

# Addressing the UK's housing challenge: The role of 21<sup>st</sup> Century garden cities

**Dr Hugh Ellis, TCPA**

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# About the TCPA

## Leading the planning debate in the UK

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### planning out poverty

#### the reinvention of social town planning



### policy analysis of housing and planning reform

Town and Country Planning Association

March 2011

### eco-development group newsletter

Issue 9 August 2011

Welcome to the ninth issue of the TCPA's Eco-Development Group (EDG) Newsletter. In each issue of the Newsletter we will update you on the latest training, events and opportunities. We will also use the Newsletters to highlight key issues that need to be taken into account as eco-developments are brought forward. This issue of the Newsletter includes an update on the draft National Planning Policy Framework and an article on how the AIMCA project is helping to make eco-homes the norm, as well as information on upcoming TCPA and EDG events in 2011.

Obstacles from top left: Clack David & Sonnet at 100 St. Charles, transferring the Blackheath site and 100 St. Charles in partnership with a local housing association; the Blackheath estate of 100, with a view of its former and EDG members on the...

### collaborative working for climate change policies

By Alex House



eco-development

### town & country planning

The Journal of the Town and Country Planning Association

January 2011 Vol. 80 No. 1

brian briscoe, emma carlaga, hugh ellis, peter hall, robin hambleton, yvonne rydin,

### Your place, your plan



Town & Country Planning Association

### planning for a healthy environment – good practice guidance for green infrastructure and biodiversity

Town & Country Planning Association

### the lie of the land!

England in the 21st century







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# Pan-European projects

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Climate Adaptation Strategy  
The City of Malmö

## EXPERT PAPER LAUNCHED

The European Green and Blue Space Adaptation for Urban Areas and Eco Towns (GRaBS) project, led by the TCPA, has launched its first Expert Paper at GreenBuild Expo in Manchester. Professor John Handley, Chair of the GRaBS Expert Panel, said, "Climate change is already with us and the urban environment amplifies the impacts. Green and blue infrastructure has a substantial role to play in adapting our towns and cities to climate change and, as this paper highlights, policy responses are needed from an international and European level through to the national and local level."

Speaking at the Greenbuild Expo conference, TCPA Energy Policy Manager Kate Henderson, author of the paper, said, "This first GRaBS expert paper sets out the case for climate change adaptation and, in particular, argues that people or places facing poverty and disadvantage must not be disproportionately affected by climate change, or by policy or practice responses to it."

"Adaptation means learning to live with... and of prepar... unavo... chang...



## GRaBS Expert Paper 1 the case for climate change adaptation

By Kate Henderson

**SPECIAL**  
SPATIAL PLANNING and ENERGY for COMMUNITIES IN ALL LANDSCAPES



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grabs  
green adaptation

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Project Partners

The 14 partners, shown from right to left, represent a broad spectrum of expertise covering degrees of strategic policy and experience.



Welcome to the first newsletter of the GRaBS project (green and blue space adaptation for urban areas and eco towns)



Atmospheric carbon dioxide concentrations are at their highest level for three million years; climate change is already with us, and the urban environment is likely to be particularly vulnerable to its impact. This is a major challenge throughout Europe with towns and cities facing increased temperatures and/or flooding and therefore the need to adapt is enormous and urgent.

Through the GRaBS project we

urban design can provide solutions that make our communities less vulnerable to these risks.

Green infrastructure, including gardens, parks, productive landscapes, green corridors and walls, and green roofs and walls, and blue infrastructure, such as water bodies, rivers, streams, flood-plains and sustainable drainage systems, play a vital role in creating climate resilient developments; a role, which is not sufficiently recognised and

### GRaBS News

Issue 1  
June 2009

Financed by the European Union European Regional Development Fund (ERDF), and made possible by the INTERREG IVC Programme, the project will facilitate the much needed exchange of knowledge and experience, and the actual transfer of good practice on climate change adaptation strategies, to local and regional authorities across Europe.





