** – not just locally-led
- A lasting settlement on **land value, viability and compulsory purchase**
- Part of a **portfolio of approaches needed** – investment in existing towns and cities also essential

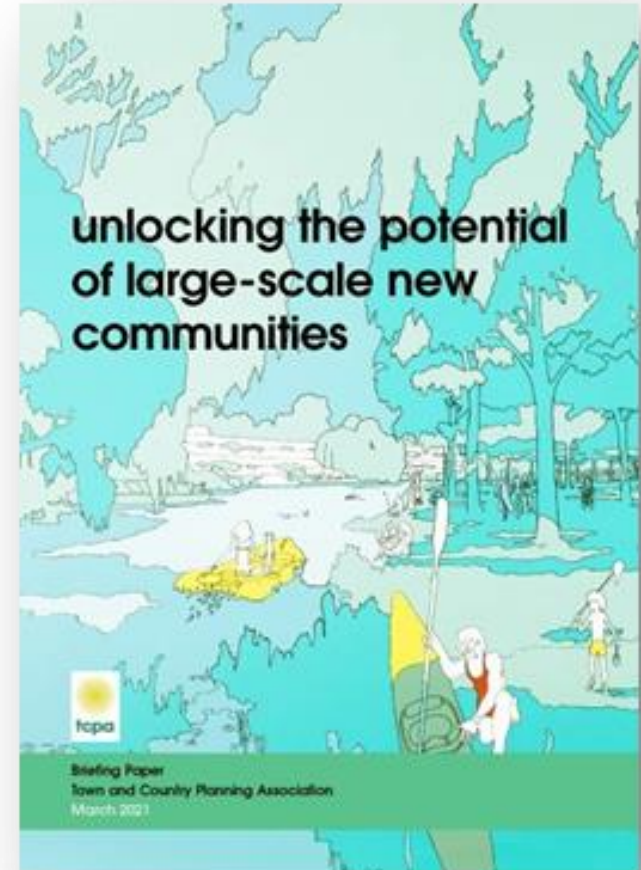


- Government's '*Garden Communities*' programme
- Garden City Principles in over 16 adopted Local Plans
- Amended Regulations on 'Locally-led New Town Development Corporations'
- Competition on Delivery models
- New Town/s mooted in Cambridge – MK – Oxford Corridor
- Amends to the NPPF on timescales and proposed revisions on housing forecasting



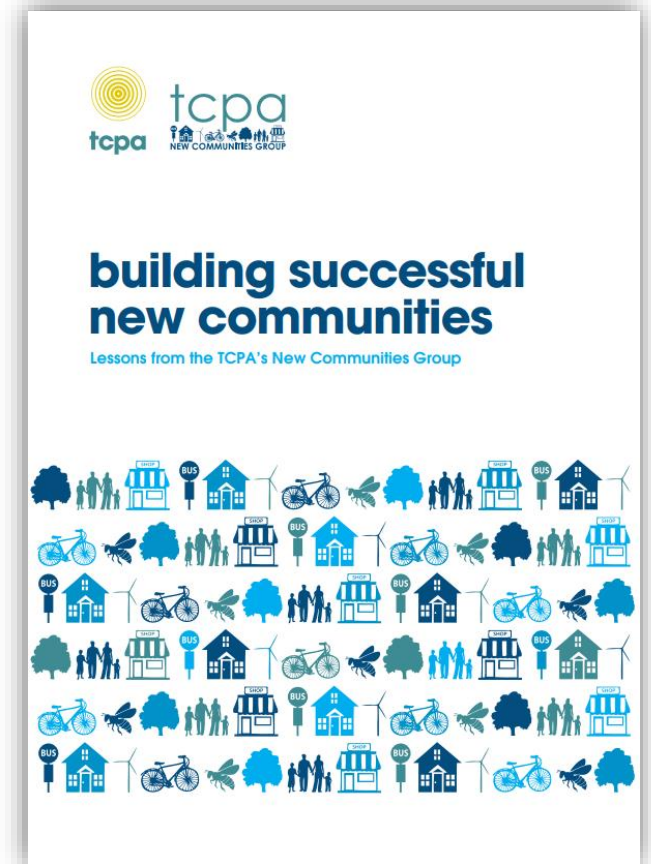
What's the problem?

