

# GARDEN CITIES A CALL TO ACTION



WOLFSON  
ECONOMICS PRIZE  
MMXIV  
FINAL SUBMISSION

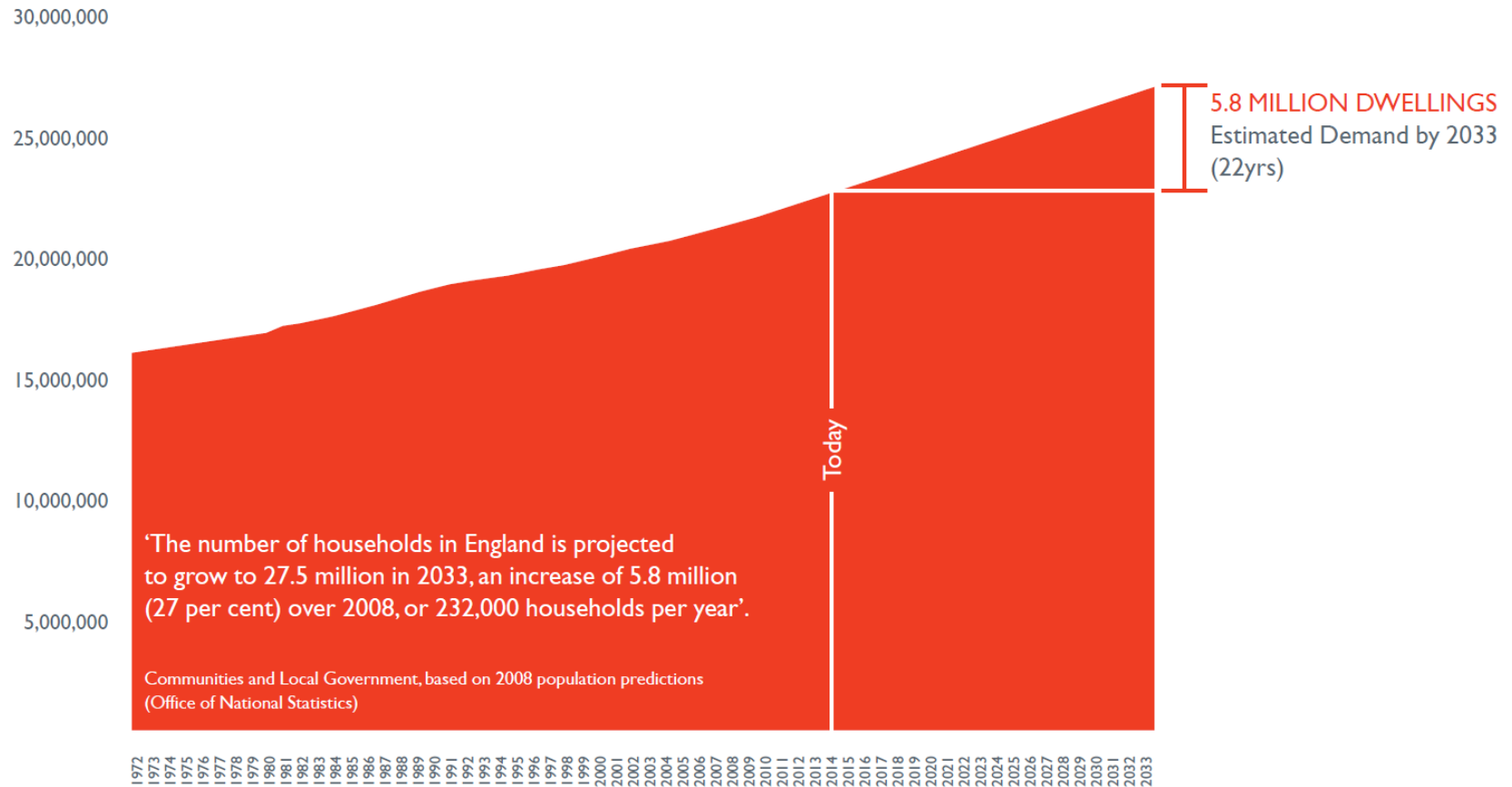
BARTON  
WILLMORE

# Garden Cities – A Call To Action

- A proven idea (they have actually been built and originated in the UK)
- Political support is forthcoming (in principle)
- Investment capital is available over longer terms (if combined with certainty and scale)
- Even a wave (of say 40) Garden Cities, will not fully stem the housing crisis