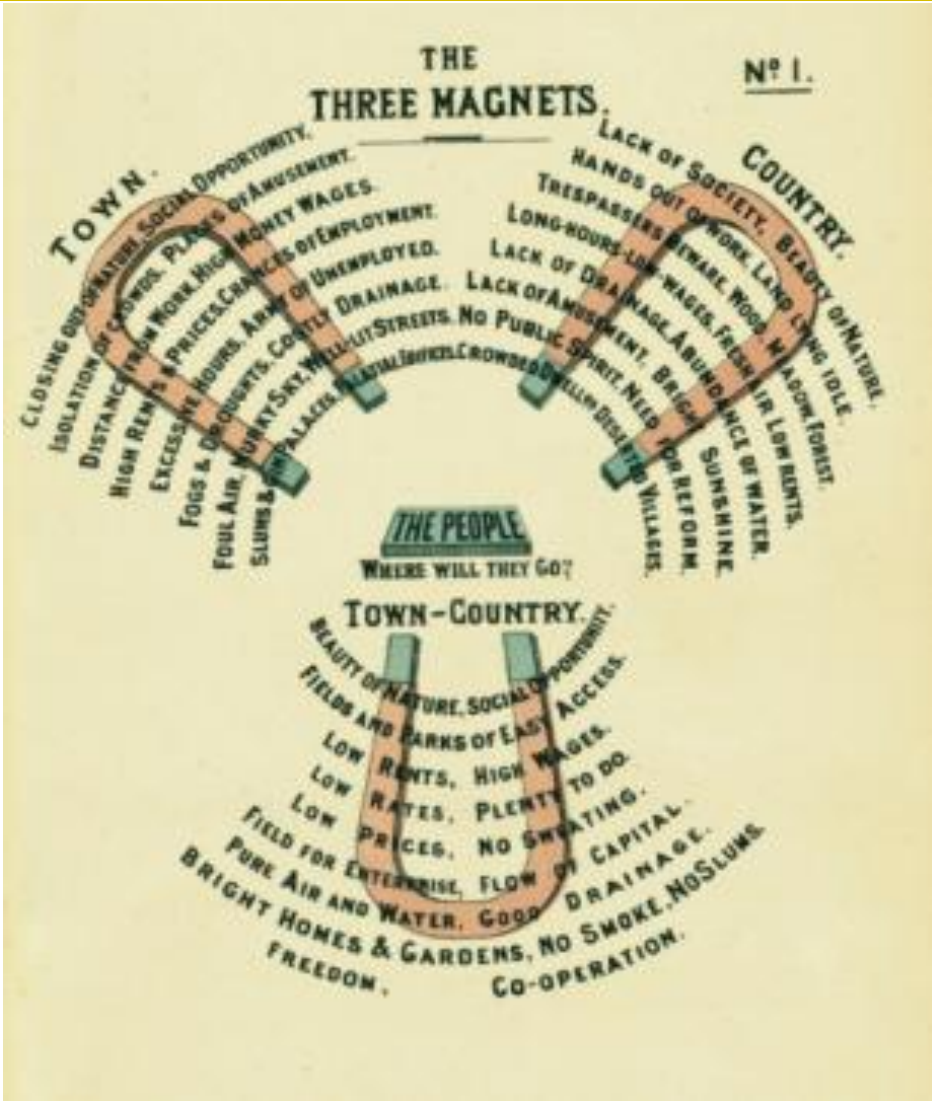


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# Housing and Large Scale Development in UK

## The Garden City Movement

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# The Garden City vision of long-term stewardship for community gain

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- Land ownership retained by a body similar to a trust
- Incomes earned from residential and commercial leaseholders (along with betterment) would:
  - Be reinvested in community assets and services
  - Repay the original development finance debts - which would eventually decrease to 'vanishing point'...





