Appendix 4

New Towns – the Track Record

The DPD shows little awareness of the practical difficulties of delivering a 7500 dwelling new town – they are treated as problems for the developer. We are expected to believe that development at that scale is commonplace, but it isn't.

Any review of the recent history of new towns in the UK can only lead to the conclusion that TCBGC is unlikely to be deliver anything like the promises of the DPD.

New Towns

No new towns have been formally designated in England since 1970. The post war new towns, which included Milton Keynes, were built in a very different planning and legal environment where land value capture was easier, and the grip of environmental regulation markedly weaker. See https://en.wikipedia.org/wiki/New_towns_in_the_United_Kingdom

In 2007 the Government designated 10 new Eco Towns. None of these was built, and the idea was quietly dropped. Two morphed into garden communities (St. Austell and NW Bicester), but despite all the hype, Google maps reveals that scarcely anything has been built after 16 years. It is easy to get carried away by the big talk from Councils, professional firms and estate agents all of whom have an incentive to portray success and prosperity. Google maps tells the truth.

The more recent wave of garden communities has yet to reach scale, and seems likely to encounter many of the same problems.

Social housing

One common feature of these new towns is the low level of social housing. For example the early plans for St. Austell promised 40% but is delivering only 20%
https://planetradio.co.uk/pirate-fm/local/news/west-carclaze-garden-village-concerns/

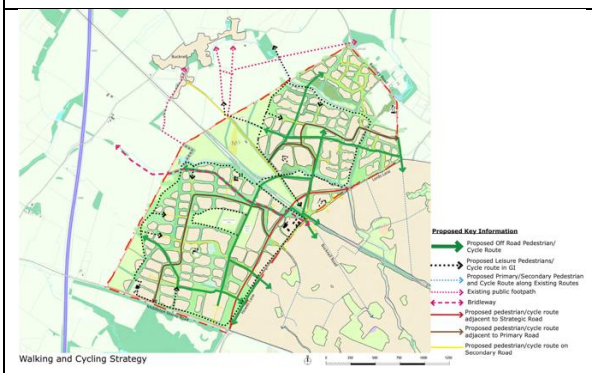
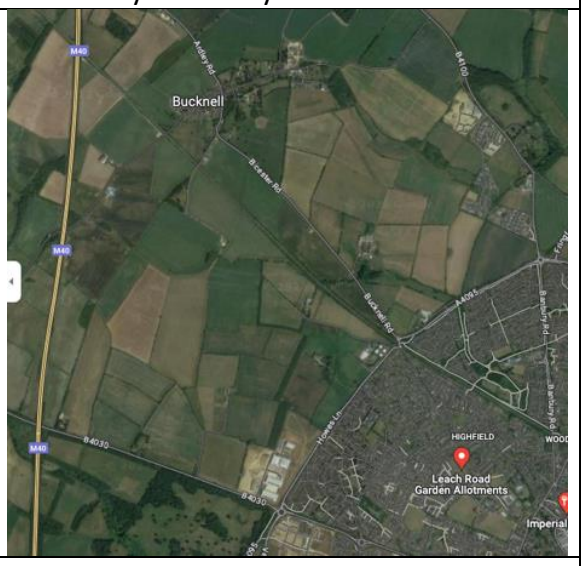
Appendix 4 provides further examples of low social housing shares due to viability concerns. Alconbury has 12.5%, and Welborne just 10% in the first phase.

This is important because it illustrates how, once the DPD is adopted, the Councils will be in the hands of the developer and will be forced to make compromises.

Credibility for TCBGC

If TCBGC is to gain public confidence it needs to demonstrate how it will succeed where others have failed. It can't rest on precedent because there are few if any that have delivered anything like the promises in our DPD – 30% social housing, significant external transport infrastructure, expensive green and blue infrastructure within the settlement, no government support beyond the HIF grant.

William Sunnucks MA ACA MBA
Colchester City Councillor
24 June 2023

The vision – NW Bicester	The reality after 16 years
 Walking and Cycling Strategy	
St. Austell - Cornwall	The reality after 16 years
 West Carclaze Garden Village (Image: @Webbers)	

List of Eco Towns and comments on progress from the Architects Journal in 2009

https://www.architectsjournal.co.uk/archive/who-killed-the-eco-town

25-Jun-09

How they fare:

1 *Rackheath, Norfolk*

The community of 3,400 homes – the smallest proposal – is a partnership between Barratt Strategic and local authorities in Norfolk. The scheme, on a disused airfield next to an existing village of 1,400 people, is the only one with a Grade A rating for sustainability.
Status: Safe bet

2 *St Austell, Cornwall*

This scheme of 5,000 homes by
St Modwen Homes and the Bird Group has a good chance of getting the go-ahead, despite the fact that it would have a development deficit of £60 million to £190 million and would need heavy public subsidy to succeed, according to a viability study by the DCLG.
Status: Worth a flutter

3 *North-West Bicester, Oxfordshire*

In opposing the proposed eco-town at Weston Otmoor nearby, Cherwell District Council has come up with an alternative called North-West Bicester (Cherwell). The scheme has since been included on the DCLG shortlist and has been given a 'B' rating for sustainability.
Status: Worth a flutter

4 *Pennbury, Leicestershire*

The 15,000-home proposal near Oadby has attracted much local opposition, including a protest march and a petition signed by 11,000 people.
Status: Long shot