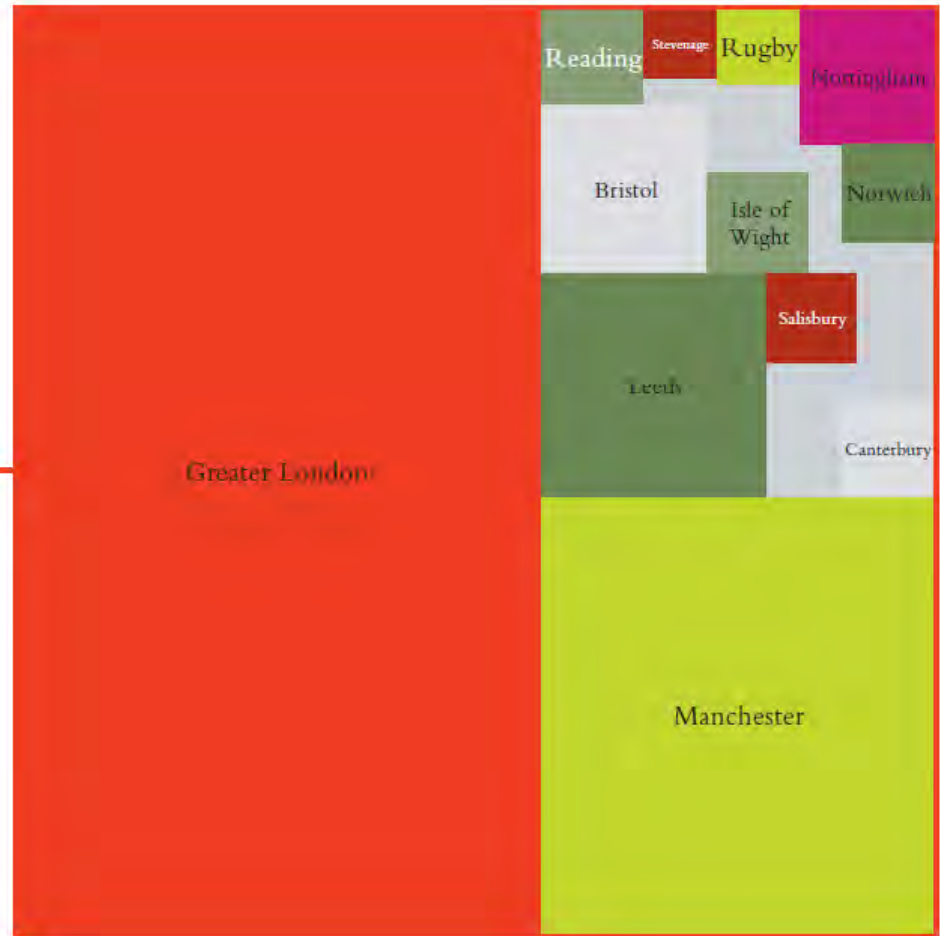
# Garden Cities – A Call To Action



POPULATION PREDICTIONS TO 2033: SOURCE ONS

# Garden Cities – A Call To Action

**5.8 MILLION DWELLINGS**  
Estimated Demand by 2033 (22yrs)

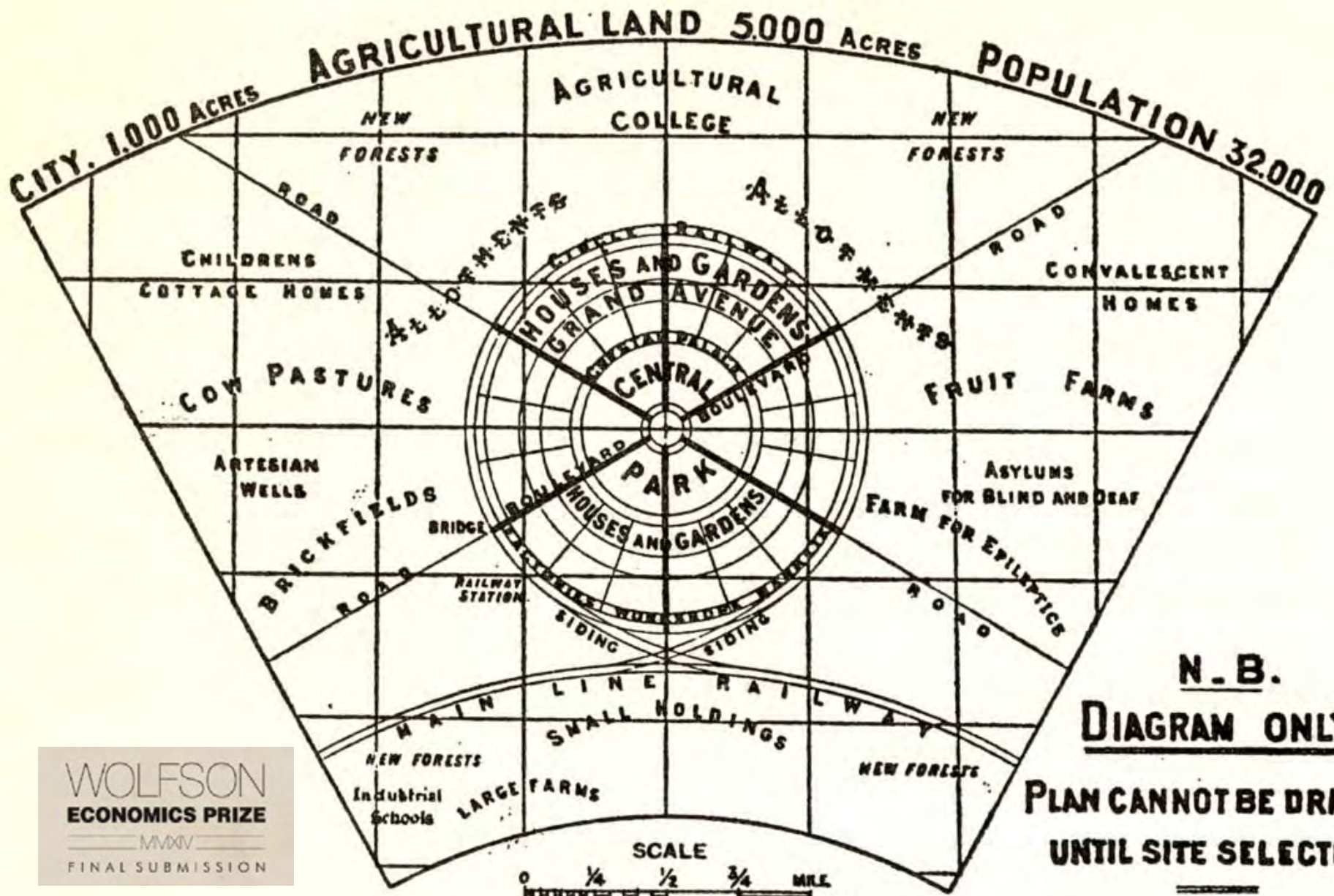


# Garden Cities – A Call To Action

The original Garden Cities:

- 3,500 acres growing to 6,000 acres
- No direct density comparison (change in household sizes)
- Therefore 32,000 population capable of being housed in fewer units (Letchworth population the same today as planned in 1900's)

# CAROL - CLAY



**N. B.**  
**DIAGRAM ONLY.**

**PLAN CANNOT BE DRAWN  
 UNTIL SITE SELECTED**

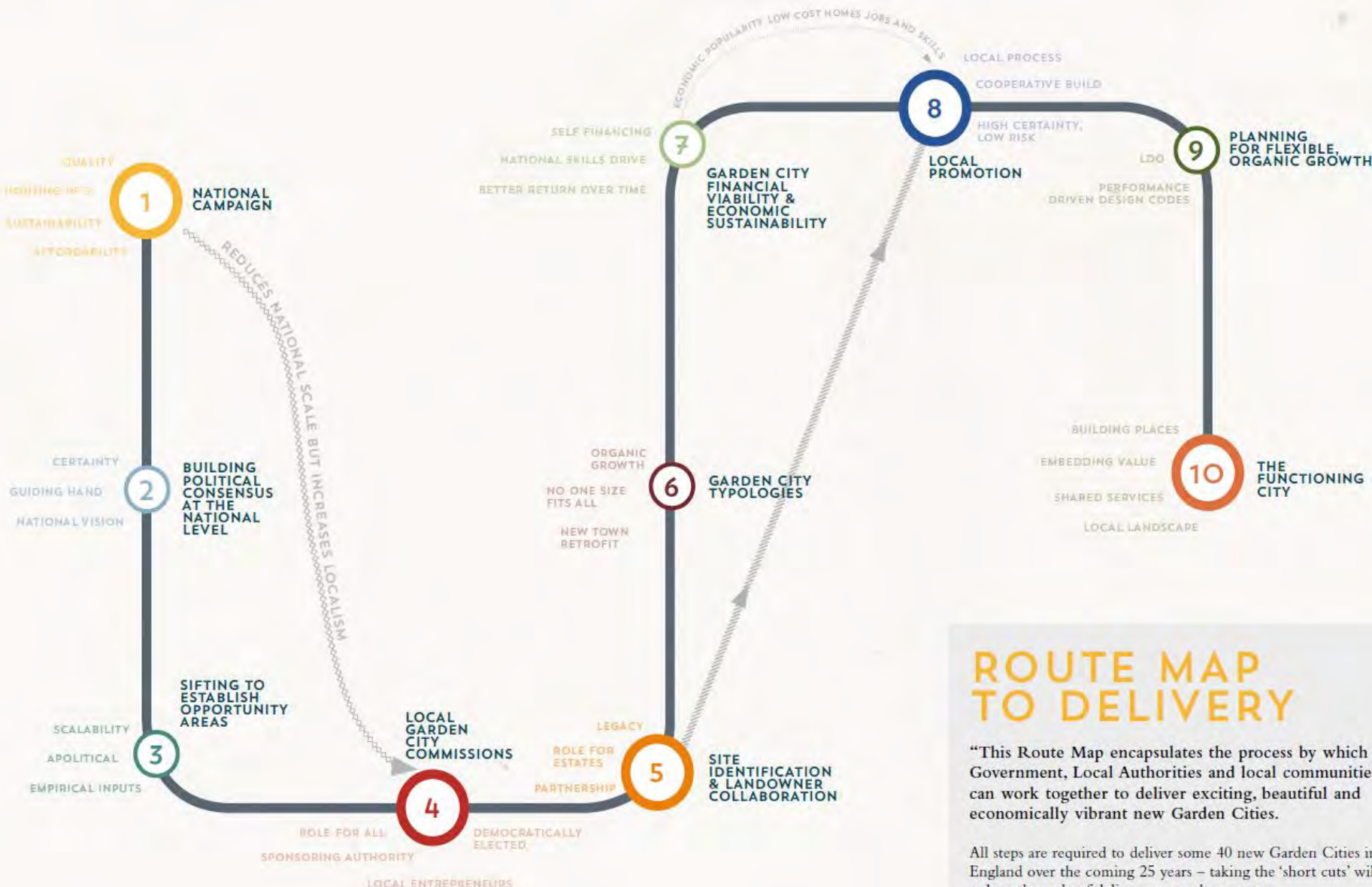
# Garden Cities – A Call To Action

## The New Garden Cities:

- Are encouraged to be locally initiated
- Need to be delivered in the context of a national planning system
- Are required at scale, with speed and without public sector grant funding

...so how do we do this?





