

Bid to join Garden Communities programme

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All questions must be addressed, apart from those specifically designated for transformational community proposals and garden villages proposing fewer than 5,000 homes (Q 2, 4). If you have questions, or would like to discuss an proposal ahead of submission, please contact xxxxxxxxxxxxxxxx@xxxxxxxxxxx.xxx.xxx.xx.

Bids should be submitted by **09/11/2018**

Please click here to open the [prospectus](#).

Name of local authorities and promoters/landowners/developers involved (clearly identifying lead authority):

Main Contact

Telephone Number

Email Address

Organisation

Headline Information

1. Provide a description of the proposed garden community including proposed number of homes, including types and tenures, number of jobs it hopes to create, employment space, schools and other community facilities, green space provision, number of district and local centres, amount of retail and other commercial space proposed; key items of infrastructure needed to support delivery of the garden community. Please itemise these below.

Housing

Number of homes

Delivered by

Types of homes and tenures

Employment

Number of jobs created

Approx. area of employment space (ha)

Key types of jobs created

Approx. area of retail / commercial space (ha)

Community Infrastructure

Number of schools

Types and size of schools (if known)

Number of health and care facilities

Types and size of health and care facilities (if known)

Number of community facilities

Types and size of community facilities (if known)

Number of district and local centres

Site Space

Approx. area of site space (ha)

Approx. area of green space (ha)

You will be asked at the end of the form to provide evidence of the following:

- **Location Plan** - One or more plans showing the location of the proposed garden community outlined in red. It should also indicate the location of any nearby communities/development, and the boundaries of the Local Planning Authority, County Council, LEP. Include site boundary coordinates. This plan should also highlight the extent of brownfield conditions on the site, if relevant.
- **Strategic Framework Plan** for the proposed garden community – this should show: the broad disposition of proposed land uses and major infrastructure proposed.
- **Annual housing trajectory** for the garden community

2. If 10,000 or fewer homes are proposed, please provide details of the circumstances that you believe make the proposal suitable for consideration (refer to paragraph 5 of the prospectus.)

3. If fewer than 5,000 homes are proposed, describe the measures that will be put in place to ensure that the proposed community will be largely self-sustaining, for example in terms of movement and transport facilities, education, health, community infrastructure, and jobs.

4. Is the proposed garden community a free-standing or transformational garden community?

5. In the case of proposals for transformational garden communities where substantive additional growth is proposed to an existing place, please outline the economic, social, and environmental outcomes you expect the proposal to achieve for the place as a whole.

You will be asked at the end of the form to provide evidence of support for your proposal from the following:

- a) **Local MP(s)**
- b) **Local community**
- c) **Local Enterprise Partnership(s)**
- d) **County Council** (where relevant)
- e) **Neighbouring local authorities**
- f) **For private sector led** – the relevant local authority
- g) **Any other key stakeholders**

You will be asked to answer 'Yes', 'No', or 'Awaiting Response.' If 'Yes' is selected you will need to provide details of engagement and attach relevant evidence. If 'No' or 'Awaiting Response' is selected you will need to provide reasoning.

Strategic Approach

6. Provide a statement on how the proposed garden community fits with local or area housing and economic plans & strategies; how it will meet anticipated population growth both within the relevant Local Plan period and beyond; and how it will address local housing affordability issues.

a) How it fits with local housing and economic plans and strategies

b) How it will meet anticipated population growth

c) How it will address local housing affordability issues

d) How it will provide and embed opportunities to expand further in the future if required

Local Leadership

7 a) Set out the extent of community engagement undertaken to date in respect of the garden community. This should include any engagement with key local stakeholders, for example, Sustainability and Transformation Partnerships, LEPs, energy district network operators, etc.

b) How do you intend to engage with local residents and stakeholders about the garden community proposal in the future?

8. Where a proposed garden community is cross-boundary or located close to the boundaries of neighbouring authorities, describe the type and level of local authority co-operation and joint working taking place.

Garden Community Vision

9 a) Set out the vision and key development objectives for the proposed garden community. Highlight how the garden community will address the qualities set out in the Prospectus, and any other principles considered important.

b) Provide details of review mechanisms and tools that will be put in place to secure delivery of the quality aspects of the garden community. E.g. a design review panel.