5 *Middle Quinton, Worcestershire*

A complaint against the advertising for a proposed 'eco-town' at Middle Quinton, near Stratford-upon-Avon, has been upheld by the Advertising Standards Authority, which said advertising for the scheme was 'likely to mislead'. Judi Dench, John Nettles and former Formula One ace Johnny Herbert are among the 6,500 people objecting to plans for 6,000 eco-homes here.
Status: Long shot

6 *Weston Otmoor, Oxfordshire*

This scheme for 15,000 homes is predicated on an east-west rail link between Oxford and Cambridge and free public transport to Oxford and Bicester for residents. Studies found that this would cost between £530 million and £590 million. It was given only a 'C' rating for sustainability.
Status: Long shot

7 *Rossington, Yorkshire*

Plans for a 15,000-home eco-town on a former coalfield have been watered down to 5,000 homes. The development could end up with a funding shortfall of up to £45 million. The companies behind the scheme say their proposals need 'a lot more discussion' with the government.
Status: Long shot

8 *Rushcliffe, Nottinghamshire*

The proposed eco-town of 6,000 homes on the former RAF Newton site is a partnership of Defence Estates, The Crown Estate and Newton Nottingham. The local council has voiced concern that the site at RAF Newton is unsuitable for an eco-town.
Status: Long shot

9 *Whitehill Bordon, Hampshire*

A community of 5,500 homes would be built on a Ministry of Defence site in the Hampshire countryside, but a local campaign against the proposal has gathered pace. It claims that a 'large slice of the ancient and peaceful parish of Headley has been earmarked for inclusion in the Whitehill Bordon eco-town'.
Status: Long shot

10 *Ford, West Sussex*

The proposal for up to 5,500 homes on 87 per cent greenfield land at Ford would need large public subsidies, according to a government report. The scheme has attracted robust opposition. A petition objecting to the eco-town has reached 6,500 signatures. Duncan Goodhew, the Olympic Gold Medalist, has become the latest well-known face to lend his support to the protest campaign.
Status: Long shot

11 *North-East Elsenham, Essex*

A proposal to create up to 8,000 new homes near Saffron Walden is opposed by Uttlesford District Council. It said in a statement in April: 'Claims made for sustainability and deliverability have not been submitted to rigorous scrutiny.' Campaigners say that almost the entire population of the villages of Elsenham and Henham (around 3,000 people) is against building the development.

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Status: Long shot

12. *Coltishall, Norfolk*

13. *Curborough, Staffordshire*

14. *Leeds City Region*

15. *Manby, Lincolnshire*

16. *Marston Vale, Bedfordshire*

17. *Hanley Grange, Cambridgeshire*

These sites have already been withdrawn from the current shortlist of eco-towns

Status: Dead ducks

List of Garden Towns and Villages being funded by DLUHC in May 2022

Press release from DLUHC about £15m of grants for Garden Communities 21 May 2022
https://www.gov.uk/government/news/garden-communities-set-to-flourish-across-england
£135k for TCBGC

Garden Towns

Area	Allocation
Hemel, Hertfordshire	£970,000*
Otterpool Park, Folkestone and Hythe	£825,000*
Manydown, Basingstoke	£660,000*
Harlow & Gilston, Essex and Hertfordshire	£685,000
Aylesbury, Buckinghamshire	£375,000*
Taunton, Somerset	£650,000*
St Cuthbert's, Carlisle	£250,000
Greater Exeter, Devon	£250,000
Tewkesbury, Gloucestershire	£1,750,000*
North Northants, Northamptonshire	£441,000

* awards made up of Capital and resource funding

Garden Villages

Area	Allocation	Area	Allocation
Longcross, Runnymede, Surrey	£164,000	Wynyard Park, Hartlepool	£450,000*
Newton Abbot, Teignbridge	£414,000*	West Carclaze, Cornwall	£820,000*
Langarth, Cornwall	£454,000*	Culm, Mid Devon	£880,000*
Burtree, Darlington	£164,000	Halsnead, Knowsley	£80,000
North East Chelmsford, Essex	£454,500*	West of Elvington, York	£80,000
Dunton Hills, Brentwood	£135,000	Dunsfold Park, Waverley	£80,000
Golden Valley, Cheltenham	£135,000	Welbourne, Fareham	£145,000*
South Ashford, Ashford	£755,000*	Meecebrook, Stafford	£330,000*
Tendring - Colchester borders	£135,000	Dalton Barracks, Vale of White Horse	£50,000
Skerningham, Darlington	£135,000	Salt Cross, West Oxfordshire	£50,000
Long Marston, Stratford-on-Avon	£135,000	Infinity, South Derbyshire	£850,000*
East of Biggleswade, Central Bedfordshire	£785,750*	Berinsfield, South Oxfordshire	£50,000
North Dorchester, Dorset	£135,000	Borough Green Gardens, Tonbridge and Malling	£50,000
South Seaham, Durham	£135,000	Bailrigg, Lancaster	£40,000
Whetstone Pastures, Blaby	£135,000	Spitalgate Heath, South Kevesten	£40,000
Uttlesford Park, Uttlesford	£135,000	Tresham, East Northamptonshire	£237,000
		Pan-Essex	£105,000

* awards made up of Capital and resource funding