- a lack of a **consistent political leadership** at both national and local levels;
- a lack of **skills and capacity** among planning teams and elected members;
- a lack of effective, **strategic cross-border co-operation** on identifying new locations;
- a **deficit in infrastructure investment**, particularly in transport and affordable homes (including those for social rent);
- **complexities in the viability testing** process, and particularly in the factors to be applied to developer and landowner returns;
- **tensions** between private sector **delivery rates** based on local market conditions and local authorities' **wider aspirations and obligations**;
- **national planning policy**, which can undermine the case for taking a long-term, large-scale strategic approach to meeting housing need





- The Group collectively helps to **develop plans** and provide **political support**
- Encourages a **sharing of knowledge** and best practice through seminars, workshops, study visits, parliamentary meetings and newsletters
- Together the group is providing **innovative local leadership** for plans delivering over **280,500 new homes**



the garden city opportunity

a guide for councils



1. Leadership
2. Public Participation
3. Location and consent
4. Embedding high quality design
5. Unlocking land and finance
6. Local-authority led delivery
7. Long-term stewardship

The Lady Margaret
Paterson Osborn Trust

LD&A DESIGN

 COUNTRYSIDE
Places People Love

Practical Delivery Guides

- Locating and consenting new Garden Cities
- Finance and Delivery
- Design and Masterplanning
- Masterplanning for net-zero energy
- Homes for All
- I'd love to live there! Art and Culture
- Planning for Green and Prosperous Places
- Creating health-promoting environments
- Long-term Stewardship
- Community participation
- Edible Garden Cities
- Sustainable transport
- Modern Methods of Construction
- Climate Resilient Garden Cities

<https://www.tcpa.org.uk/guidance-for-delivering-new-garden-cities>





guide 3
design and
masterplanning



Proctor & Matthews



Design detailing and high-quality materials serve to maintain local distinctiveness at Horsted Park, Chatham

Paul Riddle/Alison Brooks Architects



At Newhall, in Harlow, design codes have been used to specify that housing on streets around the local centre must be designed so that businesses can be accommodated if required (rather than requiring live/work accommodation as part of the mix), and developers have been encouraged to deliver housing across the development that provides a good environment for home-working



Sustainable drainage systems also provide a high-quality leisure and biodiversity area at Derwenthorpe, York

Design quality charter for Chilmington Green, Ashford



Design and delivery – Long-term Stewardship in new settlements



- Linking community development, public participation, finance and delivery for better placemaking.
- Continuum of models
- ‘Lifespan’ requirement in Design Codes provides a hook
- Must be considered at the earliest stages of planning to embed meaningfully in design and delivery



New settlements in 2024?

David Davis: A solution to the housing crisis that is paralysing government. New garden towns and villages.



Keir Starmer promises to build new towns and 1.5m homes

10 October · Comments

Labour Party Conference



Conservative:

- Sunak: 'Thousands of new homes' at Euston HS2 terminus
- Truss: 500k homes p/a
- Gove: 'We're on track to deliver a million new homes...but we need many more'
- No mention of new settlements

Liberal Democrats:

- 380,000 new homes
- New Garden Cities

Labour:

- 1.5M new homes
- A 'new generation' of New Towns
- Rayner - 'Biggest boost to affordable housing for a generation'



tcpa

Thankyou

Katy Lock MRTPI
Director, Communities
(FJ Osborn Fellow)

Katy.Lock@tcpa.org.uk

@Katy_Lock





RTPI

Royal Town Planning Institute

Q&A

Katy Lock - Director – Communities (FJ Osborn Fellow)
Town & Country Planning Association

Chair: Colin Bannon - Vice chair, Urban Design Network



RTPI

Royal Town Planning Institute

Comfort break

Please return by 11:30 to start the next session