



North Essex Authorities Shared Strategic (Section 1) Plan

Further Hearing Sessions January 2020

Hearing Statement

by

Andrew Martin – Planning Limited

on behalf of

Crest Nicholson Operations Ltd, R.F. West Ltd,
Livelihoods and David G Sherwood

Matter 5 – Delivery Mechanisms and State Aid



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DELIVERY MECHANISMS AND STATE AID

MATTER 5

Delivery Mechanisms

Issues:

Does the Section 1 Plan provide an appropriate level of detail on the delivery mechanisms needed to ensure that its policy aspirations for the proposed garden communities are achieved.

Question 5

- a) **If the Section 1 Plan is neutral as regards who will be responsible for leading delivery of the proposed garden communities, how will the NEAs be able to ensure through their development management powers that any garden community proposal that comes forward meets all their policy aspirations for the garden communities**

1. Previous responses to Questions 19 and 20 of Matter 6 – The proposed new garden communities – general issues (policies SP7, SP8, SP9, SP10) are still relevant to this question. In summary, there is no reason to doubt that appropriate private/public sector partnerships including private landowners and developers cannot facilitate delivery. The last three paragraphs set the scene for responding to this question:

“We consider that the Councils’ objectives can be achieved through traditional means of public/private partnership working and does not require the complications of setting up a separate, ad-hoc LDV. We can offer examples of the successful delivery of large scale new neighbourhoods and new settlements based on private/public sector collaboration.

For example, our original representations for SP7 provides an example of successful public private delivery model at North East Chelmsford between Chelmsford City Council, land owners and developers. 4,350 homes are currently being built together with a full range of mixed uses, with proposals in the emerging Local Plan for a further 5,500 homes and associates uses. Crest have a proven track record in delivering large scale strategic sites including garden communities and has funding mechanisms in place to start the delivery of the Braintree Colchester Borders scheme. Therefore, there is no reason to doubt that through private/public partnership the proposals can be successfully delivered.

There is undoubtedly government support for new Garden communities however it is very far from legislating to make these a reality – all the more reason for a first phase of growth to be brought forward as a component of the wider community to follow over the next 30 years plus. The best way to ensure confidence in the Garden Community coming forward is via a public/private partnership.”

2. Whilst it is accepted that the legislation is now in place to designate Locally-Led Development Corporations, the process for designation of three new cross border GCs is untested, complex and would have significant lead-in time. Furthermore, for the reasons and examples below, it is not



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necessary, as operation of effective development management powers can meet the NEA's policy aspirations.

3. The latest position in the example of North East Chelmsford, is that the emerging Chelmsford Local Plan is at a very advanced stage and the Inspector's final report is imminent. The Plan includes Strategic Growth Site 4 – North East Chelmsford, which comprises an overall area being planned on Garden City Principles to provide:-
 - Around 5,500 mixed tenure homes, with 3,000 in the Plan period to 2036
 - 45,000 sqm of new office/business park
 - A Travelling Showpeople site
 - A new Country Park
 - Phase 1 of the Chelmsford North East Bypass
 - An outer Radial Distributor Road
 - Neighbourhood Centres
 - A new Secondary School and 2 or 3 primary schools and early years and childcare nurseries
 - Community facilities and multi-functional green infrastructure
4. The development will in effect form the North Chelmsford Garden Village extending the existing committed comprehensive NE Chelmsford developments at Beaulieu and Channels, which will be integrated into a holistic masterplan-led Development Framework Document to provide the total of around 10,000 homes and 107,000 sqm of mixed use/employment, 2 secondary schools, 4 or 5 primary schools/early years and a wide range of community facilities and extensive green and transport related infrastructure including a new railway station on the GE mainline.
5. In June the Government announced that the site would form part of the national Garden Communities programme. The scheme already has a specifically designed delivery structure which includes a Delivery Board, Steering Group and various working groups already in place, including a dedicated community engagement group. Additionally the scheme now includes a successful HIF bid for the new rail station and Chelmsford North East Bypass, which both have separate delivery governance. There is a very successful working relationship between the promoter – a Consortium including Countryside Properties (in partnership with L&Q), Ptarmigan Land, Threadneedle Pensions Ltd, Hanson Quarry Products - and the City Council and Essex County Council, which is being formalised through a Planning Performance Agreement. The PPA process will be monitored and managed by a Project Steering Group and Project Working Groups will undertake workshops to move critical tasks and components of the DFD/IDP forward.
6. The masterplan DFD will establish the overarching comprehensive spatial vision and strategic guidance for the delivery of the Garden Village and provide the framework for the consideration of future planning applications. The DFD will be accompanied by an Infrastructure Delivery Plan (IDP), which will set out the infrastructure requirements to support the new settlement and how these projects can be funded and secured as part of the development management process. Thus the DFD will be a key mechanism for delivering the policy requirements of the strategic growth site allocation and Local Plan requirements. It will ensure the delivery of development and related infrastructure is co-ordinated between the various land ownerships and can be robustly secured through the use of planning conditions and s106 legal agreements. Subsequent detailed planning applications will be informed by further guidance to include such matters as design coding and individual masterplans. The framework will include a Community Consultation and Engagement Strategy, which will establish the scope of engagement with the local community and relevant stakeholders to inform preparation of the masterplan.



