



New Garden Communities Prospectus

An invitation for developers and landowners to put forward sites and ideas for new garden communities in Swale



An ambitious new agenda

A new opportunity for growth and a step change in quality

Investing in success

Investing in Growth

Creating superb new places

A new beginning ... a radical shift?

We have published this new garden communities prospectus so that we can hear from you about your innovative thinking and ideas.

We want to understand whether you are able to promote a site in Swale, which accords with our vision and principles and delivers development for the long term.

We do not want to constrain innovative thinking. We want your ideas. So we can deliver our ambitions for the future we think it likely that a successful approach will need to address some key issues and themes:

- Create the right development that is well designed delivering superb environments in which to live, work and play.
- Achieve economic development and employment growth, with strong links to large labour markets, to build resilience and ensure prosperity, allowing us to retain and attract a skilled population to provide a dynamic workforce.
- Deliver sustainable and long term solutions to our transport issues particularly in relation to congestion and air quality.
- Achieves strong environmental protection and real and significant net gains in biodiversity to support economic prosperity, health and well being.
- Create a variety of flexible housing products for everyone at lower prices and achieve greater levels of affordable provision.
- Deliver across the plan period to 2038 and beyond, a high number of housing completions to a high quality sustainable design and construction.
- Ensure all infrastructure is funded by the development out of land values.

Please note that submission of a proposal to this process does not guarantee its inclusion within the Local Plan and should not be used to prejudice our official plan making process.

7 LOCALLY LED GARDEN COMMUNITIES

Achieving this needs an innovative new approach from developers and the public sector.

We want to hear about your approach and want the confidence that it will be delivered. Without this commitment, change will fail to be implemented and we will not support it.

We want to work with you to understand what realistic opportunities there may be in Swale to deliver large scale growth through garden settlements, using the [TCPA garden community principles](#) as a general guide, to provide modern, accessible, connected, beautiful, future proofed and locally distinctive communities within a strong landscape setting.

These garden communities should provide well designed, socially cohesive, healthy communities of between 2,500 and 10,000 or more dwellings, delivered through clear partnership arrangements to capture land value to secure all necessary infrastructure.

Overall these communities should meet a wide range of needs with excellent social, health, education, childcare and community facilities. In addition, they should be designed within a landscaped setting with open space, green infrastructure and net biodiversity gains, fantastic active travel links which deliver integrated transport solutions, and good quality and accessible employment provision to complement our existing towns and patterns of employment.

Achieving outstanding innovative and sustainable design should raise the bar for the rest to follow.



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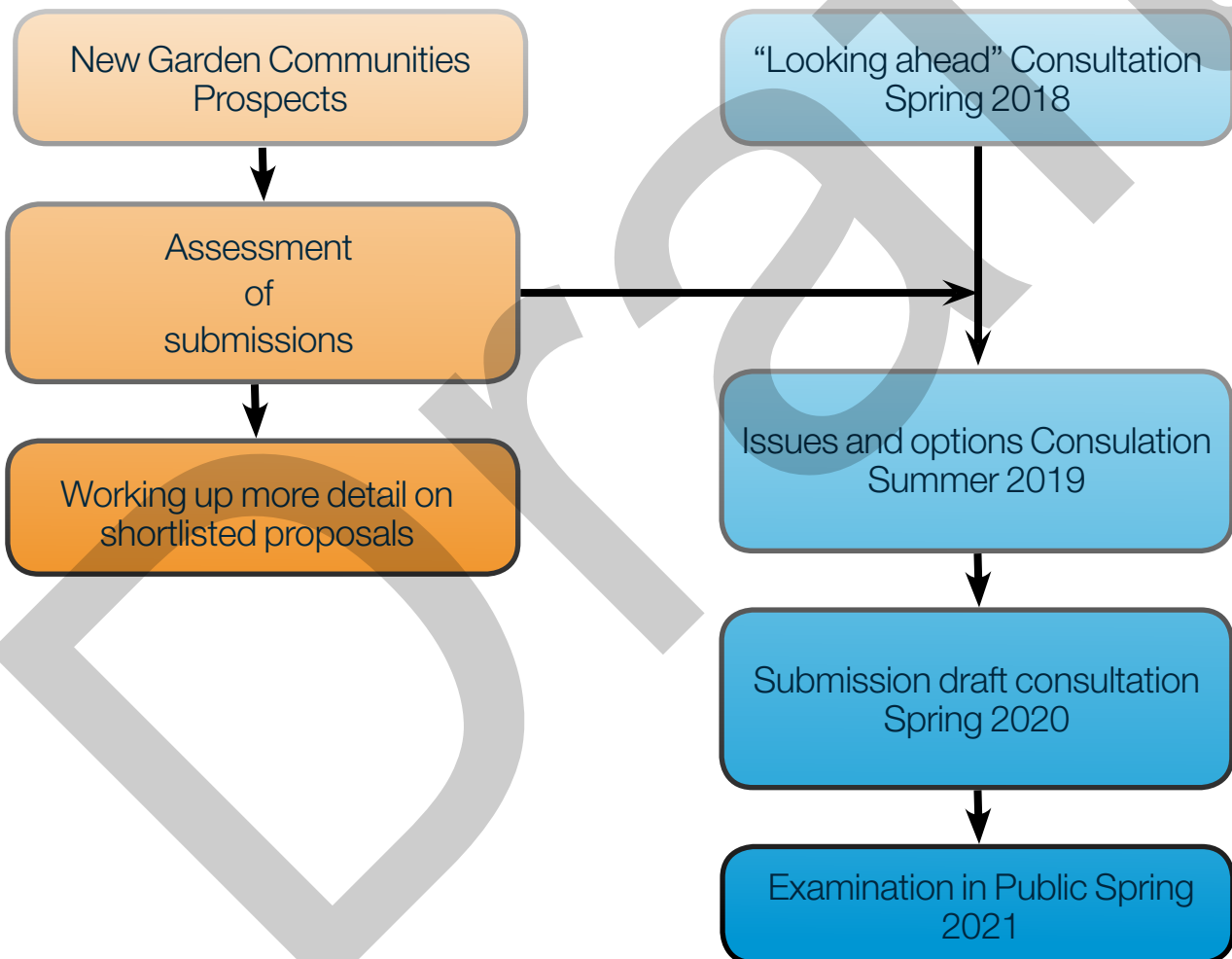
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➤ PUTTING THE PLANS IN PLACE

