CHAPTER III

THE PLANNING AND BUILDING OF NEW TOWN

"What are those Golden Builders doing?"—BLAKE.

"Where lies the Land?"

SUFFICIENT capital has not, at the time of writing, been subscribed for the purchase of the land for New Town. Meanwhile several estates have been inspected, but a thoroughly suitable site has not yet been discovered. The inquiry is for a compact estate of about 3000 acres of agricultural land, with convenient railway communication, but not too near a large town. The land should be, if possible, diversified in elevation and in the nature of the soil, and should contain some features of natural beauty such as water and woodlands provide. The district in which it lies is not of the first importance, but, seeing that New Town is meant to be a pioneer enterprise, we should like to see it established in some fairly central and accessible spot. When the Pioneer Trust has raised the necessary money and purchased the land, it will proceed to the formation of the "Parent Company," to which the property will be transferred. The New Town Parent Company, in its turn, will set about the task of raising a larger capital, and will begin to develop the estate on the general lines laid down in this book. We should like to assume that, when this stage is reached, every reader will have a new personal interest in the scheme, because he will have helped to provide the necessary funds.

Surveying the Land.

The first thing to be done will be to make a general detailed survey of the land acquired and its neighbourhood. This will, of course, be done primarily in order to