## ROUTE MAP TO DELIVERY

“This Route Map encapsulates the process by which the Government, Local Authorities and local communities can work together to deliver exciting, beautiful and economically vibrant new Garden Cities.

All steps are required to deliver some 40 new Garden Cities in England over the coming 25 years – taking the ‘short cuts’ will reduce the scale of delivery across the country.

However, for those Local Authorities and communities keen to press on without awaiting national planning input, it’s possible to move straight from Step 1 to Step 4, electing the Garden City Mayor and pressing on to site selection, and then from Step 5 to Step 8, progressing with local promotion.”

**BARTON WILLMORE**

# Garden Cities – A Call To Action

## The Route Map:

- Cultivates public opinion
- Creates a political issue requiring a response
- Uses national guidance to inform location
- Provides an opportunity and a framework for local action
- Works with land owners to identify sites

# Garden Cities – A Call To Action

## Achieving Political Consensus at a National Level:

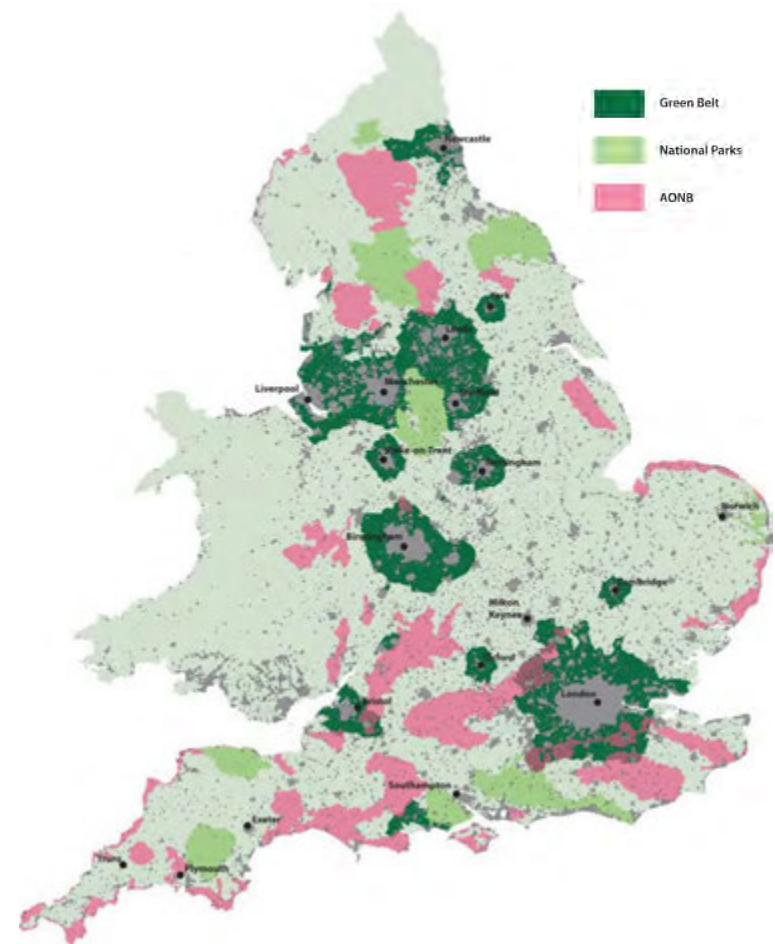
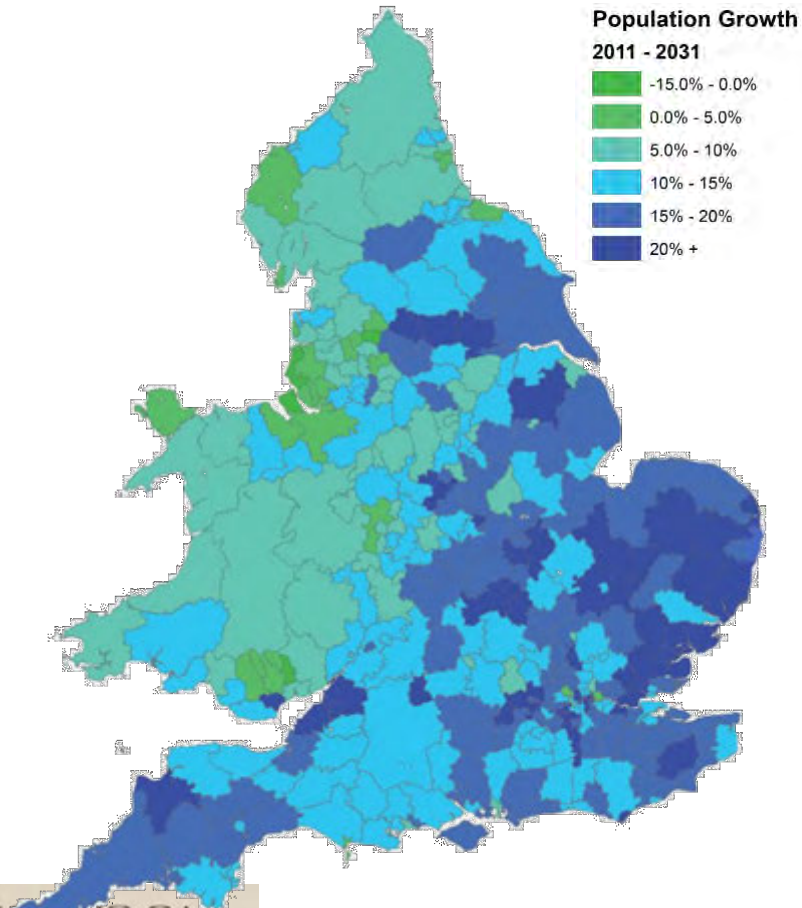
		HOW ESTABLISHED	SUSCEPTIBLE TO GOVERNMENT CHANGE?	LEGISLATIVE CHANGE REQUIRED?	COMMENTS
OPTION 1	NATIONAL PLAN LED BY DCLG	Government instructs Civil Servants to prepare draft National Spatial Plan	Yes	Yes – introduce National Spatial Plan into Development Plan system	"Centralist" approach requiring significant investment of Civil Service time (with consultants) to draft Plan and take through Parliamentary approval.
OPTION 2	PEER-LED	Government appoints Peer (or Peers) to lead investigation into broad locations for garden cities	Yes – although intended appointment would be for 10 year term	No – Peer in advisory role to Government	This approach relies on identifying a suitable Peer or Peers to lead the process and prepare the report(s) – although implementation of the recommendations would rely on Government and Parliamentary support.  Subject to the appointed person(s), it may not be within their field of expertise to advise on legislative changes.
OPTION 3	ROYAL COMMISSION FOR NEW GARDEN CITIES	Government establishes RC for specific purpose and potentially for specific timescale	No – once established RC persists until task or timescale completed	No – but recommendations and advice influential	An RC on New Garden Cities would have the ability to gather evidence, including from the broad localities under consideration and make recommendations to Government for policy adoption. In gathering evidence and preparing advice, the RC could also provide appropriate advice on legislative changes to support Garden City delivery.  RCs tend to be slow-moving in gathering evidence and making recommendations – although time taken at this early stage may pay dividends in speeding the process of delivery as the Garden City programme is rolled out across the country.