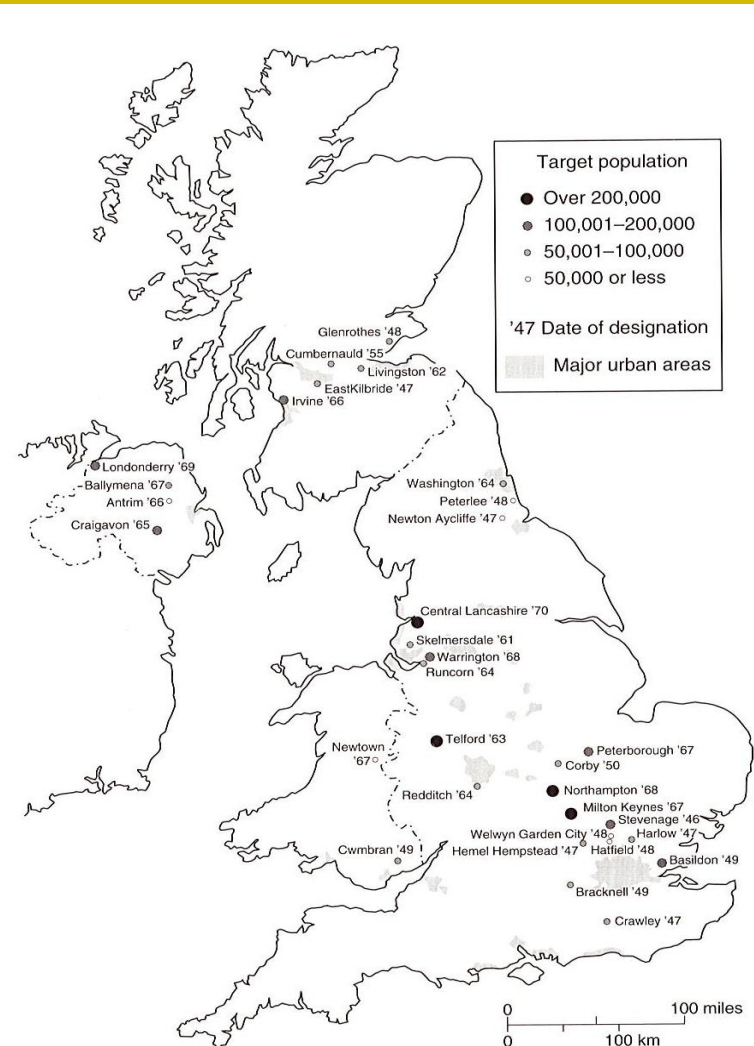
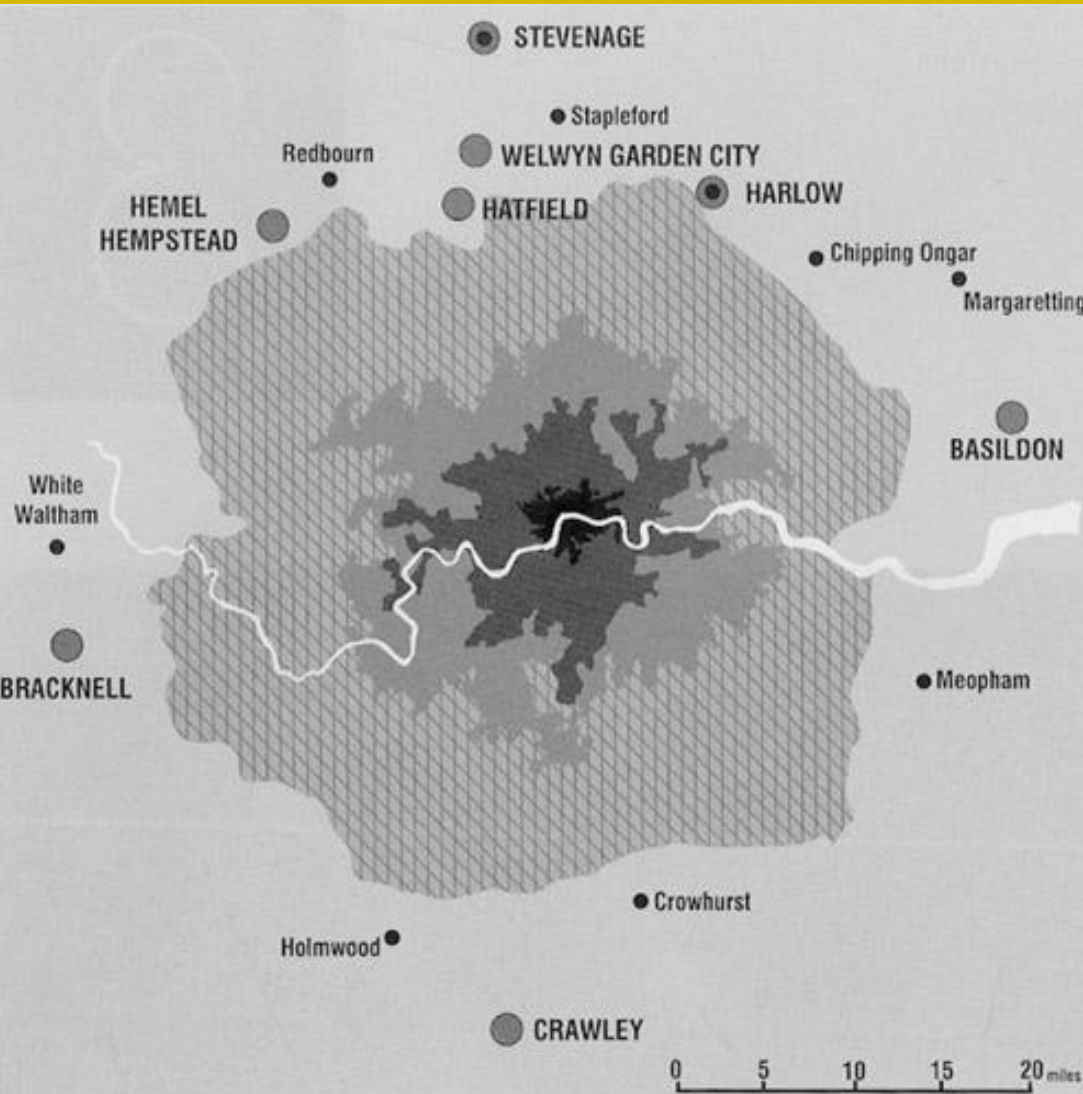