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7. Both the three North Essex GCs and North East Chelmsford, i.e. Chelmsford Garden Village are included in the 48 Garden Towns and Villages selected by MHCLG for Government assistance through the Garden Communities Programme following publication by DCLG of a “Locally-led Garden Cities” prospectus in April 2014. The latest programme update on 24/10/2019 lists the 48 newly announced places plus the 15 previously selected and indicates the broad locations on the map at Appendix 1. Crest Nicholson are involved in Longcross, Bicester and Grazeley and thus have the expertise in successfully planning and delivering such major strategic communities. Additionally, Crest Nicholson are developing large scale GCs at:-
- Tadpole Village, near Swindon (1,800 homes)
 - Finberry, Ashford (1,180 homes)
 - Arborfield Garrison (2,000 homes)
 - Kilnwood Vale Horsham (2,500 homes)
 - Port Marine, Portishead (3,770 homes)
 - Monksmoor Park, Daventry (1,000 homes)
 - Bolnore Village, West Sussex (1,300 homes)
8. Whilst there is disagreement over the delivery of new towns or garden communities and whether it should be done on the basis of public sector support or private investment¹, it is a matter of fact that most of the 63 in the current DHCLG Programme are being promoted by the private sector in collaboration with LAs. This conclusion can be demonstrated by research undertaken by AM-P into the various promoters of the 63 GCs, eg. by public sector only or private and public sector partnership or collaboration. This analysis is at Appendix 2.
9. Indeed, the August 2018 Prospectus encourages a collaborative approach between the “local authorities and their private sector partners” to bring forward their vision for new GCs. The 2018 Prospectus stresses that:-
- a) Strong local leadership is crucial;
 - b) All proposals should have the backing of the local authorities, including County Council in two-tier areas;
 - c) High quality place-making is what makes garden communities exemplars of large developments;
 - d) All must set out a clear vision for the quality of the community and how this can be maintained in the long term, for instance by following Garden City principles;
 - e) A number of key qualities are listed and proposals are expected to demonstrate how they will be met.
10. With regard to delivery vehicles, the Government recognises that there are various forms that could be taken – from arrangements such as joint venture companies to Development Corporations. No particular model is prescribed and for proposals at scale “a Development Corporation may be an appropriate vehicle to consider. We have taken action to enable the creation of new locally accountable New Town Development Corporations.”
11. Whilst the Representors can see the merits of considering the establishment of Locally-Led Development Corporations (LLDC) in circumstances that justify such proposals, for example where for various reasons there is no reasonable prospect of delivering a GC through other feasible mechanisms,

¹ Refer to Housing Commons Briefing Paper No. 06867 10 July 2017 ‘Garden cities, towns and villages’ Louse Smith & Alison Pratt.



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e.g. because there are insurmountable land ownership or technical constraints that justify such an intervention, each case should be treated on its individual merits. This should not apply where there are willing landowners and promoters with a proven track-record of successfully delivering major strategic developments and where there is a reasonable prospect of a collaborative, public/private partnership being capable of delivery, e.g. such as at Chelmsford Garden Village and the majority of the Government's selected Garden Communities at Appendix A.