# Garden Cities – A Call To Action

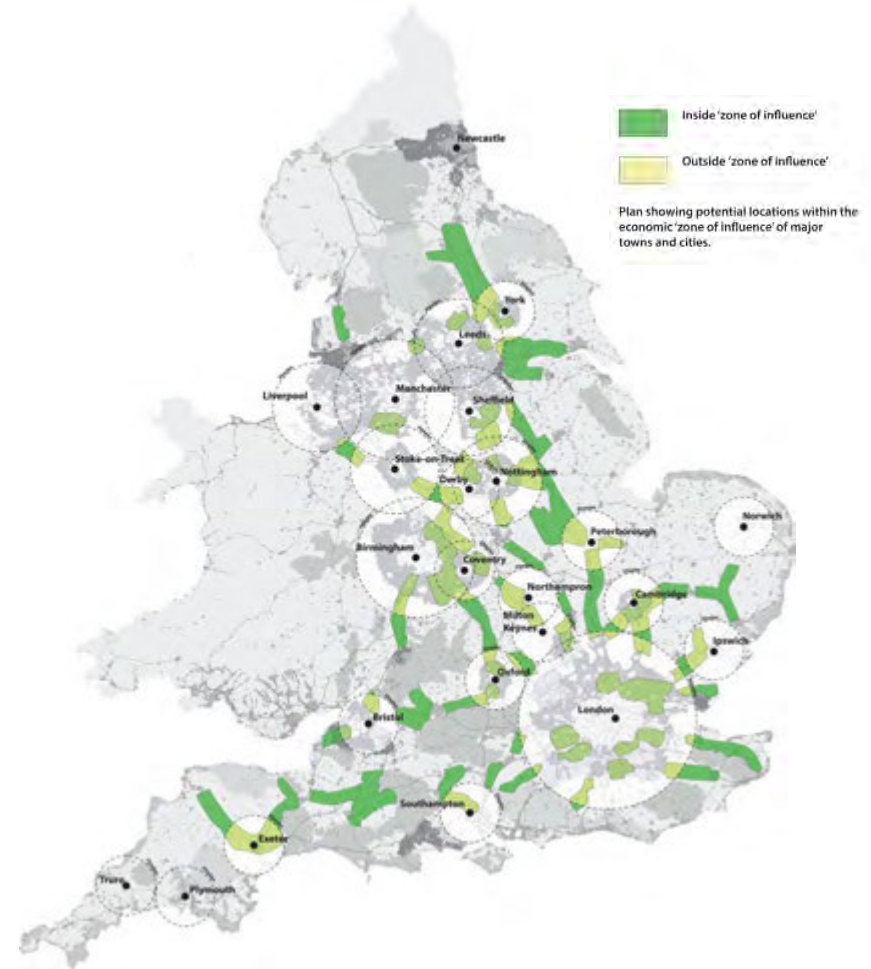
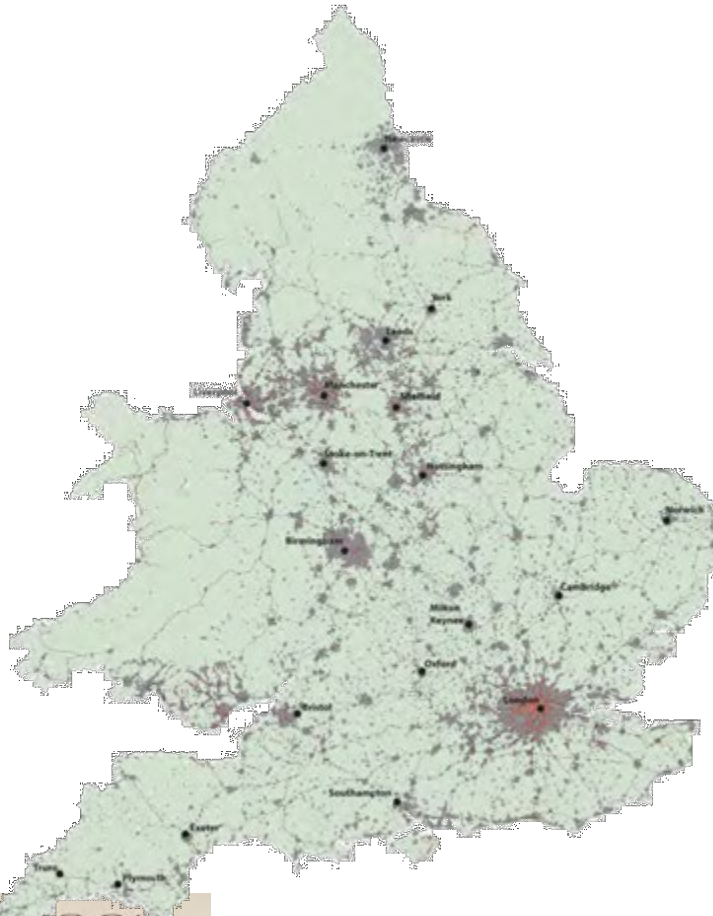
A Royal Commission - Sifting to Identify Growth:

- In proximity to major infrastructure
- Adjacent to economic drivers
- Away from significant (Environmental) constraints
- In areas of economic need or housing pressure and potentially;
- In areas of skilled labour and natural resource

