



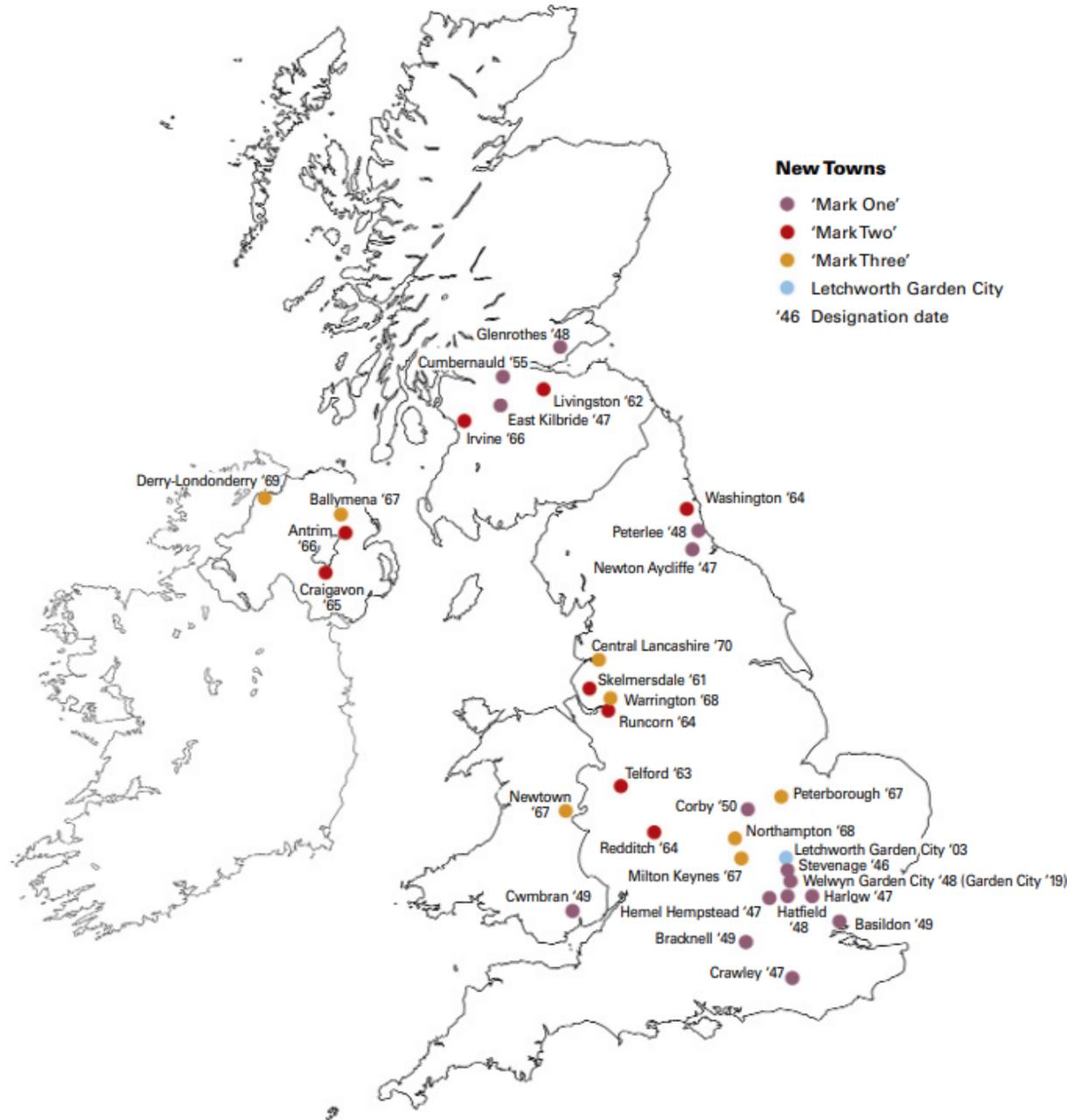
New Towns Re-imagined

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HBF September 2024

A Brief History

- 1946 New Towns Act
- 32 New Towns across the UK
- Constructed over 3 phases
- Home to 2.8m people
- Over 50 years since the last designation
- 1981 New Towns Act still on the statute books



The locations and designation/founding dates of the 32 UK New Towns and the two Garden Cities