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# Housing and Large Scale Development in UK

## New Towns Act 1946

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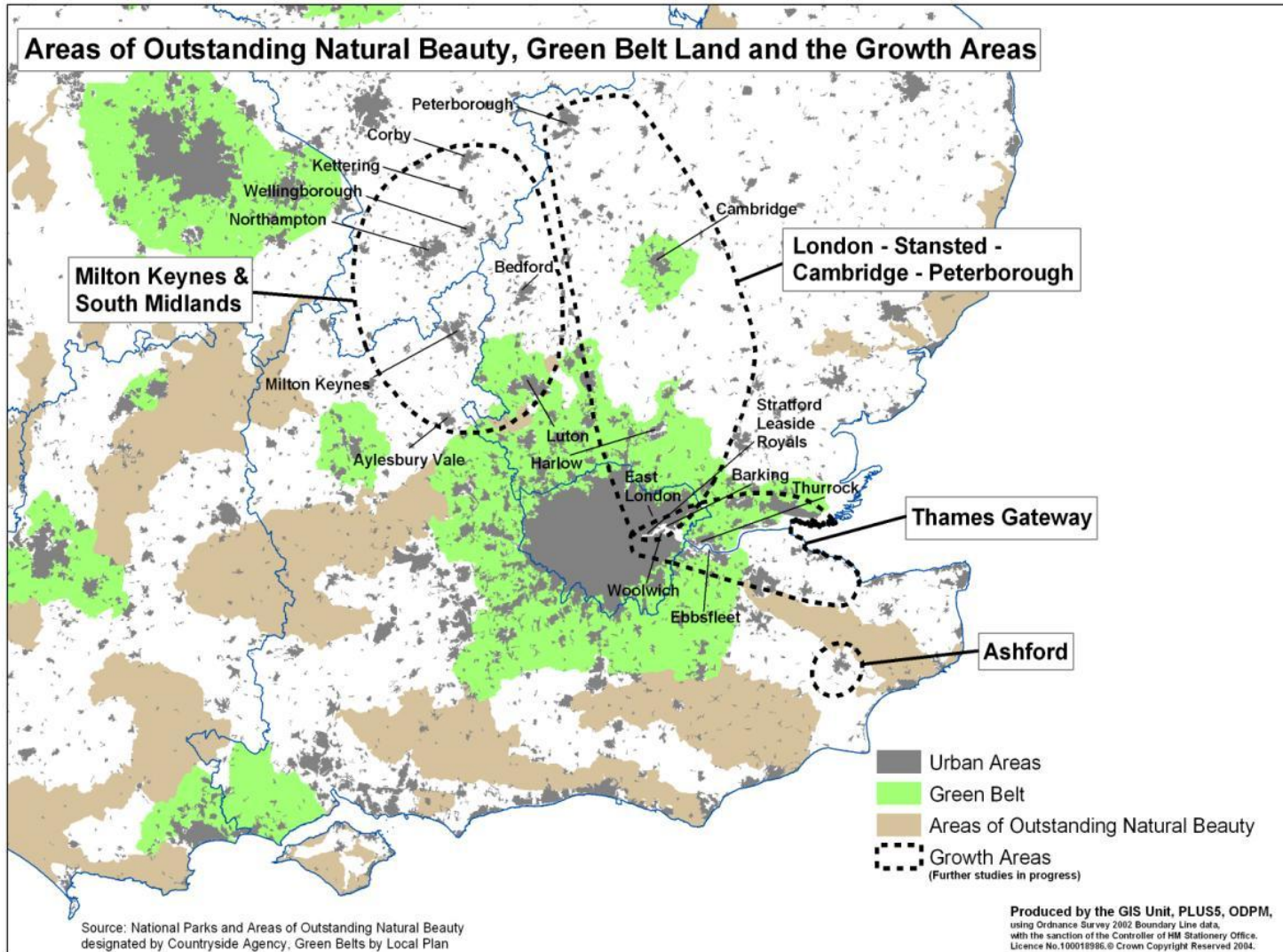