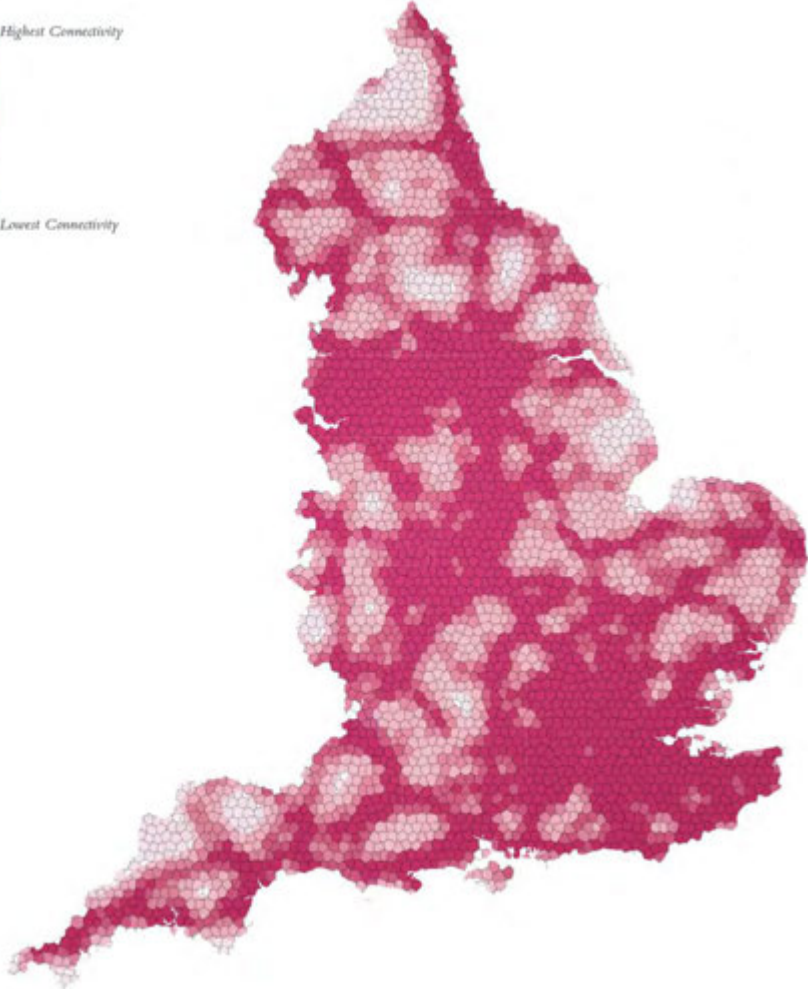
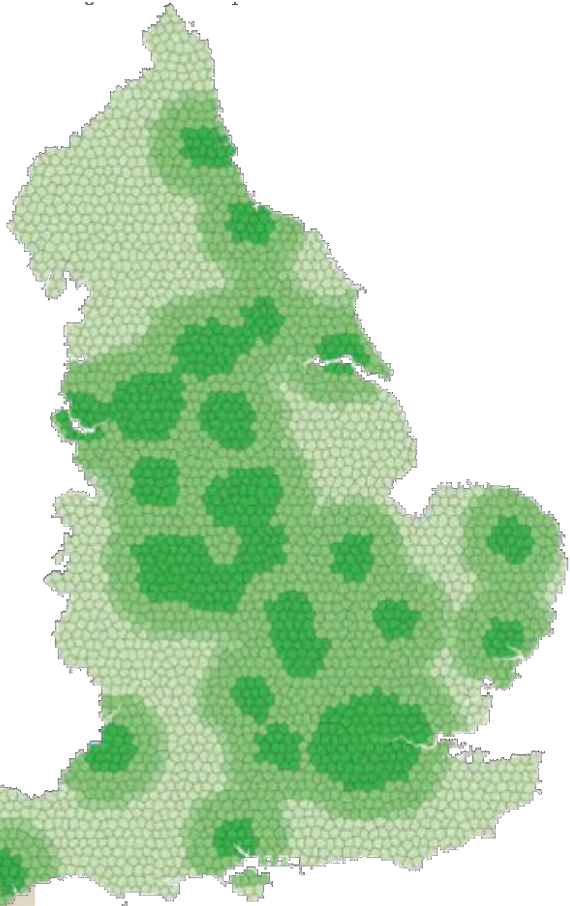
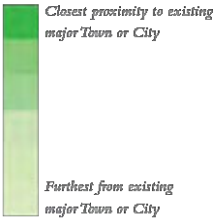
# Garden Cities – A Call To Action



# Garden Cities – A Call To Action



# Garden Cities – A Call To Action



# Garden Cities – A Call To Action

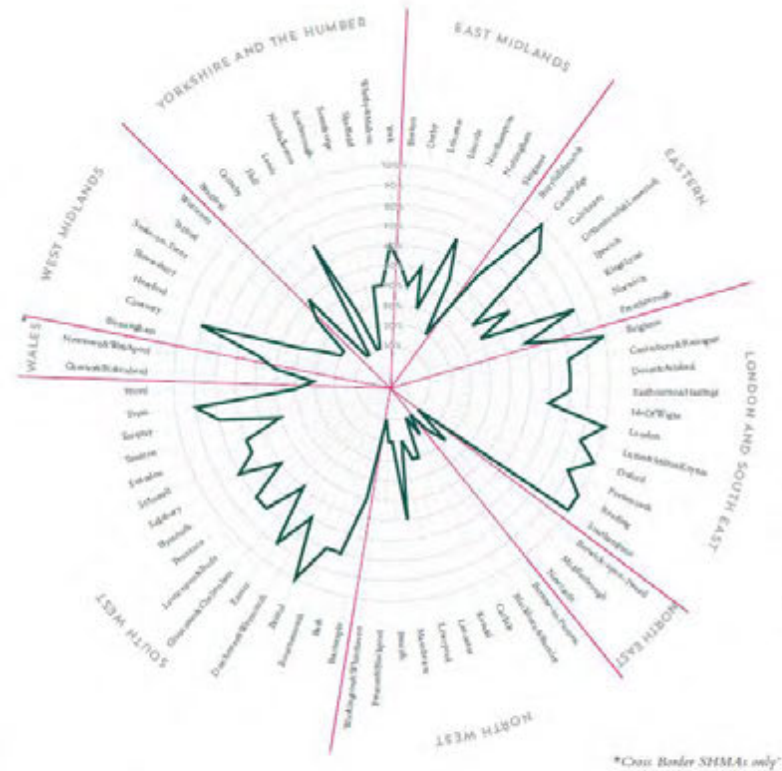
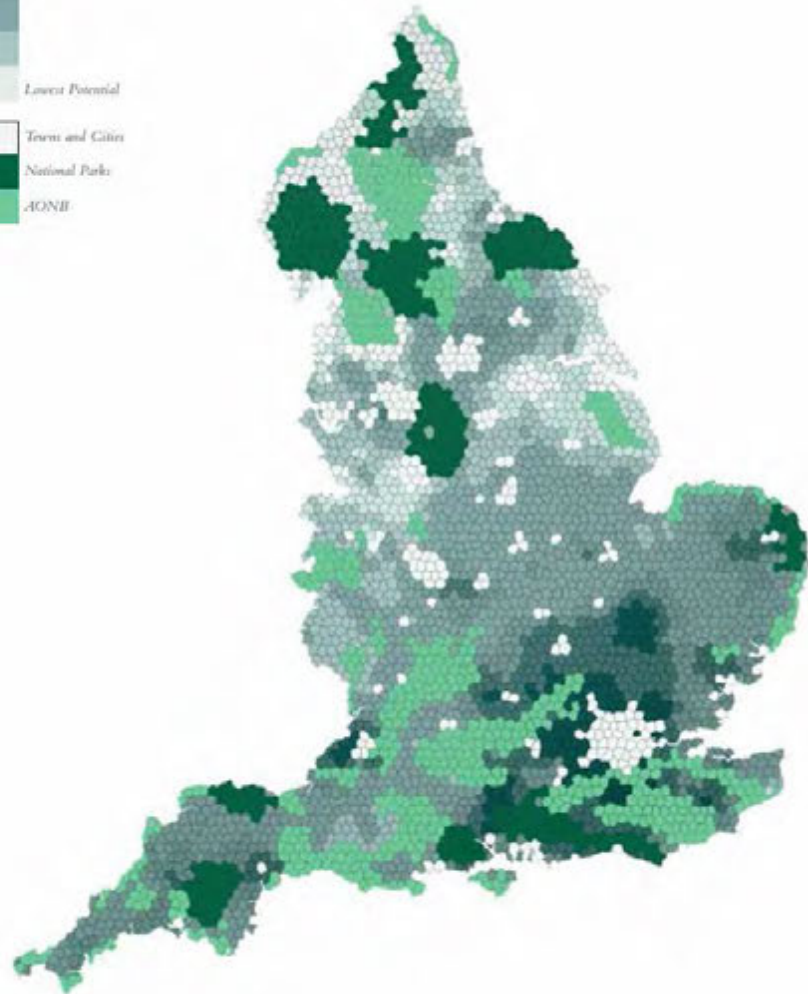


Figure 3.15 summarises the results of the modelling exercise (see map caption opposite for details). The SHMAs at 100% offer the strongest potential, whereas the SHMAs at 10% offer the weakest potential.



