

learn its physical features, involving act contouring, noting of all variations of soil or rock, special features of natural interest or beauty, and the varieties of raw material to be found. The survey would also take account of the situation of the land with respect to the surrounding districts, examining the lines of communication and considering how they could best be developed or extended. It would note particularly the existing buildings on the estate, with a view to their future use and their relation to new buildings. It would mark those special features of natural interest and beauty which should be preserved unharmed by the development of the town. And the survey should be also a human and historical one. What has been the social and industrial history of the neighbourhood? What folk are already living on the land, and what work are they doing? If it contains an existing village, its interests and traditions should be known and, as far as possible, preserved. New Town is not to come down out of the heavens, ready-made, but is to be built up on earth, and because it is to be new, and young and vigorous, it cannot afford to neglect any help and inspiration from the past which come to it with the land upon which it is to stand.

When the survey is made, the planning of the outlines of the future town can begin. And here we should like to call attention again to the two special features which simplify our task of making a healthy and happy community. In the first place, we are planning, not a town that is all streets and houses, but a town set in its own frame of countryside. We are planning for the best use of every square yard of the estate, whether it is to bear a brick wall or a potato crop. And, in the second place, it must be remembered that we are free from the enormous difficulties which older towns have to face in their re-planning schemes, the difficulties which arise from the existence of high land values, ground landlords, and vested interests of all