



Homes
England

The Housing and Regeneration Agency

Key issues facing local authorities seeking to develop New Settlements

Fionnuala Lennon
Homes England





Challenges

- Routes to delivery in current planning system
- Long term nature of development – likely to cover multiple political & economic cycles
- Resources, expertise & capacity to develop & shape proposition
- Local opposition
- Expectations around infrastructure & quality
- Land value, development finance & funding
- Upfront costs associated with new settlements – planning & design & delivery
- Relationships & collaboration between public & private sector
- Viable & sustainable delivery mechanisms

Planning a new settlement: key considerations



Rationale for a new settlement



Vision



Public sector role



Route map to delivery
(including engagement)



Control & land ownership



Business planning,
deliverability & stewardship



Homes
England

Overview of Garden Communities Programme

Operating since 2014 with cohorts of competitive entry (last in 2019/20)

Currently supports:

12 Garden Towns

25 Garden Villages

With potential to deliver up to 230,000 homes & 199,000 jobs by 2050

Package of support available:

Capacity funding

Cross-government brokerage

Homes England enabling/delivery support

Garden Communities Forum

Garden Communities Programme - March 2023



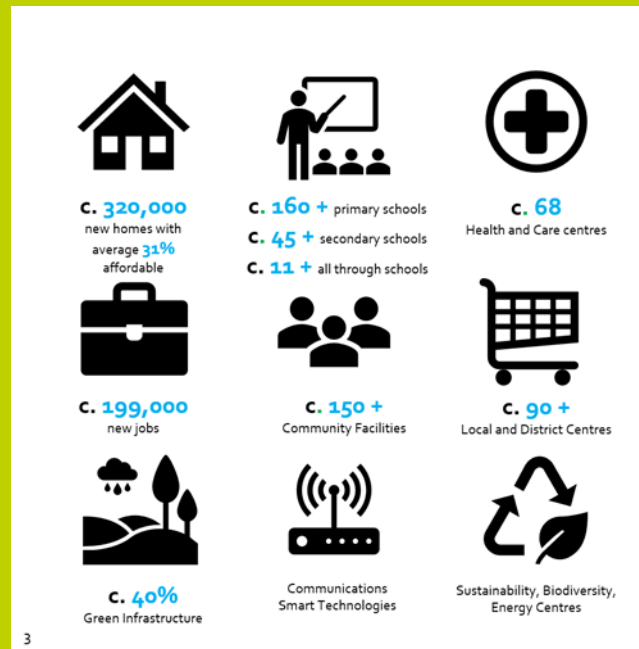


Homes
England

Place making opportunity

Clear identity; Well-designed places; Great homes; Strong local vision & engagement; Transport; Healthy places; Green space; Legacy and stewardship arrangements; Future proofed

Summary of GC qualities from GC Prospectus 2018





Good practice

- Projects have a high level of corporate leadership & are not viewed only through a planning lens
- Projects viewed & managed as corporate projects with focus on delivery
- Dedicated resource put in place early on, in particular a project manager
- Effective working relationships with private sector partners established
- Appropriate governance & decision making structure is put in place early on
- Effective project planning & business planning in place from an early stage



Otterpool Garden Town



Local Authority: Folkestone & Hythe District Council

Vision: Sustainable garden town of 10,000 homes, employment, services & green space inspired by the natural landscape & heritage of this special place; long term stewardship important. Next to rail station & motorway.

Delivery route: Local Plan allocation Mar 2022; LA-led LLP to deliver; Twin-track application; Start on site - ???

Key considerations: Corporate priority & leadership from start; Local authority land assembly & ownership plus direct delivery role; Successful navigation of Local Plan process; Focus on sustainable & quality place-making & opportunities for nearby town



Homes
England

St Cuthbert's Garden Community



Local Authority: Carlisle City Council

Vision: self-sustaining garden community of circa 10,325 homes within 4 sub villages and connected by a 10km circular greenway, employment land & supporting facilities including education. Help transform Carlisle.

Delivery route: Broad area allocation in Local Plan 2016; AAP under preparation; HIF funding for road; Start on substantive housing 2025/26; Multiple small private landholdings;

Key considerations: Effective corporate leadership & governance, Secured HIF funding for road; Lengthy planning & delivery process; Multiple landownerships with no easy way to control other than planning.



Homes
England

West Carclaze & Langarth Garden Villages



Local Authority: Cornwall Council

Vision: West Carclaze – 1500 homes, services & jobs in a highly sustainable garden villages; Langarth – 2700 mixed tenure homes, services, jobs & innovative energy system.

Delivery route: Both allocated in Local Plans. West Carclaze – single landowner/promoter (Eco-Bos) – collaborative relationship with council with masterplan framework; started on site 2021. Langarth – multiple landowners; LA acquired sufficient land to deliver strategic infrastructure & stewardship; some development underway.

Key considerations: LA leadership & commitment; acquisition to secure stake where needed; public funding secured



Homes
England

Bringing it together



Governance
(corporate drive &
commitment)



Public influence in
site selection &
assembly



Resources & time



Planning & delivery
route map &
evidence base
demonstrating
deliverability



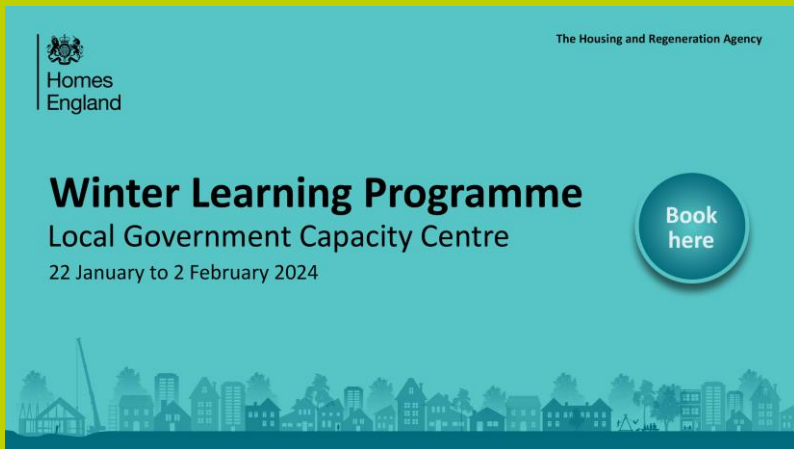
Communication
strategy &
community
engagement



Homes
England

Useful resources

- [Garden communities toolkit - Guidance - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/toolkits/garden-communities-toolkit)
- [Housing Information Hub - GOV.UK \(www.gov.uk\)](https://www.gov.uk/housing-information-hub)



Working in local government and passionate about places? Registrations for our Winter Learning Programme open today. Attendees will gain continuing professional development accreditation certificates. Find out more and book your places now: <https://bit.ly/39tBAwo>



Homes
England

Fionnuala.Lennon@homesengland.gov.uk