OPPORTUNITY AREAS FOR NEW GARDEN CITIES WITH HIGH ECONOMIC GROWTH POTENTIAL TO ADDRESS IDENTIFIED HOUSING PRESSURES (OUTSIDE OF AONBS, NATIONAL PARKS AND EXISTING URBAN AREAS)

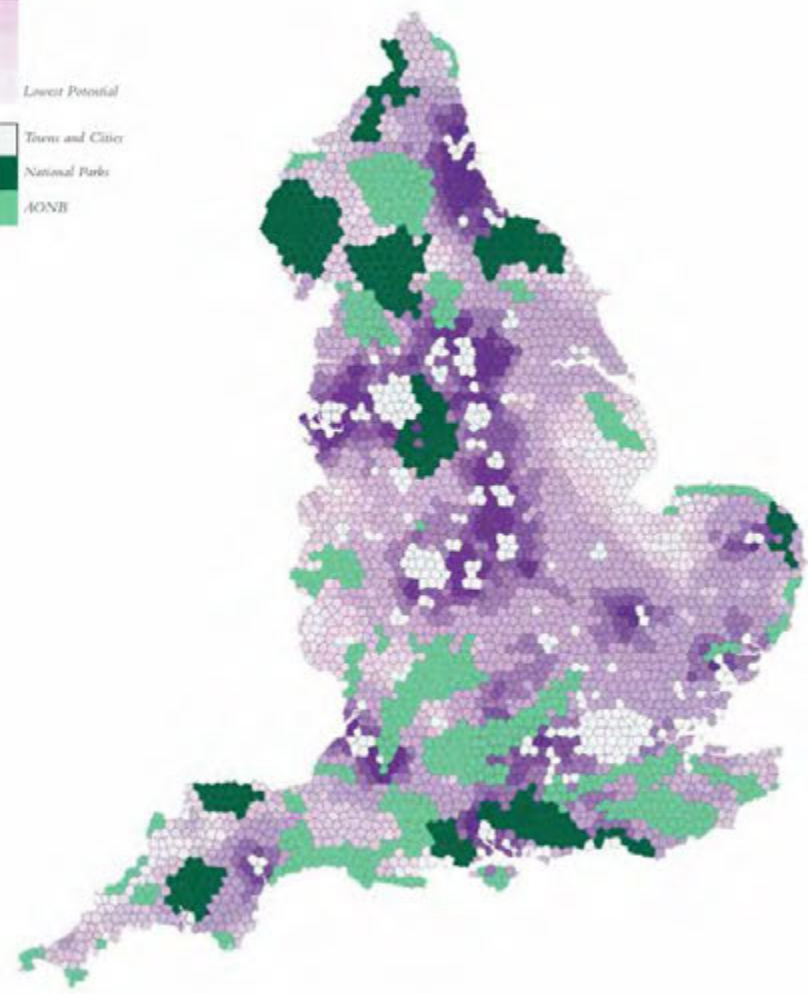


# Garden Cities – A Call To Action



Figure 3.17 summarises the results of the modelling exercise (see map captions opposite for details). The SHMAs at 100% offer the strongest potential, whereas the SHMAs at 10% offer the weakest potential.