12. Examples of the potential disadvantages and risks of designation of a LLDC, particularly in North Essex are:
 - a) Lack of experience and track-record in the complexities and management of developing such large projects;
 - b) Commitment to a significant level of exposure and risk, as identified by Lord Kerslake's Peer Review January 2017;
 - c) The scale and dispersed location of the three separate GC proposals within three different district councils;
 - d) This could involve potentially three LLDCs or one single LLDC but geographically separated places with corresponding difficulties in co-ordination/administration;
 - e) The vagaries of the local political structure of the LAs involved with potential changes of political control in different electoral cycles, i.e. there is a risk that a new majority political group may wish to reverse the decisions of the outgoing leading political group, thus creating uncertainty and lack of confidence in the market;
 - f) All the above considerations could lead to uncertainty and a reluctance for landowners and developers to bring land forward and investors to provide funds, but seek opportunities elsewhere.
13. Consequently, from the various concerns expressed above, the Representors consider that at this strategic Section 1 Plan stage - and subsequent DPD stages relating to the GCs - that the Plan should remain neutral as regards the vehicle leading delivery. There are clearly many examples of large scale strategic developments including new settlements and GCs that can successfully be delivered through appropriate forms of development management powers including imposition of planning conditions, s106 obligations and adoption of design codes, development briefs etc., in order to achieve exemplars of high quality placemaking to satisfy and achieve Garden City principles. In this way the NEA's policy aspirations are capable of being achieved.
 - b) In this regard, do any further amendments need to be made to policy SP7 paragraph 3 (beginning "The Councils will need to be confident..." and/or to policy SP7 criterion (ii)?**
14. In view of the comments above, the Representors do not consider that any further amendment to those proposed in EB/091 need to be made to Policy SP7 paragraph 3 and/or to Policy SP7 criterion (ii), although it would be preferable for the words "deploying new models of deliver where appropriate and" to be deleted in order to provide a more neutral and flexible position.
 - c) Should the Section 1 Plan instead specify that delivery of the proposed garden communities should be led by a public-sector local delivery vehicle, a Locally Led New Town Development Corporation, or a private-sector developer?**



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15. The Respondents do not agree or support the reference to a specific delivery vehicle, but refer to comment above.



Question 6

(a) Would the existence of a viable alternative master developer with control over land allocated for a garden community restrict the ability of the Secretary of State to confirm a CPO on that land (see paragraphs 8.10-8.11 of the consultation response to EB/084 from Carter Jonas on behalf of L&Q, Cirrus Land Ltd and Gateway 120)?

16. Additionally to paras 8.10-8.11 of Carter Jonas's representations we refer to the Opinion of Martin Edwards of Counsel (appended to the representations of CAUSE) in paras 46 & 47. Mr Edwards makes the point that *"one argument often raised in objection to the use of compulsory acquisitions of land is that the affected landowner has his own proposals for development of the same type as that contemplated by the acquiring authority. In appropriate cases this can be sufficient to defeat any compulsory purchase order. It is a long standing policy of the Secretary of State to not confirm orders if there is a reasonable prospect that the landowner will carry out development of the nature proposed by the acquiring authority."*
17. This is also consistent with the views expressed in Carter Jonas's paras 8.10 and 8.11 and therefore the existence of a viable master developer with control of a substantial area of land forming the GC may well restrict the ability of the Secretary of State to confirm a CPO.
18. Of course, there may be situations where parts of a GC may be constrained by owners/developers that do not want or are reluctant to bring forward their land or proposals, or situations where there are unknown land ownerships or unregistered land, but where the land is essential for delivery of infrastructure or the scheme. In such situations the use of CPO would be justified if essential components of the scheme are in jeopardy.

(b) If so, what are the implications for delivery of the garden communities in accordance with the NEAs' policy aspirations?

19. Clearly, the above situation could constrain the NEA's policy aspirations, but on the other hand encourage greater public/private collaboration or partnership.