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# Housing and Large Scale Development in UK

## From 2000 – Growth and Renewal

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# Housing and Large Scale Development in UK

## 2007 Eco Towns

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Eco-towns Prospectus







# Why rediscover Garden Cities?

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## Average Plymouth house price is 'eight times local wage'

Plymouth Herald Follow

Tuesday, May 22

THE average house price in Plymouth is eight times the average local income, an MP has highlighted.

## Housing groups call for government action to address possible UK housing crisis

Business News

BY FINANCIAL NEWS · MAY 17, 2012 · NO COMMENTS  
BUSINESS NEWS, ECONOMIC NEWS, PROPERTY NEWS · TAGGED  
HOUSING, HOUSING SHORTAGE, PROPERTY NEWS, UK

## Baby-boomers downsizing are now driving the property market, says Rightmove, as house prices stall

By SEAN POULTER and SIMON LAMBERT

2012 | UPDATED: 09:50, 22 May 2012

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## House prices bubble swells in London

The London housing market is a stitch-up between well-off baby boomers and buy-to-let landlords



Patrick Collinson  
The Guardian, Thursday 23 February 2012 12:25 GMT



## Government 'failing to get enough homes built'

Number of completed homes in 2011 less than half what government admits is required annually to meet demand

Randeep Ramesh  
The Guardian, Thursday

## Town & Country Planning Tomorrow Series Paper 16

## new estimates of housing demand and need in england, 2011 to 2031

By Alan Holmans





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# Garden City Principles

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- Strong vision, leadership and community engagement.
- Land value capture for the benefit of the community.
- Community ownership of land and long-term stewardship of assets.
- Mixed-tenure homes and housing types that are affordable for ordinary people.
- Beautifully and imaginatively designed homes with gardens in healthy communities.
- A strong local jobs offer in the Garden City itself and within easy commuting distance of homes.
- Opportunities for residents to grow their own food, including allotments.
- Generous green space, including: a surrounding belt of countryside to prevent sprawl; well connected and biodiversity-rich public parks; high-quality gardens; tree-lined streets; and open spaces.
- Strong local cultural, recreational and shopping facilities in walkable neighbourhoods.
- Integrated and accessible transport systems.







