

SERVICE
GUIDE

04

Garden Communities

Releasing the potential of urban extensions
and new settlements



LICHFIELDS

LICHFIELDS

Lichfields is the pre-eminent planning and development consultancy in the UK

We've been helping create great places
for over 50 years.

lichfields.uk

Cover images

Top left: Letchworth Garden City, Alamy

Top right: Ebbsfleet Green, Google Earth Pro 2020

Bottom: Placemaking, Alamy



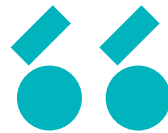
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Garden Communities

Our specialist planning and development services are helping to unlock a new generation of garden towns and villages.

The ambitious scale and quality of these projects gives rise to many challenges: establishing their position in planning strategies, building consensus around the type of place created, understanding what infrastructure is needed and how to pay for it, and securing an implementation approach that is viable and achieves long term stewardship.

Working for both the public and private sector, Lichfields helps clients release the potential of these projects, combining our well-resourced planning consultancy offer with a wide range of specialist expertise on planning, heritage, viability, socio-economics and design.



Our success was due in large part to the diligence and expertise of Lichfields; not only the thorough and credible evidence presented to the Examination, but also in the breadth and depth of the supporting evidence produced by them in support of the new settlement.

CALA Homes, developer of Long Marston Airfield

Services to support Garden Communities



LOCATE
Making the case:

Planning promotions

Strategic planning rationales

Feasibility studies

Housing and economic needs assessment

Spatial options appraisal

Engagement strategies



SHAPE
Creating the place:

Visioning

Design and placemaking

Property market studies

Socio-economic infrastructure assessments

Environmental impact assessments

Townscape, heritage and visual impacts



REALISE
Delivering at pace:

Planning applications

Phasing and implementation plans

Viability appraisals

Funding and business cases

Planning and delivery structures

Stewardship strategies

Locate

Making the case

Long Marston Garden Village, Warwickshire

We secured an allocation in the Local Plan for 3,500 homes on this former airfield, providing masterplanning, economics, viability and planning advice, before then obtaining planning permission.



© Cala Homes

Meecebrook, Staffordshire

Lichfields prepared feasibility evidence supporting Stafford Borough Council's successful bid for Garden Town status for this 10,000 home new settlement on the West Coast Main Line.



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© Theakston Estates

Skerningham Garden Village, Darlington

We are supporting Theakston Estates on the allocation of this 4,500 home Garden Village adjacent to the East Coast Main Line near Darlington.

Shape

Creating the place

Oxfordshire Cotswolds Garden Village

Lichfields advised West Oxfordshire District Council on an employment strategy and economic vision for this 2,200 dwelling Garden Village located north of the A40.



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Ebbsfleet Garden City, Kent

For Redrow we produced a masterplan for the first phase of development at Ebbsfleet Green, the Government's first Garden City, comprising 950 homes, a school, local centre, and sport facilities.



© CEG

Dunton Hills Garden Village, Essex

Lichfields is supporting the allocation of this 3,700 home Garden Village at Dunton Hills Golf Course near Basildon in Essex, providing a range of services including planning, EIA, socio economic assessment, consultation and engagement.



© Alamy

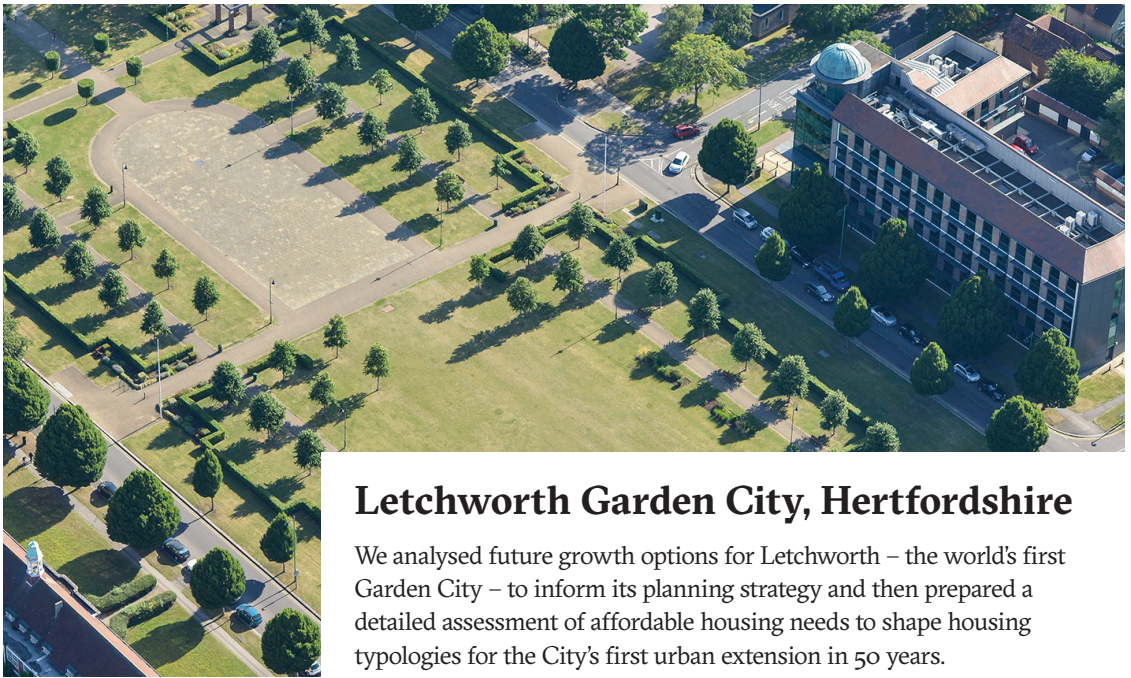
Otterpool Park Garden Town, Kent

We produced a strategy for economic growth in this 10,000 home Garden Town on the Kent Coast, in work commissioned by Folkestone and Hythe Borough Council.



Tresham Garden Village, Northamptonshire

Our strategy helped define the economic rationale for this Garden Village on a former airfield in East Northamptonshire. Separately, we also assisted the North Northamptonshire Joint Planning & Delivery Unit in preparing an infrastructure investment framework to support a number of Garden Communities in the area.



Letchworth Garden City, Hertfordshire

We analysed future growth options for Letchworth – the world’s first Garden City – to inform its planning strategy and then prepared a detailed assessment of affordable housing needs to shape housing typologies for the City’s first urban extension in 50 years.

Fairoaks Garden Village, Surrey

We helped Surrey Heath and Runnymede Borough Councils with an independent review of the economic and retail elements of a planning application for 1,000 homes and 63,000m² of non-residential floorspace forming part of this Garden Village on Fairoaks Airport in Surrey.



Realise

Delivering at pace

North East Chelmsford, Essex

We worked for Essex County Council and Chelmsford City Council to assess the economic and housing growth value of rail investment scenarios – including that for a new station to serve the Garden Community – using WebTAG.



© Alamy



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Welborne Garden Village, Hampshire

Lichfields prepared delivery trajectory evidence for this Garden Village on behalf of Fareham Borough Council to inform the Council's new Local Plan.



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Threemilestone, Cornwall

We provided strategic housing and economic analysis to Cornwall Council to inform the quantum and mix of development in the this masterplan for a major mixed use extension to Truro.



South Maldon Garden Suburb, Essex

We secured outline permission for 1,500 homes alongside a new relief road for this Garden Suburb, working on behalf of a number of housebuilders.

Contacts

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