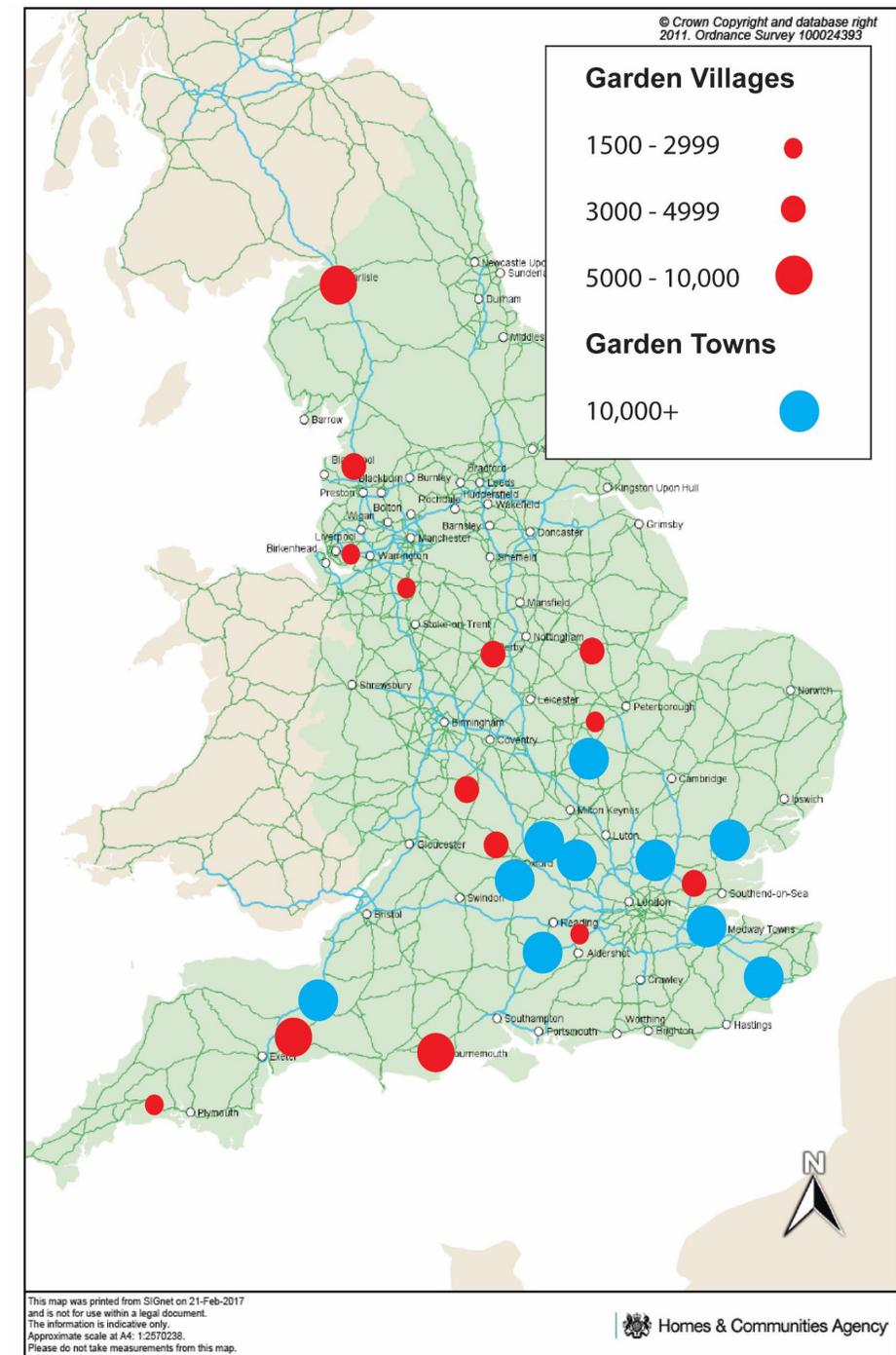
More recent efforts....

Garden Villages	Housing No's
St Cuthbert's, Carlisle	10,000
Welbourne, Fareham	6,000
Culm, Devon	5,000
Spitalgate Heath, Lincolnshire	3,700
Long Marston, Stratford-on-Avon	3,500
Dunton Hills, Essex	3,500
Infinity, South Derbyshire	3,200
Bailrigg, Lancaster	3,000
Oxfordshire Cotswold, West Oxfordshire	2,200
Halsnead, Knowsley	1,700
Longcross in Runnymede, Surrey	1,700
North Cheshire, Handforth	1,650
Deenethorpe, East Northants	1,500
West Carclaze, Cornwall	1,500

Garden Towns	Housing No's
North Essex	35,000
North Northamptonshire	16,700
Harlow and Gilston	16,000
Aylesbury	15,000
Didcot	15,000
Ebbsfleet	15,000
Bicester	13,000
Taunton	13,000
Otterpool Park	12,000
Basingstoke	10,000

And in addition:

- Mayoral Development Corporations
- Urban Development Corporations
- *Intro of 'Locally Led New Towns in 2018*



Policy paper

Policy statement on new towns

Published 31 July 2024

The government's vision for a new generation of new towns

This government believes that sustained economic growth is the only route to improving the prosperity of our country and the living standards of working people. Getting Britain building again is integral to kickstarting that growth and we are determined to build 1.5 million new homes over the next parliament.