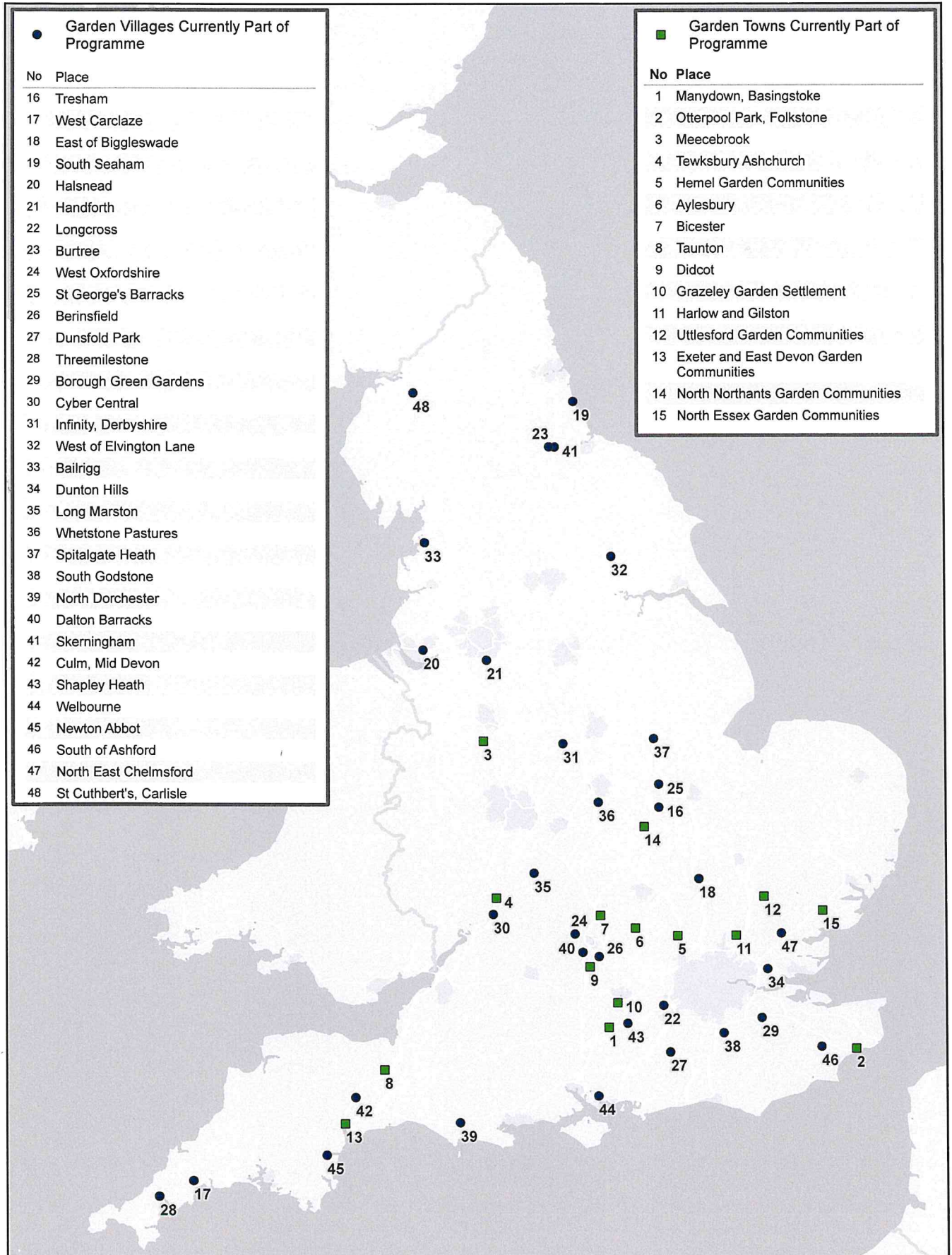


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APPENDIX 1 – Map of Garden Town & Village Locations.

