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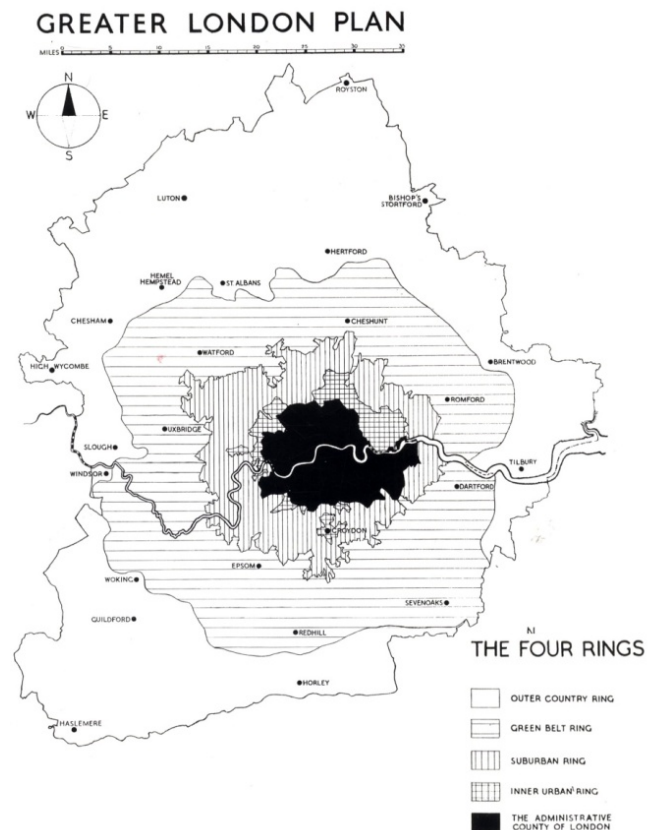
Izhevsk, Russia

NEW TOWNS IN UK AND NEW TOWNS IN EGYPT, EXPERIENCES AND LESSONS

This article discusses the causes and strategies of new towns construction. Did they succeed to achieve their goals and whether this strategy can be used to solve big cities' problems?. This research uses new approach of comparative analysis between the two cases of new towns programs in UK and Egypt, From urban planning point of view. methodology of research: Historical and urban planning comparative analysis. Resources: scientific publications, archival materials, photographic and video documentations. This approach will result in new findings and recommendations to reformulate the Egyptian new towns program.

Keywords . New Towns

,Greater London ,Greater Cairo, New Urban Settlements, Egypt, UK.



Map.1. " Greater London plan 1944". Reference: http://www.cittasostenibili.it/urbana/urbana_Scheda_8.htm, June 2014.

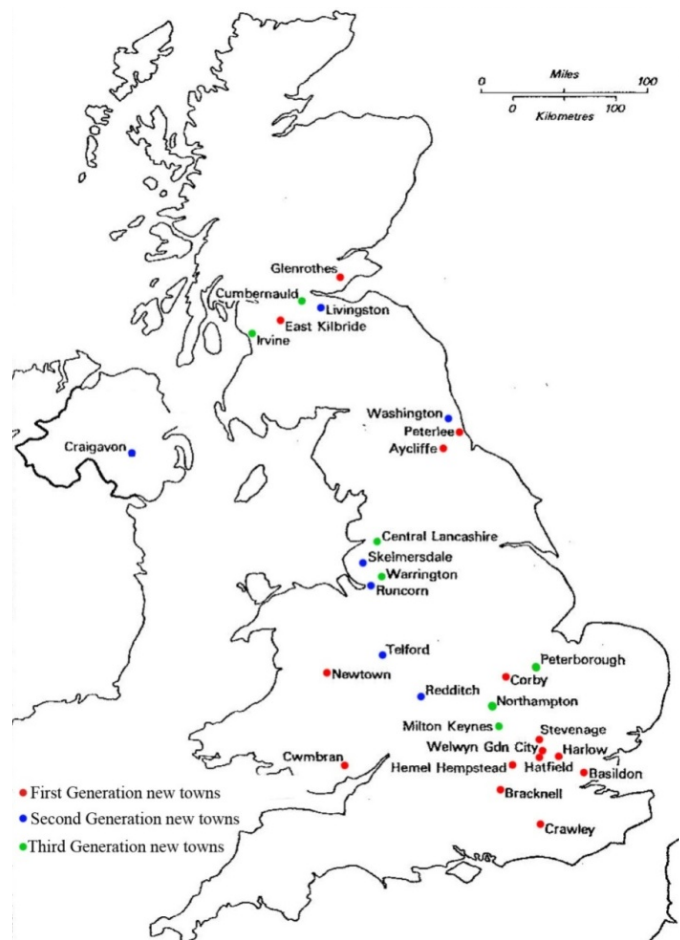
I. Introduction. At the end of the 19th and the beginning of 20th centuries Europe was suffering bad conditions in big cities. A new movement emerged; the new towns or garden cities, originated in Britain in the ideas of Ebenezer Howard [1.p:76]. Howard's vision formed the basis of 20th century

town planning in the UK and inspired new town programs around the world [2.p-p:3-4]. Many recent studies are conducted to draw lessons from the UK new towns program (ex. [3], [5], [12]). Researches about new towns in Egypt compare goals and results of the program to conclude whether they succeeded to achieve their goals or not (ex. [6], [9], [10]).