This government's new towns programme will include large-scale new communities built on greenfield land and separated from other nearby settlements, but also a larger number of urban extensions and urban regeneration schemes that will work with the grain of development in any given area. The unifying principle will be that each of the new settlements will contain at least 10,000 homes, although we expect a number to be far larger in size. Collectively, we expect they could provide hundreds of thousands more homes in the decades to come.

New Towns Taskforce

We are getting Britain building again and our long-term vision for a new generation of new towns will enrich the lives of working people in the years to come

ANGELA RAYNER

New Towns Taskforce chair, Sir Michael said: “A new generation of new towns and largescale urban extensions could play a significant role in the Government’s plans for economic growth as well as offering new homes on an ambitious scale.

“Our mission begins today and we will work closely with local leaders and their communities as well as the wider development and investment sectors to make sure these new towns are built in the right places.”



Challenges Ahead



Dev Corp remit and objectives

- 1981 Act needs modernising – time consuming? But LURA commits to an update
 - Alignment with current planning system
 - How do they fit with regional/strategic planning?
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Dev Corp powers

- Making sure Dev Corps have requisite **powers** to enable large scale housing delivery – CPO/land value capture
 - Ensure that there is effective joined up delivery across different levels of local governance? Can we achieve local buy in?
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Dev Corp financing

- Where will the funding come from?
 - How can private sector investment be attracted?
 - Ensuring long term returns on patient capital – funding model needs to be right and encourage stewardship
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Finding the Resources and Skills

Core specialisms	Additional specialisms
<ul style="list-style-type: none">• Urban design• Landscape design• Town planning• Community development and consultation• Traffic and movement analysis and planning• Economic development and property demand• Funding and delivery	<ul style="list-style-type: none">• Project management• Architecture• Structural, Civil and highways engineering• Property market valuation analysis• Cost planning/quantity surveyor• Market research• Environmental specialists, e.g. ecologists, water, energy• Archaeology/heritage, conservation and Listed building specialists, urban historian• Industry sector consultants, e.g. Cultural or leisure industry



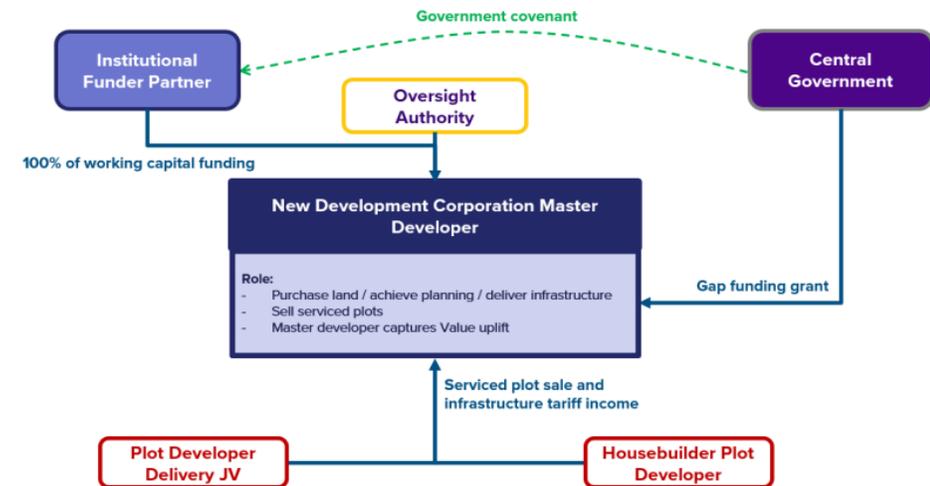
Utilise emerging thinking

Emerging learning

- Some of the larger garden settlements are already grappling with/addressing these challenges:
Northstowe
Ebbsfleet
Harlow
Hemel
Carlisle
- Many have local support
- Are developing potential delivery models
- Have begun to understand the scale of investment required
- Are looking at streamlined planning process



Figure 17 Locally Led Development Corporation delivery funding structure



Conclusions

- Ambitions are clear
 - Foundations potentially in place
 - Plenty of learning and good practice to draw from
 - We understand the challenges
 - Requirement for bold and stable decision making
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- BUT how will 'national interests' translate?
 - AND importantly, will there be up front investment