APPENDIX 2 – Garden Communities – Promotion/Delivery Analysis

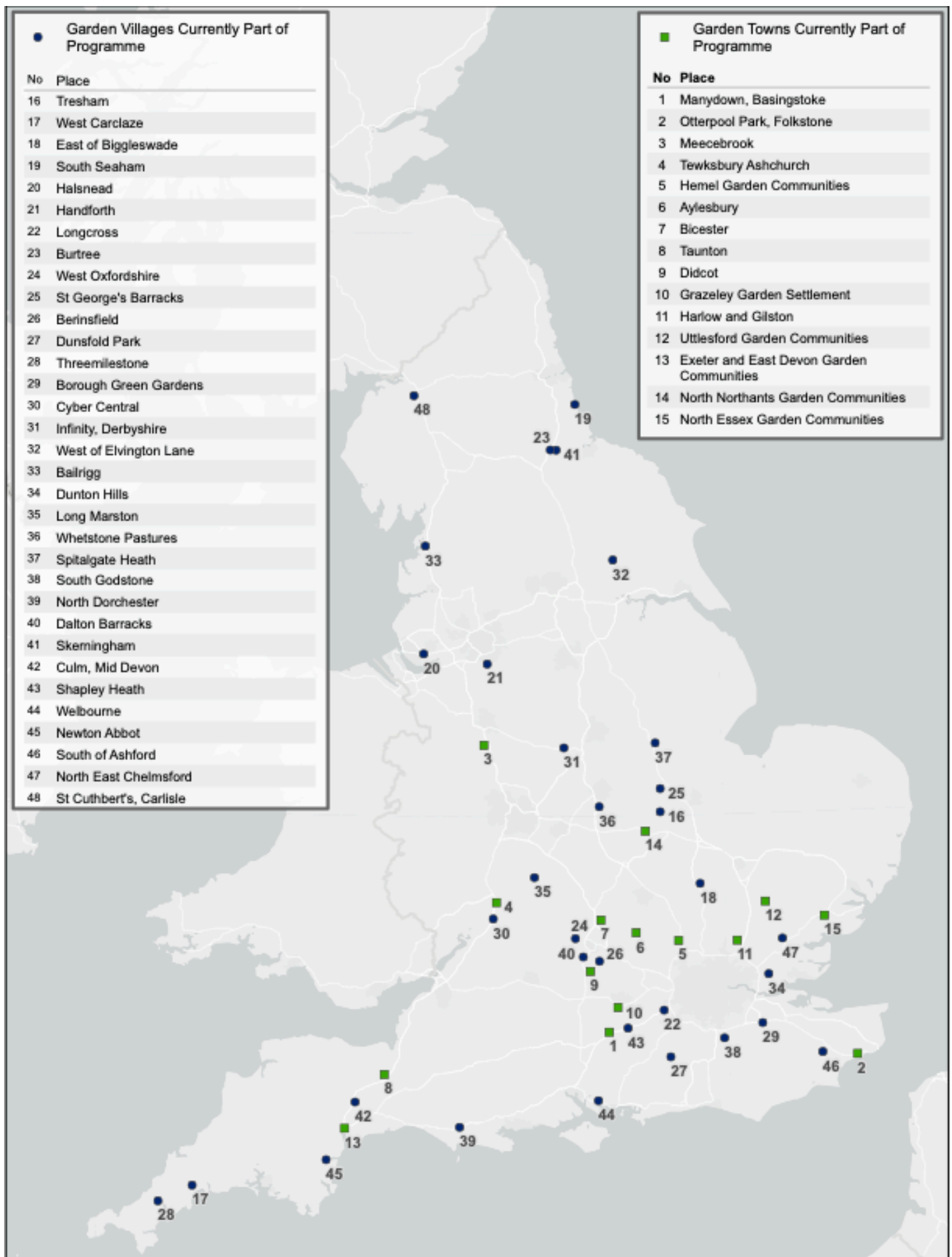
Garden Towns and Villages Programme



Drg No: 31237_005_RevC - 24/10/19

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Garden Communities – Promotion/Delivery Analysis