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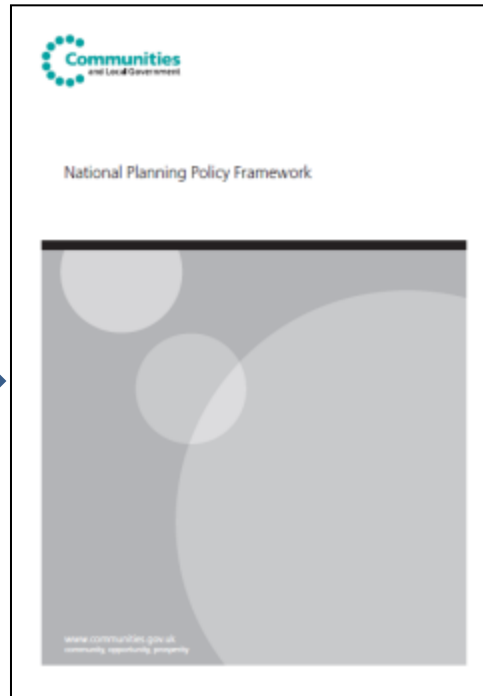
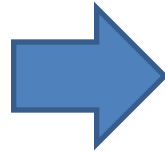
# The recent story

## TCPA Garden Cities Campaign

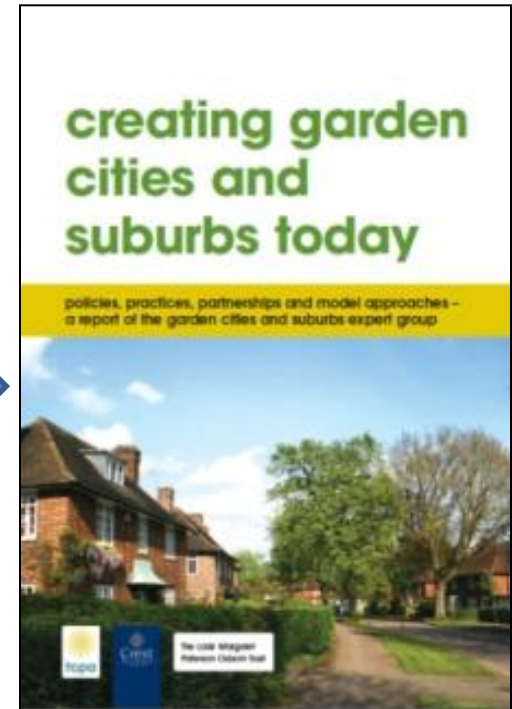
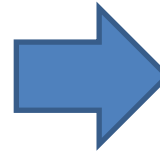
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March 2012



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May 2012



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# The recent story

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**housingnetwork**  
Insight, advice and best practice from the community

**Large-scale garden cities tipped as housing crisis solution**  
Labour conference warned that a piecemeal approach to development will not create enough new homes

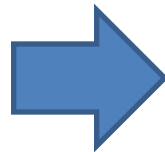
News Team  
Guardian Professional, Wednesday 3 October 2012 17:18:07  
Jump to comments ( ... )



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Garden cities could be the answer to the economic and housing crises faced by the country – but only if councils provide real political leadership, according to the Town and Country Planning Association (TCPA)

October 2012




Town & Country Planning  
**Tomorrow Series Paper 14**

**Health and Garden Cities**

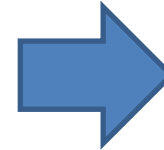
By Norman Macfadyen

A re-publication of the Garden Cities and Town Planning Association pamphlet on the health benefits of Garden Cities




Supported by the Lady Margaret Paterson Osborn Trust

February 2013



**creating garden cities and suburbs today**

a guide for councils



March 2013



# The recent story

## TCPA Garden Cities Campaign

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**NEWS POLITICS**

21 November 2013 Last updated at 15:16

### Labour would revive new town concept, says Ed Balls

The next Labour government would launch the biggest programme of new town construction in decades, shadow chancellor Ed Balls has said.

He repeated the party's commitment to build 200,000 new homes a year by 2020, in a move aimed at making housing a key battleground at the next election.

He also wants Treasury-backed cheap finance for house builders.

Government plans for new garden cities have run into opposition from local authorities.

Prime Minister David Cameron announced last year he wanted to see a new generation of garden cities to solve Britain's housing shortage.

But Communities Secretary Eric Pickles has reportedly said he will not "impose" them on areas that do not want them.

The previous Labour government also ran into local opposition when it tried to build a series of "eco-towns", many of which fell by the wayside.