Deliverability

Milestones

10 a) Identify the key risks to delivery of the milestones between now and start on site shown in the timeline submitted with this bid and set out the measures you will take to mitigate these risks.

b) Provide a high-level commentary on the assumptions that have been made with respect to the housing trajectory for the garden community.

c) Set out any opportunities that there are to accelerate this housing trajectory including any interventions that would be needed to support acceleration.

You will be asked at the end of the form to provide evidence of the following:

- A **timeline of the key milestones and dependencies** between now and start on site for the new garden community.
- A **structure chart / organogram** of the proposed governance structure for the garden community which shows the role and responsibilities of key project partners, e.g. Local Planning Authority, County Council, LEP, Government agencies, landowners, developers, etc.

Infrastructure

11 a) Provide a list of the key items of infrastructure that will be required to support delivery of the garden community. Transport-related; education, health, country parks, etc.

b) Outline any significant new or upgraded utility provision that will be required to support delivery of the garden community.

Land

12. Provide a brief commentary on the land ownership and development promotion arrangements within the proposed garden community site. This should include:

a) Details of land owners, promoters and developers;

b) Extent to which land is under option and any agreements in place;

c) Details of any discussions about delivery mechanisms and models which have taken place;

d) Envisaged site assembly period including whether land can be drawn down in phases;

e) Details of any part of the site that is public sector land.

You will be asked at the end of the form to provide evidence of the following:

- **Land ownership plan** – an overlay of the Strategic Framework Plan showing the extent of the different key land interests within the scheme boundary plan at the same scale as the Strategic Framework Plan.

Planning

13 a) Indicate the planning status of the site(s) for the garden community.

b) Describe the status of the current Local Plan and if relevant provide a timescale and key milestones for its adoption.

c) Highlight any significant planning constraints that may affect allocation and development of the site. E.g. green belt status, flooding risk, designated heritage assets, etc.

d) If any of the site is classified as brownfield, please highlight the proportion and nature of the brownfield element.

e) Briefly describe the high level planning strategy proposed to facilitate delivery of the garden community. This should include both plan-making and development management routes.

Viability

14 a) Provide a brief market commentary on existing land values, levels of local housing demand and need, local housing affordability, and types of homes needed locally to meet need.

b) Provide a high level viability appraisal (budget statement and linked cash flow statement) for the garden community project, highlighting key infrastructure requirements, any funding gaps and how they might be filled. This should include an explanation of the assumptions that have been made.

c) Set out the key dependencies and phasing implications between housing and infrastructure delivery.

d) Describe any plans to access finance, including private sector investment.

Government Support

15. Please outline what aspects of the government support package set out in the prospectus you would like to draw on to support delivery of the new garden community. Please be as specific as possible and highlight how the support requested would help deliver additional or accelerated housing delivery.

Additional Evidence Checklist

These items of evidence need to be submitted to xxxxxxxxxxxxxxxxx@xxxxxxxxxxx.xxx.xxx.xx

By checking or selecting 'yes' I confirm that I have emailed a copy of this evidence to xxxxxxxxxxxxxxxxx@xxxxxxxxxxx.xxx.xxx.xx

Location Plan - one or more plans showing the location of the proposed garden community outlined in red. It should also indicate the location of any nearby communities/development, and the boundaries of the Local Planning Authority, County Council, LEP. Include site boundary coordinates. This plan should also highlight the extent of brownfield conditions on the site if relevant.

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Strategic Framework Plan for the proposed garden community – this should show: the broad disposition of proposed land uses and major infrastructure proposed.

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Land ownership Plan – an overlay of the Strategic Framework Plan showing the extent of the different key land interests within the scheme boundary plan at the same scale as the Strategic Framework Plan.

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Provide a **structure chart / organogram** of the proposed governance, legal and financing structure for the garden community which shows the role and responsibilities of key project partners, e.g. Local Planning Authority, County Council, LEP, Government agencies, landowners, developers, etc.

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High level viability appraisal (budget statement, and linked cash flow with all key assumptions clearly shown)

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A **timeline of the key milestones and dependencies** between now and start on site for the new garden community.

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Annual housing trajectory for the garden community.

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Can you provide evidence of support for your proposal from the following:

You will be asked to answer 'Yes', 'No', or 'Awaiting Response.' If 'Yes' is selected you will need to provide details of engagement and attach relevant evidence. If 'No' or 'Awaiting Response' is selected you will need to provide reasoning.

a) **Local MP(s)**

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