No.	Name	Promoted/Delivered by?	Document reference
Garden Towns			
1	Manydown, Basingstoke	Public Sector	3.1
2	Otterpool Park, Folkestone	Private + Public Sector	2.1
3	Meecebrook	Not currently progressing	4.1
4	Tewksbury Ashchurch	Public sector	3.2
5	Hemel Garden Communities	Private + Public Sector	2.2
6	Aylesbury	Public Sector	3.3
7	Bicester	Private + Public Sector	2.3
8	Taunton	Private + Public Sector	2.4
9	Didcot	Public Sector	3.4
10	Grazeley Garden Settlement	Private + Public Sector	2.5
11	Harlow and Gilston	Private + Public Sector	2.6
12	Uttlesford Garden Communities	Private Sector	1.1
13	Exeter and East Devon Garden Communities	Not currently progressing	4.2
14	North Northants Garden Communities	Private + Public Sector	2.7
15	North Essex Garden Communities	Private + Public Sector	2.8
Garden Villages			
16	Tresham	Private + Public Sector	2.9
17	West Carclaze	Private Sector	1.2
18	East of Biggleswade	Private Sector	1.3
19	South Seaham	Private Sector	1.4
20	Halsnead	Private Sector	1.5
21	Handforth	Private + Public Sector	2.10
22	Longcross	Private Sector	1.6
23	Burtree	Private Sector	1.7
24	West Oxfordshire	Private + Public Sector	2.11
25	St George's Barracks	Public Sector	3.5
26	Berinsfield	Public Sector	3.6
27	Dunstable Park	Private Sector	1.8
28	Threemilestone	Public Sector	3.7
29	Borough Green Gardens	Private + Public Sector	2.12
30	Cyber Central	Public Sector	3.8
31	Infinity, Derbyshire	Private + Public Sector	2.13
32	West of Elvington Lane	Private Sector	1.9
33	Bailrigg	Private + Public Sector	2.14
34	Dunton Hills	Private + Public Sector	2.15
35	Long Marston	Private + Public Sector	2.16
36	Whetstone Pastures	Public Sector	3.9
37	Spitalgate Heath	Private + Public Sector	2.17
38	South Godstone	Public Sector	3.10
39	North Dorchester	Public Sector	3.11
40	Dalton Barracks	Public Sector	3.12
41	Skerningham	Private Sector	1.10
42	Culm, Mid Devon	Public Sector	3.13
43	Shapley Heath	Private + Public Sector	2.18
44	Welborne	Private Sector	1.11
45	Newton Abbot	Public Sector	3.14
46	South of Ashford	Private + Public Sector	2.19
47	North East Chelmsford	Private + Public Sector	2.20
48	St Cuthbert's, Carlisle	Public Sector	3.15

1.0 Private Sector:

1.1 Uttlesford Garden Communities

Grosvenor Britain and Ireland are bringing forward proposals to create a new garden community in North Uttlesford and Land Securities are promoting the Easton Park Community. Both are proposed in the emerging Uttlesford Local Plan and a subsequent allocations via a DPD.

1.2 West Carclaze

Delivery and promotion are being led by Eco-Bos, a joint venture formed in 2010 between Orascom Development and Imerys.

1.3 East of Biggleswade

Initial promotion by Central Bedfordshire Council through the local plan. The site is now being promoted by and delivered by UK Regeneration Ltd with outline planning permission granted for a mixed-use development including 1,500 homes (ref: CB/18/02458/OUT)

1.4 South Seaham

Currently being delivered by Tolent and Home Group, project managed by Plan B Housing, and designed by IDPartnership with planning consultants Peacock & Smith.

1.5 Halsnead

Bloor Homes is bringing forward proposals for Phase I of Halsnead Garden Village.

1.6 Longcross

Crest Nicholson and Aviva Investors are leading the development.

1.7 Burtree

The delivery of Burtree Garden Village is currently being led by developer, Hellens Group

1.8 Dunsfold Park

Rutland Group transferred ownership of Dunsfold Park to Trinity College Cambridge, and the two entered into a long-term partnership to progress the development proposals. The Rutland Group are a property development, management & investment company.

1.9 West of Elvington

Quod are acting on behalf of the Langwith Development Partnership (formed of Sandby (York) Ltd and the Oakgate/Caddick Group) in their promotion of the Garden Village.

1.10 Skerningham

The land is currently being promoted by Theakston Estates who organised consultations and are currently developing a masterplan. The masterplan hopes to achieve residential site allocations in the emerging Darlington local plan.

1.11 Welborne

Buckland Development Ltd is the recognised Master Developer of Welborne and established Welborne Land Ltd in 2017 to acquire more land parcels. Buckland are

driving the future delivery of Welborne with the support of the local landowner, Southwick Estate. The estate has been in the stewardship of the same family for nearly 500 years

2.0 Collaboration between Private Sector + Public Sector

2.1 Otterpool Park, Folkestone

Folkestone & Hythe District Council and Cozumel Estates Ltd are acting as joint landowners. An outline planning application (ref. Y19/0257/FH) for up to 8,500 homes and supporting services and infrastructure was submitted in February 2019

Arcadis, Farrells, Quod, iNHouse Communications and Pillory Barn are acting as a team of consultants.

2.2 Hemel Garden Communities

Currently being co-ordinated in a partnership between Dacorum Borough Council, St. Albans City and District Council, Hertfordshire County Council, Hertfordshire Local Enterprise Partnership and The Crown Estate.

The Crown Estate is the sole landowner of the East Hemel development

2.3 Bicester

Cherwell District Council are promoting Bicester Garden Town and published a prospectus for development in October 2017. Bloor Homes received planning permission for the delivery of 1,700 homes in October 2019 and other proposals for development are being led by various private developers.

