The Housing and Regeneration Agency

Homes England

Garden communities toolkit — Planning and delivery stages diagram

Version 1



Please note: This diagram is intended as an illustrative guide that outlines the stages involved in the planning and delivery of a Garden Community. The actual process may vary depending on the specific project. We encourage individual Garden Community projects to adapt and assemble their own version of this diagram to support engagement, coordination, and project management.

Key:

- Deliverability
- Sustainable Placemaking
- Legacy
- Engagement

Explore the case for your garden community

- Develop a vision and objectives
- Consider strategic viability and key metrics
- Establish governance structure

Establish foundations

Establish community governance arrangements

- Community asset management and funding

Monitor and adapt to feedback

- Resident feedback and engagement
- Deliver infrastructure and greenspace, and build homes

Delivery, monitoring and management

Your Garden Community



Establish a project delivery framework

- Project Programme and resourcing
- Concept and site feasibility. Identify site location, suitability, availability and deliverability
- Infrastructure. Identify requirements and delivery approach
- Strategic viability appraisal
- Concept masterplan

Site feasibility and concept

Planning and other permissions

- Stewardship strategy
- Viability review

Consents

Implement delivery mechanisms

- Planning consent strategy

Policy and delivery mechanisms

- Consider production of more detailed plans and guidance
- Establish planning allocation and policy

Planning policy, development, plan production and adoption

- Establish infrastructure and funding mechanisms
- Explore site viability model and funding strategy
- Review the planning and other consenting frameworks needed

Explore delivery mechanisms and review governance