New garden communities are a significant strategic issue and any proposals will need to be included in the Local Plan.

Your involvement in this stage of the process will help us develop the Local Plan Issues and Options document for consultation next year. Engaging with us now, will allow us to work together to identify the best solutions, speed up the plan making process and ensure the adoptions of the Local Plan by 2022. A full assessment of the proposals would be required before the inclusion of any location within the Local Plan.

At this stage the Council is simply wishing to establish whether it is reasonable and feasible that the next development plan is able to rely on new garden settlements, and if so where.



➤ KEY ISSUES AND DESIGN PRINCIPLES

We have a vision - does yours compliment it?

Development will need to:

- Be located in an appropriate, sustainable location and deliver between 2,500 and 10,000 or more new dwellings and delivering for the long term.
- Provide major mixed use sustainable development to meet the needs of a self-supporting community, which can grow into valued places catering for a diversity of commercial and housing provision, including a diverse mix of types and tenures, self-build and affordable at 40%.
- Meet high standards of design including Building for Life 12, BREEAM, the BRE's Home Quality Mark, the government's optional technical standards for housing (on water, accessibility and wheelchair housing and internal space) and Building with Nature certified core standards.
- Be delivered through a partnership approach and managed through a long term community controlled stewardship structure to provide a self-sustaining lasting legacy in perpetuity.
- Proactively engage the existing and new community, for future phases of development, in positively planning for the future.
- Ensure that any land value capture is sufficient to provide significant benefits for existing and future residents over and above what is required and fund its full and extensive infrastructure requirements.
- Be master planned, designed and 'plan led' to the highest standards creating an outstanding community, which positively reflects and enhances the local context and character.
- Deliver a safe, secure, vibrant, inclusive, healthy and locally distinctive self-contained community, based on bringing the unique Swale countryside into its 'heart', responding to heritage and environmental assets, achieving net gains in biodiversity and incorporating the very best landscape and urban design.
- Make a positive contribution to the existing transport situation and provide a sustainable integrated and robust active transport network which incorporates and integrates the necessary infrastructure improvements and uses latest technology.
- Deliver and maintain extensive landscaping and multifunctional green infrastructure over a significant percentage of the land area through a comprehensive network of open spaces, habitats and green corridors, walking/cycling provision so as to achieve excellent connectivity and access to the full range of facilities.
- Provide a sustainable place which integrates imaginative energy and waste solutions recognises the need to maximise efficiency, embraces technological solutions, minimises pollution and delivers zero carbon development.
- Start delivering new homes as soon as possible, ideally by 2026, and reach an annual rate of at least 150-250 dwellings per year per community using innovative approaches to increase delivery throughout the rest of the new plan period and beyond.

➤ QUESTIONS

We would like to work with you and help deliver a new garden community. This is a two stage process and as a first stage we would like Expressions of Interest.