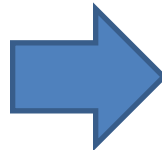
Mr Balls told the National Housebuilding Council he was considering the revival of development corporations, with sweeping powers to buy land and Treasury guarantees to net the finance they need to start building.

Mr Balls renewed calls on the government to housebuilding to stop prices rising ever higher

**Related Stories**

- Help to Buy cos being unveiled
- Help to Buy 'lopsided approach'
- Q&A: Help to Buy mortgage scheme

November 2013



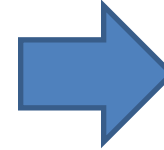
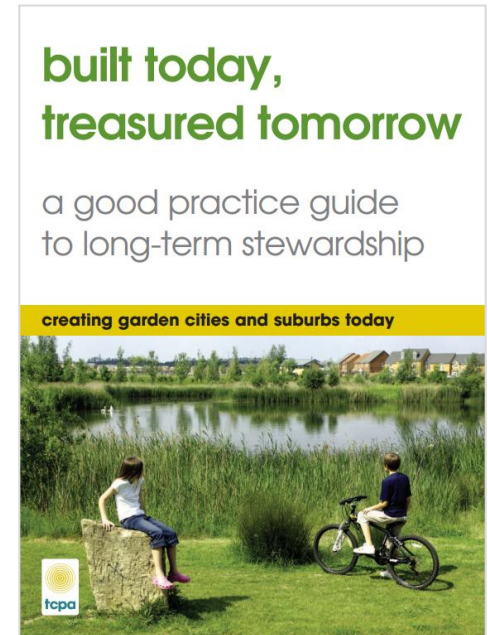

## How good could it be?

A guide to building better places

What the Garden Cities can teach us about finding a better way to live




November 2013

## built today, treasured tomorrow

a good practice guide to long-term stewardship

creating garden cities and suburbs today



January 2014

# TCPA's 3 year campaign...

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## creating garden cities and suburbs today

policies, practices, partnerships and model approaches – a report of the garden cities and suburbs expert group



**2011/12** Cross sector support and political momentum

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a guide for councils



**2013** How to make it happen

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**2014** Tools for delivering the principles



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a guide for councils



## Five key themes

1. Political Leadership and public consent
2. Strategic Planning
3. Unlocking land
4. Funding infrastructure
5. Skills and coordination



## New Towns Act 2015?

AN ACT TO ENABLE SUSTAINABLE DEVELOPMENT  
THROUGH THE CREATION OF NEW TOWNS BY MEANS OF  
DEVELOPMENT CORPORATIONS,  
AND FOR PURPOSES CONNECTED THEREWITH

*'I should like to encourage the corporations to be daring and  
courageous in their efforts to discover the best way of living.'*  
Lewis Silkin MP, New Towns Bill debate, 1946



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LONDON

TOWN AND COUNTRY PLANNING ASSOCIATION

### Legislation requires modernisation:

- Transparent legal objectives for Development Corporations – **sustainable development, climate change and social inclusion**
- Enhanced requirements for public **participation**
- **Partnership** working
- Handover of **assets** to be managed for community in perpetuity



We want to build 'a garden city or two' says Eric Pickles  
The Government wants to build "a garden city or two", Eric Pickles says



**the guardian**  
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## UK 'needs post-war spirit to tackle housing crisis' says former BBC boss

Sir Michael Lyons, drafting Labour plan for more homes, calls for 'muscular action'



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21 November 2013 Last updated at 15:16

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### Nick Clegg tells David Cameron to come clean on new garden cities

In Telegraph article, Deputy PM says insists that report into viability of building 1 new settlements to alleviate Britain's housing crisis will be published by Coalition



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# What next for Garden Cities?



- **Commitment in 2015 manifestos?**
- **Ebbfleet UDC**
- **Public and private sector appetite?**
- **TCPA's campaign:**

Lyons Housing Review  
Spring Conference – *time to make garden cities a reality*  
Study into lessons from the new towns and garden cities



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# Planning reform?

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## The need for change?:

- Building Standards
- The NPPF
- **Permitted Development**
- Morale and Funding
- The need for consensus



# Thankyou

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