2.4 Taunton

Currently being led by Somerset West and Taunton Council, the Garden Town Vision document was published in July 2019. A Delivery Plan for Taunton Garden Town is currently being prepared which will guide the role of landowners, private developers, investors and other stakeholders in the delivery process.

2.5 Grazeley Garden Settlement

A joint delivery team is proposed, partnering 3 LAs (Wokingham Borough Council, Reading Borough Council and West Berkshire), Thames Valley Berkshire LEP and a consortium of developers and landowners (including Englefield Estate, Hallam Land Management and Wilson Enterprises Ltd.) A masterplan is expected to be published in November 2019.

2.6 Harlow and Gilston

Proposals are currently being led by Places for People in collaboration with East Hertfordshire, Epping Forest and Harlow District Councils.

2.7 North Northants Garden Communities

Currently be led by the North Northamptonshire Joint Planning and Delivery Unit which is a partnership between representatives of the following public bodies: Corby, Kettering, Wellingborough and East Northamptonshire Councils, together with Northamptonshire County Council.

Stanton Cross, Wellingborough is currently being delivered by Bellway, Bovis Homes and St. Modwen.

West Corby are being promoted by Great Oakley Farms Ltd and the Rockingham Castle Estate alongside house builders Barratt Developments and Taylor Wimpey.

Hanwood Park, East Kettering, is currently being delivered by a number of housebuilders including David Wilson Homes and Persimmon homes.

2.8 North Essex Garden Communities

North Essex Garden Communities Ltd is taking forward proposals for three new garden communities across North Essex. This partnership consists of Braintree District Council, Tendring District Council, Colchester Borough Council and Essex County Council, although landowners and promoters are pursuing their own proposals through the emerging local plan.

2.9 Tresham

Tresham Garden Village is being promoted by the Deene Park Estate, which has owned the land for over 500 years. Mostly private sector consultants have managed its planning and delivery so far including Charlton Brown, the masterplanners, urban designers and architects. work is being steered by a Project Board including representatives of the District and County Councils and the Parish Councils of Deene and Deenethorpe and Benefield.

2.10 Handforth

Being promoted and delivered by Engine of the North, a strategic property development programme delivered on behalf of Cheshire East Council. They plan on working in a partnership with developers, investors and occupiers.

2.11 West Oxfordshire

Grosvenor Developments Ltd represent the landowners to promote the site and collaboratively develop an outline planning application.

West Oxfordshire District Council (WODC) developed the overall vision for the garden village in the OCGV Area Action Plan. Oxfordshire County Council (OCC) is responsible for the delivery of the road, health and education infrastructure.

2.12 Borough Green Gardens

Tonbridge and Malling Borough Council identified the potential sites and have included the allocation for growth in its Local Plan. Proposals for development were submitted by a consortium of local landowners and businesses – it is unclear.

2.13 Infinity, Derbyshire

South Derbyshire District Council in partnership with Hallam Land Management Limited and Pegasus Group

2.14 Bailrigg

Lancaster City Council held an informal issues and options consultation in July 2018. They intend to initiate collaborative work with key partners including landowners and developers to masterplan the Bailrigg Garden Village in the new year (2020)

2.15 Dunton Hills

Commercial Estates Group are promoting this in collaboration with Brentwood Borough Council. The Council are in the process of acquiring an additional 8 parcels of land so that development can proceed.

2.16 Long Marston

The garden village at Long Marston Airfield is currently being delivered by CALA homes in partnership with Stratford-on-Avon District Council

2.17 Spitalgate Heath

The ownership of the majority of the site is with Buckminster Estates Ltd. South Kesteven District Council is taking the lead in the creation of a new Garden Village and is exploring a establishing a joint venture with landowners and developers.

2.18 Shapley Heath

Hart District Council are leading the promotion of the development in partnership with Gallagher Estates (part of the L&Q group) and Lightwood.

2.19 South of Ashford

The South of Ashford Garden Community includes the Chilmington, Court Lodge and Kingsnorth Green developments. The partners behind the development in Chilmington, include Ashford Borough Council, Kent County Council, Homes England and the developers (Hodson Developments). Hallam Land Management have put forward proposals for Court Lodge and Pentland Homes and Jarvis Homes have put forward proposals for Kingsnorth Green.