At this first stage please provide the following high level information and be no more than 3 pages:

- A plan showing the area of search and an explanation of land ownership arrangements
- A general outline description of what is proposed, or potential variants of what could be proposed and how they would respond to the local issues, constraints opportunities and infrastructure needs

Following your Expression of Interest we would encourage you to meet with us to discuss your proposals and how they could meet our requirements and to inform your response for the second stage submission. We welcome single, multiple and variant submissions, do not have any preconceived ideas and appreciate that you may not be able to answer all the questions.

Second stage submissions should be in a format that is easily accessible to elected members and stakeholders, and while you may want to provide technical evidence, this is not a requirement. However, providing as much information as possible in answer to the following questions would be helpful.

About the scheme:

1. What is your proposal offering?
 - Please provide a general description and details of the scheme and briefly explain the proposed type and number of homes, jobs, social infrastructure and other facilities being proposed. This includes commercial, retail, leisure and other land uses such as open space.
 - Please provide a proposed development trajectory, showing the start date of the development, and the per annum rates of delivery, broken down in 5 year periods and across the whole project lifespan, setting out any risks to delivering to the time line you have provided.
 - Please set out the social, financial and economic benefits of your proposal and demonstrate how you will ensure you will be able to fund all the infrastructure needed to serve your development and that the proposal is viable.
2. Do you foresee that your proposal would include any 'abnormal' costs that could result in you being unable to meet the Council's full garden settlement and infrastructure expectations for the proposals?
3. Would you expect the Council, or other stakeholders, to have a direct role in delivering the proposal? It would help us to understand how the Council can work positively to deliver the proposal and whether you would be prepared to work in partnership with the Council and others.
4. What delivery vehicle/ governance/partnership arrangements do you envisage using?
5. What specific advice do you require and what technical research will you undertake should the bid be successful?

About environmental constraints and opportunities

6. What opportunities can you offer for significant net gains or improvements to environmental, landscape, biodiversity, heritage, sustainability?
- Please explain any environmental constraints on the land being proposed or in close proximity and how you intend to mitigate or manage these effectively? This should include landscape, ecological, or heritage designations and assets, flood risk, agricultural land, air, noise, mineral safeguarding areas, gas pipelines, pylons, etc. (Please note parts of the Borough are affected by air quality management areas)

About delivering the design principles:

7. How will your proposal positively embrace local issues, standards and design principles identified in this prospectus and incorporate the wider 'garden settlement' design principles? Please set out:
- How your proposal respond directly to the local landscape context and reflects the individuality of the location?
 - How you intend to meaningfully involve the local communities, and both existing and new residents from the beginning and throughout the life span of the project?
 - How you intend to incorporate community land ownership and long term stewardship of facilities and green infrastructure?

About infrastructure:

8. How will you make a positive contribution to the life of existing and new residents through the provision, delivery and maintenance of social infrastructure? Please note additional provision is positively encouraged and we expect any development to provide, as a minimum, social infrastructure, such as schools, health care, open space to meet the needs of the new community.
9. What positive transport and connectivity improvements are you proposing to address the infrastructure constraints that already exist? Please set out all new transport and connectivity infrastructure you require and note that we expect you to go beyond 'net nil detriment'.
10. What will you deliver in terms of a network of open space and multi-functional green infrastructure and a significant net gain in biodiversity and how will you manage and maintain this?
11. How will you promote the sustainable use of resources and minimise future vulnerability to changing climate? Please set out your ideas in relation to energy, water, waste and other issues.

If your ambitions are sufficiently developed please provide a high level spatial/land use plan illustrating your proposal/s

Next steps

Firstly, send your Expression of Interest by 12pm on

Send your second stage detailed submissions by 12pm on

to newgardencommunities@swale.gov.uk

If you would like to arrange an informal meeting to discuss your proposal please contact localplan@swale.gov.uk or speak to Alan Best on 01795 417344

Following receipt of responses, a high level assessment will be undertaken and further investigation will be required. This will establish whether the proposals, tested against the key issues and design principles, and having regard to garden city thinking, represents sustainable, suitable, deliverable and robust solutions, where there is merit in taking them forward either individually or in combination.

As part of the process, the Council will engage with other stakeholders, including utilities, transport and statutory consultees. Any information that may help them provide us with informed comments would be helpful.

Please note that the Council envisages that an initial shortlist of schemes will lead to those scheme promoters being asked to give a presentation to Council members





➤ BACKGROUND INFORMATION AND LINKS

Further information relating to the New Garden Settlement idea can be found here in :

Locally Led Garden Villages, Towns and Cities (CLG March 2016)

Details of the Home Quality Mark can be found here

Building for Nature information can be found here

SUDS for Wildlife can be found here

CIRCA best practice can be found here

The PBA work can be found here

The key issues and direction of travel can be found in the:
Looking ahead Local Plan consultation here

Please note this is available for consultation fromx to x
and comments can be made to

Evidence base documents can be found on the Swale Local Plan website here