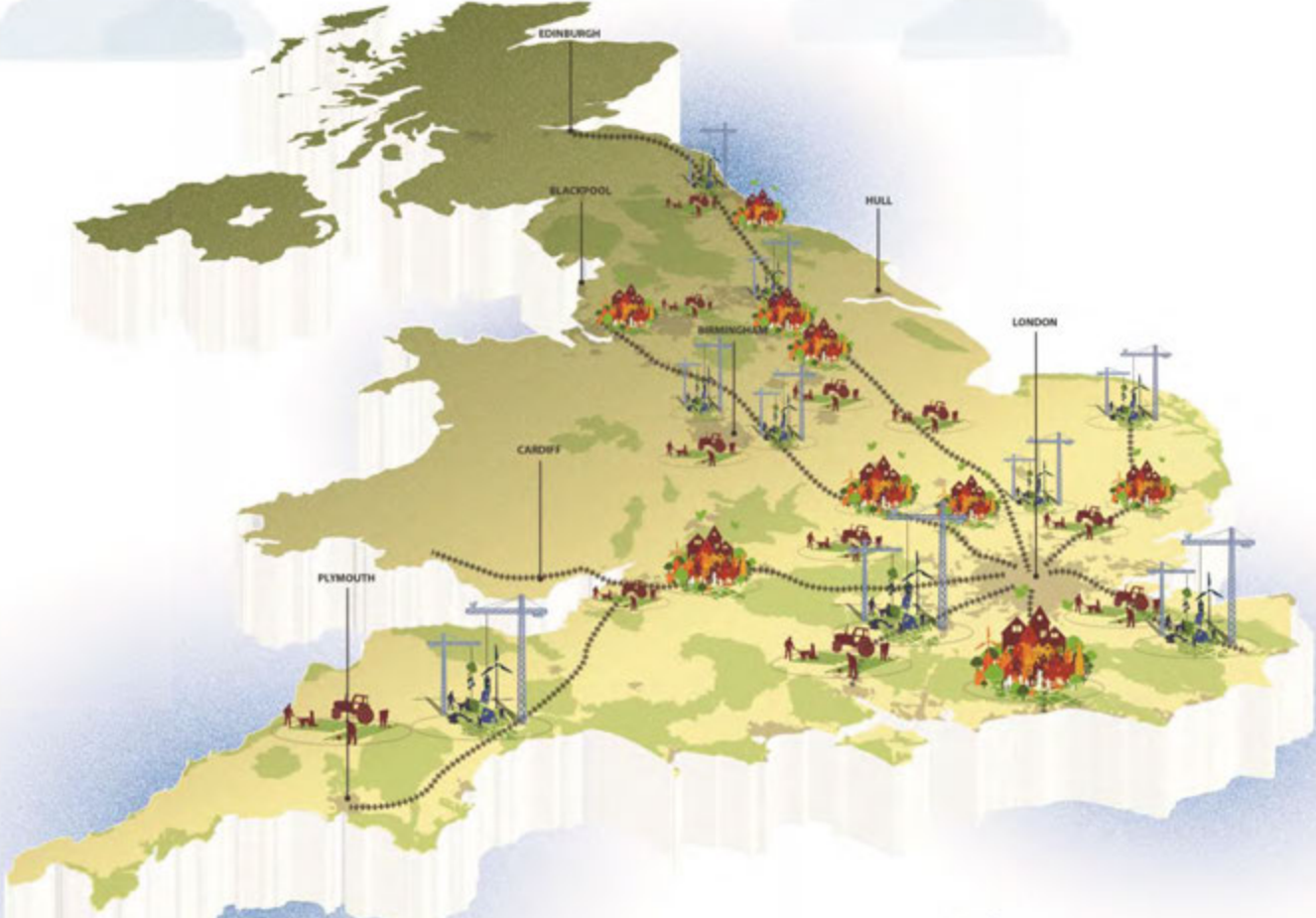
\*Cross Border SHMAs only\*



RADAR DIAGRAM OF OPPORTUNITY AREAS BY SHMA AND REGION

OPPORTUNITY AREAS FOR NEW GARDEN CITIES WITH POTENTIAL TO ADDRESS A RANGE OF IDENTIFIED SOCIO-ECONOMIC ISSUES

# Garden Cities – A Call To Action



WOLFSON  
ECONOMICS PRIZE  
MXXIV  
FINAL SUBMISSION

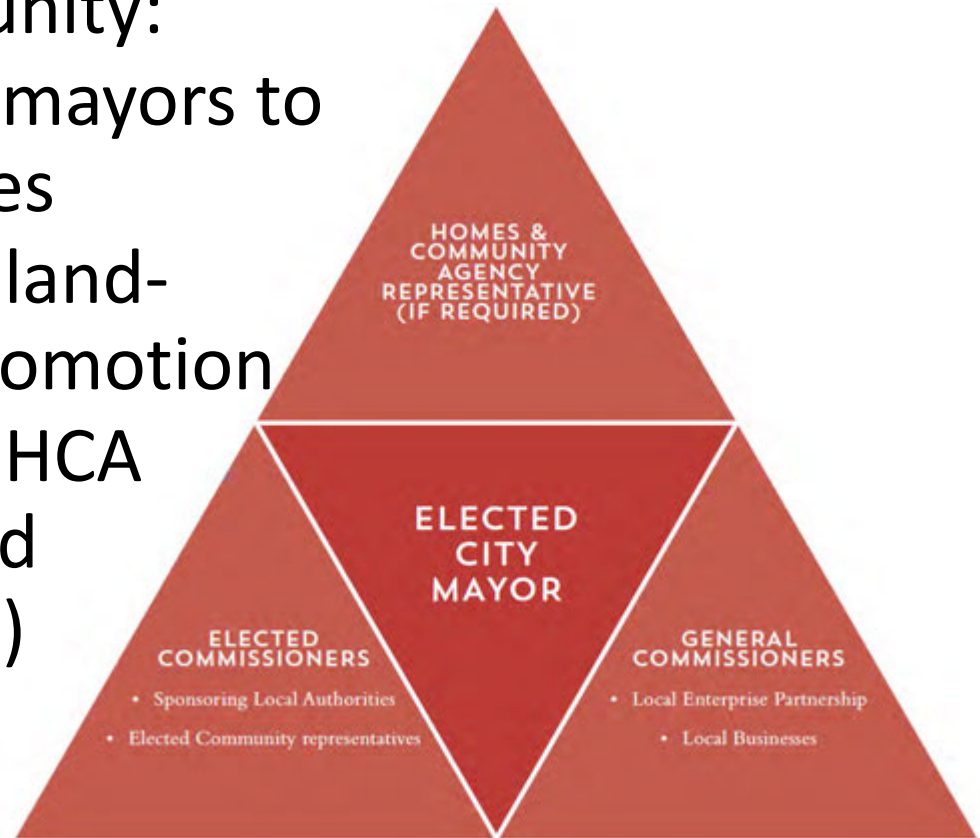


BARTON  
WILLMORE

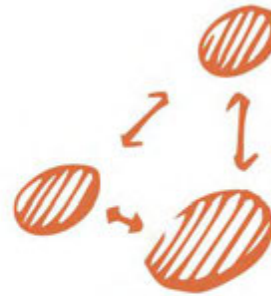
# Garden Cities – A Call To Action

## Seizing the Local Opportunity:

- Inviting locally elected mayors to champion the new cities
- Work with established land-owners to share the promotion
- Potentially engage the HCA (S13 of the Housing and Regeneration Act 2008)
- No single prescribed format for growth