2.20 North East Chelmsford

Early phases of the garden village at Beaulieu and Channels are being delivered through a partnership between Chelmsford City Council and promoters Countryside Zest (Beaulieu) and Ptarmigan (Channels). The Chelmsford Garden Village proposes the extension and integration of these schemes through a new local plan allocation, preparation of a masterplan DFD and IDP via a PPA and Delivery Board.

Public Sector:

3.1 Manydown, Basingstoke

Basingstoke and Deane Borough Council and Hampshire County Council are acting as joint landowners with a 999-year lease on the land. Collectively, both have submitted an outline planning application for the northern part of Manydown for 3,250 new homes.

3.2 Tewksbury Ashchurch

The project is currently being led by Tewksbury Borough Council in partnership with Gloucester City Council and Cheltenham Borough Council. The partnership of these three local authorities, named Joint Core Strategy (JCS), co-ordinated the publication of a draft concept masterplan for the area in January 2018

3.3 Aylesbury

Currently being led by a partnership between Aylesbury Vale District Council, Buckinghamshire County Council and two Local Enterprise Partnerships (Buckinghamshire Thames Valley and South East Midlands)

3.4 Didcot

Currently being led by South Oxfordshire and Vale of White Horse District Councils who published a delivery plan in October 2017. It is unclear who will lead the delivery of the garden town projects, but the Delivery Plan recommends the governance by a single unitary authority for Oxfordshire – merger of South Oxfordshire, Vale of White Horse and Oxfordshire County Council.

3.5 St George's Barracks

Rutland County Council and the MOD are leading the St George's project by way of a unique public/public partnership. They are also supported by Greater Cambridgeshire Greater Peterborough Local Enterprise Partnership (GCGP LEP) and East Leicestershire and Rutland Clinical Commissioning Group (ELRCCG)

3.6 Berinsfield

South Oxfordshire District Council have included the site in the emerging Local Plan. No further progress has been made.

3.7 Threemilestone

Also referred to as Langarth Garden Village, is being led by Cornwall Council. They have partnered with Truro City Council, Kenwyn Parish Council, Langarth landowners and the Cornwall and Isles of Scilly Local Enterprise Partnership.

3.8 Cyber Central

Cheltenham Borough Council is a major landowner of the site, after acquiring 45ha for £37.5m in 2019. It will be developed in partnership with Tewkesbury Borough Council, Gloucestershire County Council and GFirst LEP (LEP for Gloucestershire).

3.9 Whetstone Pastures

Being led by Blaby District Council (BDC) who are currently in discussions with the landowners of Whetstone Pastures. BDC wants development to be "local authority led".

3.10 South Godstone

Tandridge District Council were promoting the site along with Bonnar Allan until their insolvency. Tandridge DC are now solely promoting the development.

3.11 North Dorchester

West Dorset Council have set up a company to buy land for the development of the garden village extension

3.12 Dalton Barracks

The Vale of White Horse District Council are leading the promotion and appointed consultants to create a masterplan for the site.

3.13 Culm, Mid Devon

The delivery board for the Culm garden village is made up of representatives from Mid Devon District Council, Devon District Council, Cullompton Town Council and Kentisbeare Parish Council. Development is dependent on allocations in the emerging Mid Devon Local Plan Review and the Greater Exeter Strategic Plan.

3.14 Newton Abbot

Teignbridge District Council submitted an application to the government to receive garden village status and funding for Newton Abbot. It is unclear who will put forward further proposals or how the development of the land will be delivered in the future.

3.15 St. Cuthbert's, Carlisle

Beyond plan preparation, Carlisle City Council is taking a lead role with respect to implementation and delivery.

4.0 Not currently progressing

4.1 Meecebrook

Work on Meecebrook Garden Community is currently dependent on emerging allocations in the Stafford Borough's New Local Plan (2020-2040). The Issues and Options consultation ran from July 2018 – to September 2018 with a draft publication of the plan expected Summer 2021.

4.2 Exeter and East Devon Garden Communities

Progress on the promotion/delivery of the network of new garden villages has been delayed until 2020. The Greater Exeter Strategic Plan (GESP) is to explore the different options for the delivery of the new homes and decide the preferred option for development – whether a new town, a series of new villages, or expanding existing villages. GESP is scheduled for adoption in 2022.