II. Objectives of research. This study first aims to outline the history for both the UK and Egyptian new towns program experiences. Discussion and analysis to compare many aspects of both Experiences. Lessons will be used to form recommendations for enhancing the future of new towns program in Egypt.

III. Historical backgrounds. A. British new towns. Influenced by the ideas of Ebenezer Howard at the beginning of the twentieth century, After world war II the British government had the goals of : 1. Decentralization and deconcentration of population and industry, 2. Reorganization of congested urban areas especially

London. Plans for greater London and other big cities were presented to organize overspill of population to New Towns (Map.1) , [3.p-p:77-78]. "The New Towns Act" was issued in 1949 to control and organize the new towns program [3.p:4]. The first period (1946-1950) was influenced by the planning model of Garden city [2.p:4]. A green



Map.2. " UK new towns Generations".

Reference: http://www.isocarp.net/data/case_studies/760.pdf , June 2014.

belt was planned around London region and other big cities, to prevent outward growth [4]. Beyond it new towns were built on green field sites [5.p:11].

At the second period (beginning of 1960s) new towns were a result of regional planning studies. At this period the program slowed. At the third period (late 1960s-1970s) the construction of new towns was based on the official 'South East Study' , which suggested building large new developments to house population growth. In this stage urban development was in a form of city expansion schemes rather than entirely new towns. Only Milton Keynes was a new town on green field [2.p:4]. In 1976 UK government decided to stop building new towns. And to focus on the development of inner areas of cities [3.p:6] , [2.p:4].

B. Egyptian new towns. At the twentieth century, until 1973 new settlements in Egypt were constructed (ex. Nasr City, 1960s). But only after the end of the october 1973 war, the construction of new towns in Egypt became a national strategic program. After the war, the Egyptian government Started a national plan for socioeconomic

development. The plan had the goals of: 1.

Decentralization and deconcentration of congested urban development on land in the Nile valley and Delta (5% of Egypt's area which houses 95 % of



Map.3. " Egyptian new towns Generations". Reference: http://www.newcities.gov.eg/english/New_Communities/default.aspx ,June 2014.

the total population) [2.p:5], 2. Stopping the sprawl on rural areas [6], 3. Housing the rapidly growing population [6], 4. Building self-contained growth poles in the desert [2.p:5]. "Law No. 59 of the year 1979" a law organized and controlled The creation of new urban settlements [7]. First generation (Middle 1970s to early 1980s). Two different types of towns were build.

1. Self-contained towns [9], 2. Dependent Towns. Their locations adjacent to existing cities to take advantage of employment opportunities and services in them.

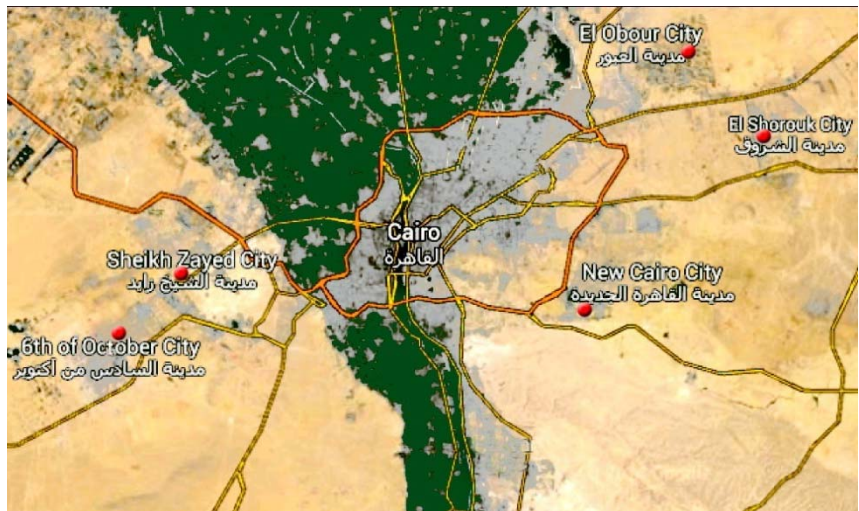
To provide cheaper prices for land plots and housing [9].

Second generation (Beginning to Middle 1980s) included:

1. self-contained towns [10.p:143].

2. Dependent Towns [9],[10.p:142].

Twin towns ; For example; New Bani Sweif twin with existing Bani Sweif city in upper Egypt. Third generation (Middle to late 1980s); Most of these towns were built in upper Egypt as twin towns with existing cities. This period included the start of the establishment of ten urban settlements around the Greater Cairo with the ring road connecting them. Until this moment the Egyptian government continues on its plans for building new towns [6].