# Garden Cities – A Call To Action



1. STAND-ALONE  
GARDEN CITY MODEL

2. EXPANSION MODEL

3. STRING OF PEARLS

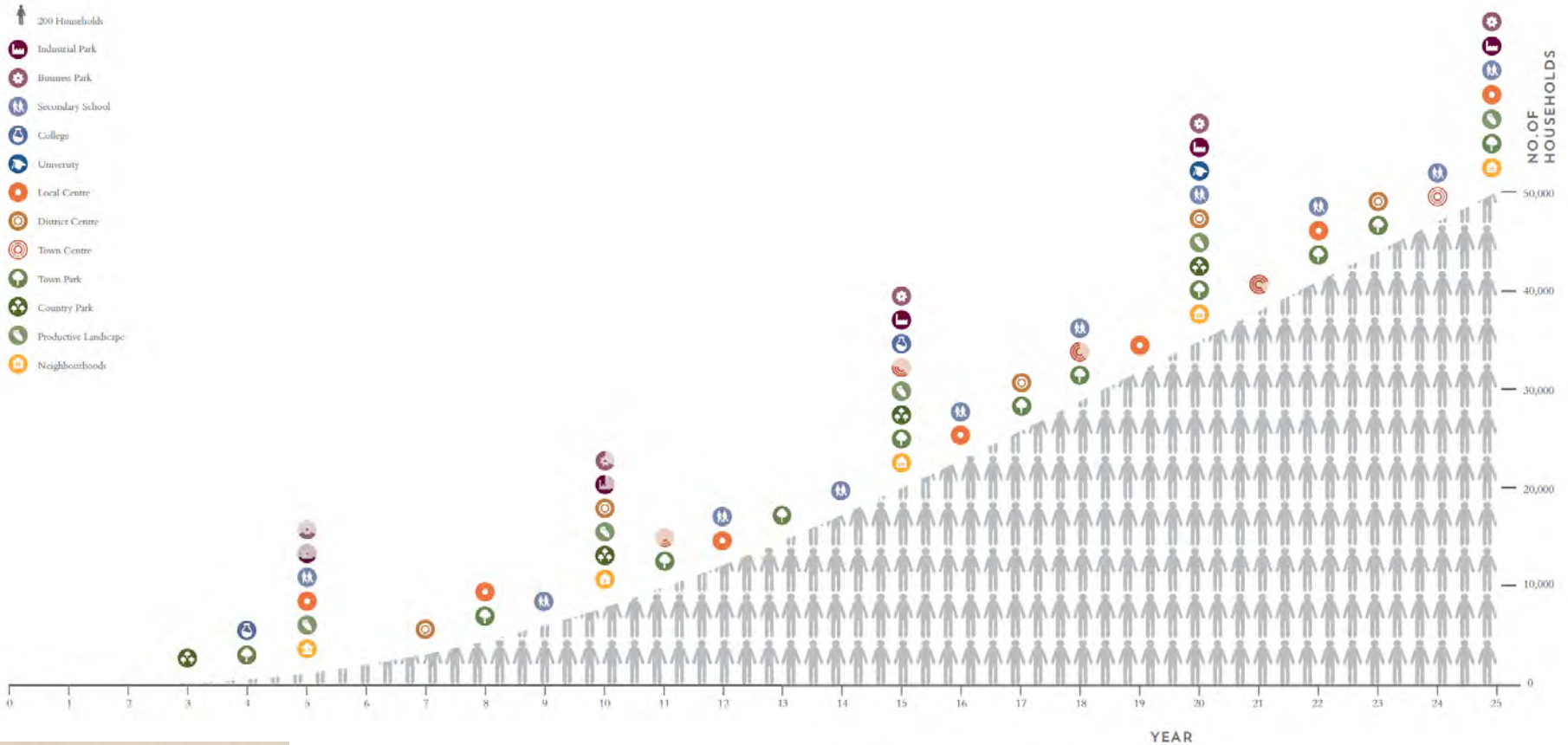
4. REGENERATION AND INSERTION

# Garden Cities – A Call To Action

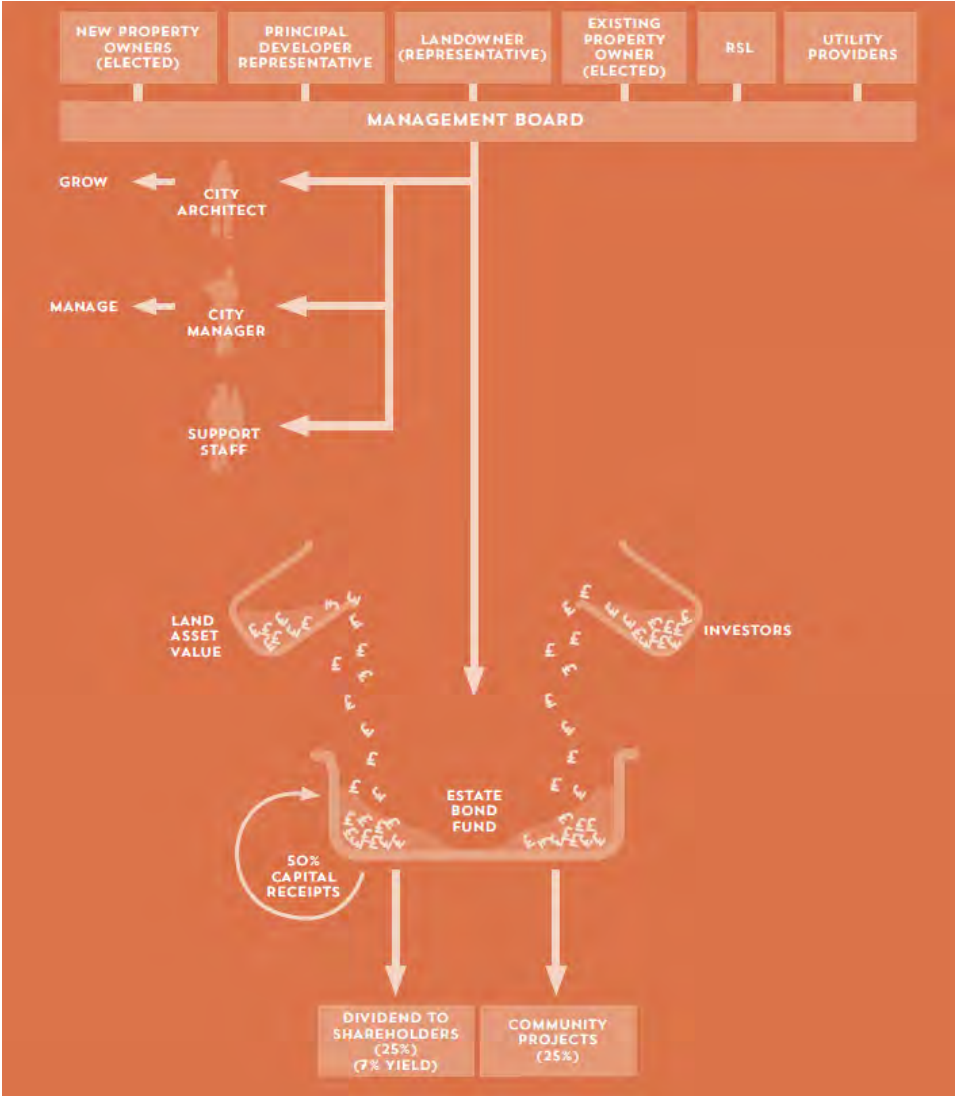
- Residential
- Town Centre Core
- District Centre
- Local Centre
- Business and Industrial Employment
- Education
- Major Parks
- Country Parks
- Productive Landscape



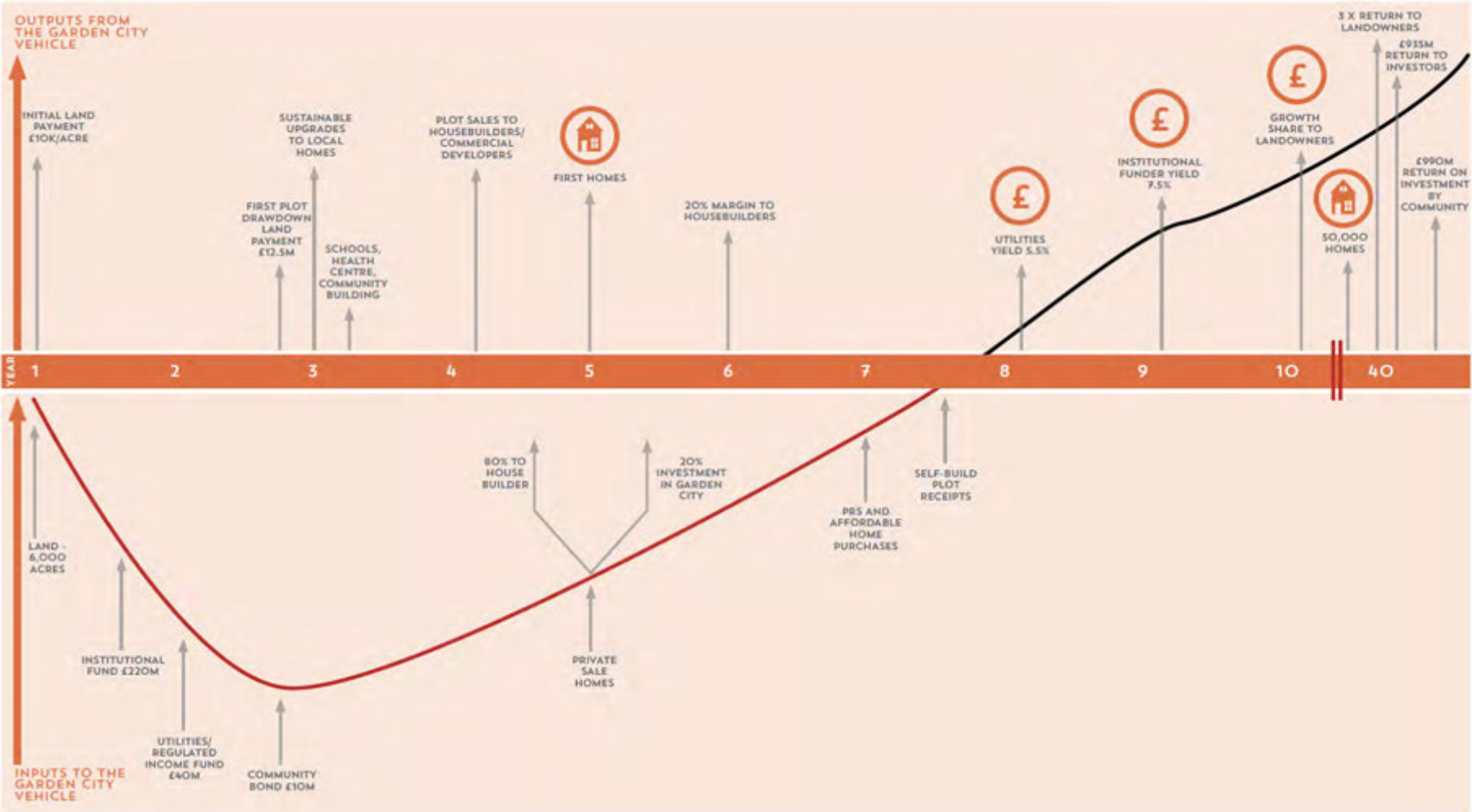
# Garden Cities – A Call To Action



# Garden Cities – A Call To Action



# Garden Cities – A Call To Action





# Garden Cities – A Call To Action