Map.5. " Greater Cairo and New Towns ". Reference:

<https://www.google.ru/maps/place/6th+of+October+City>, June 2014.

IV. Discussion of success of both experiences. By 1990, the new towns of UK housed over 2 million residents [3.p:6], [2.p:4]. They Attracted investors , provided huge number of new jobs and attracted employment [5.p:17]. The Green belt policy in the UK as part of the new towns program has proved to be highly effective in halting the urban sprawl and improving the quality of life for both rural and urban population [12] , [3.p:10]. It is

argued that the successes of the new towns has been at the expense of the inner cities [3.p:9].

By 2014 In Egypt were built 21 new town. They housed over 8,758 million people. Thousands of new factories working in new towns. They provided enormous number of new jobs and attracted employment [10]. However, it is argued that success in encouraging people to relocate to the new towns has been limited, and most employees in new towns near Cairo and other big cities commute from these big cities every day. Crucial criticism of the Egyptian program that it is not providing a medium-term solution to population growth. This is despite considerable financial investment which could, arguably have been more effectively invested in improving conditions in Cairo [2.p:5].

V. Comparative analysis of elements of both programs. 1. The effects of the construction of new towns on the Capital of the country. A. The green belt policy. In the case of London the green belt policy succeeded to stop the sprawling of the city, and kept new urban development beyond it. In the case of Cairo this policy failed due to : a) Until now the Green belt around Cairo was not completely built up. b) The purpose of the green built around Cairo was an Aesthetic and environmental purpose.

B. Type of new urban development. The new towns around London were built only beyond the green belt. They were built to be Self-contained towns [3.p:9]. The establishment of Towns dependent on the original city (ex. Cairo). And The establishment of ten suburbs around Cairo, Resulted in the growth of these towns and suburbs into each other and into Cairo over time [11.p:143]. These new urban settlements become a burden exploiting the already degrading infrastructure, services and roads network and adding to the over crowdedness and congestion of Cairo.

2. Road network, Transportation, Service and infrastructure. The construction of road networks was parallel to the establishment of new towns in UK. They also faced major problems of infrastructure provision. These

problems were resolved by public finance with a small part of this finance was provided by New Town Development Corporations themselves [5.p:14]. New towns in Egypt are faced by : a) The need for an efficient roads network connecting new towns with each other and with original cities. b) The lack of means of transportation within the town on a regular basis. c) the services required for the daily life are not enough in comparison with the current and targeted population [9.p-p:39-44].

3. The affordability of housing unit. In the case of new towns of UK the Development Corporations had full control on large amounts of housing. This ensured housing affordability and played a role in getting major development relatively quickly [5.p:14]. The Development Corporations of New towns in Egypt does not have that much authorities as in the UK case. Housing in the new towns is generally considered to be overpriced and under-serviced and less affordable than housing in slums [2.p:5].

4. The time of achieving program goals. Since the start of the new towns program in UK in 1946 and until 1990 the UK new towns attracted 3.5% of the total population in a time of 44 years (the researcher's calculations based on information from [11]) , which is considered a huge success. As for the Egyptian new towns they attracted 10% of the Egyptian population in a time of 40 years (since 1974 until 2014) (the researcher's calculations based on information from [8], [13]). Nevertheless it is argued that they did not succeed to attract population.

VI. Conclusion. The research concluded a number of findings and recommendation which can lead the Egyptian New towns program to be more effective.

1. Green belt strategy, should be planned around cities and towns, To stop the urban sprawl and protect rural areas.
2. The construction of new urban settlements around Cairo and big cities in Egypt Must be restricted to the form of self-contained cities or towns.

3. It is very important to keep the inner cities in Egypt under observation, research and evaluation to manage their situation in order not to reach the result of declining as happened in the case of inner London.
4. Regional studies should be held to profoundly investigate the Reciprocal influences between big cities and new towns.
5. It is very important for Egypt to start a national project for upgrading, maintenance and construction of road networks connecting new towns and other cities.
6. The provision of affordable organized on regular bases Public transportation is the key to attract residents to new towns.
7. Using public finance to provide Infrastructure in Egypt's case is the only way for it to be affordable to middle and low income groups.
8. It is important to rehabilitate and educate residents of squatter settlements to get a job that offer a payment which allows affording normal standard housing instead of having to live in inhuman situation in slums.
9. The study assures that the Egyptian new towns have succeeded in attracting 10% of the Egyptian population (21 new town housed over 8,758 million people in a time of 40 years), although they were planned to attract 20%. Comparing the achieved target with the time period and with experience from the UK new towns program (32 new towns of Britain housed over 2 million residents, 3.5% of the total population in a time of 44 years), are indicators of the validity of the fact of their success. The exaggeration of expectations for growth rates of new towns in Egypt led to the assumption of their failure.
10. The study and research of best practices and successful urban projects around the world is an important factor which will help Egyptian planners benefit the positive lessons and Predicts and precede challenges and problems.

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