

Response to Planning White Paper – Planning for the Future

By UDL

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1. Introduction

UDL is a not for profit training, discussion and support organisation for built environment practitioners and councillors. We run events under our Urban Design London and Urban Design Learning logos, providing over 70 events a year attracting well over 5000 bookings.

During the autumn of 2020 we held 5 events relating to the planning white paper as follows:

1. The White Paper and Design Review (23rd Sept 140 bookings)
2. The White Paper and London (29th Sept 146 bookings)
3. Planning for the Future Discussion (30th Sept 281 bookings)
4. Councillors Network White Paper Discussion (20th Oct 43 bookings)
5. Young Practitioners Network White Paper Discussion (22nd Oct 58 bookings)

There were 30 speakers across events. Most attendees were from the public sector, but there were also many practicing architects and others directly involved in planning, particularly at the design review session.

This document represents presentations, discussion and comments made at these events. Where questions posed by MHCLG were not directly covered at the sessions we have added thoughts from our team members – making clear where this is the case.

This document cannot represent a full account of everything said at the events, nor can it be taken to represent the views of those present. But we have tried to summarise opinions as best we can, and we feel that the following sections are a fair representation of issues raised.

2. Responses to MHCLG Questions

Pillar One – Planning for Development

MHCLG Question:

Proposal 1: The role of land use plans should be simplified. We propose that Local Plans should identify three types of land – Growth areas suitable for substantial development, Renewal areas suitable for development, and areas that are Protected.

5. Do you agree that Local Plans should be simplified in line with our proposals?

Response

Our members are concerned that the use of three zones will be not be suitable for many areas where the zones would need to be ‘fine grain’ small areas pepper potted together in close proximity rather than larger area wide zones. The picture would therefore be complex and difficult to agree and administer, particularly at the edges, which may fall between or even part way along streets. For these boundaries a gradual transition between zones would be needed.

The use of data and fewer, simpler zoning types could result in narrow approaches to characterisation or zoning studies, regressing from the more sophisticated and nuanced data sets and evaluation now being used in some authorities to older, simpler more visual methodologies such as those used by English Heritage and the Landscape Institute. The use of information should be understood from the outset to ensure the right data is collected and used appropriately.

On zone designation, Councillors mentioned concerns that areas designated as ‘protected’ would be misleading to the general public, as these areas will still be subject to development via the current planning regime. Concern was expressed that the rich, contextual information already in Conservation Area Statements, Village Design Statements and other place-based documents would be lost.

There is also a concern that the very different nature of the three zones would lead to different levels of quality in the zones, for example with a higher quality built environment, better integration with nature, better infrastructure and more popular places in ‘protected’ zones, but less infrastructure, less integration with nature and therefore lower popularity in growth and renewal areas. This could widen existing inequalities within society and between different areas.

There is a question over how the proposal addresses land market failure which sees uplift in land value going to the landowner at change of use stage rather than being captured within the development process for the benefit of the community. It would be good to understand clearly how the proposals address this issue.

The proposal does not include discussion of how the three zones relate to spatial development plans, wider strategies for climate mitigation, health creation and infrastructure strategies. This would include transport, blue and green infrastructure and amenities, planning development on a larger scale, for example city wide or regional level. The zoning strategy will need to be holistic linking to wider perspectives rather than focussing on a narrower range of criteria.

'If you are wanting to implement a good zoning system, why not use a one (Dutch/Scandinavian/German) that delivers better places? The WP proposals are a halfway house and does nothing to address the land market issue, especially in areas of low demand/viability.' Quote from national consultation event

MHCLG Question

Proposal 2: Development management policies established at national scale and an altered role for Local Plans.

6. Do you agree with our proposals for streamlining the development management content of Local Plans, and setting out general development management policies nationally?

Response

We did not discuss this at our consultation events. But the UDL team is of the opinion that performance thresholds for important issues could be set at a national level – for example issues like Home Comforts (space, visual and noise privacy, natural ventilation and lighting and temperature controls) within homes. These could extend to permitted development schemes.

However, those attending our events did consider that restricting issues that can be considered locally removes negotiating opportunities to improve schemes beyond the lowest common denominator and strive for excellence. It was felt that efforts to front load the planning system with high quality requirements would not work well within a climate dominated by aims to deregulate the system and cement it as a housing target led process.

MHCLG Question:

Proposal 3: Local Plans should be subject to a single statutory “sustainable development” test, replacing the existing tests of soundness.

7(a). Do you agree with our proposals to replace existing legal and policy tests for Local Plans with a consolidated test of “sustainable development”, which would include consideration of environmental impact?

7(b). How could strategic, cross-boundary issues be best planned for in the absence of a formal Duty to Cooperate?

Response

Examination of local plans was not discussed in detail at our events, however general concern was raised on how sustainability could be appropriately interpreted and applied across all local contexts without over-simplification, leading to pressure on the natural environment and poorer health outcomes for communities.

A replacement for the Duty to Cooperate was not discussed at our white paper events, however experienced contributors at other sessions have expressed concerns over the lack of a strategic national spatial planning approach. A strategic, integrated transport and spatial planning approach could identify the most appropriate locations for development. This would also help promote co-ordinated efforts across boundaries to enable appropriate development to happen.

“Bring back regional planning – regional and strategic planning is missing”
Quote from event

MHCLG Question

Proposal 4: A standard method for establishing housing requirement figures which ensures enough land is released in the areas where affordability is worst, to stop land supply being a barrier to enough homes being built. The housing requirement would factor in land constraints and opportunities to more effectively use land, including through densification where appropriate, to ensure that the land is identified in the most appropriate areas and housing targets are met.

8(a). Do you agree that a standard method for establishing housing requirements (that takes into account constraints) should be introduced?

8(b). Do you agree that affordability and the extent of existing urban areas are appropriate indicators of the quantity of development to be accommodated?

[Yes / No / Not sure. Please provide supporting statement.]

Response

Concern was expressed that a standard method might be over simplistic, with greater emphasis on demand rather than on constraints such as lack of capacity to deliver, lack of transport and other infrastructure. Also, in an environment of deregulation and simplification, there was concern that standardisation in housing requirement methods could drive down quality.

Those attending our events expressed concern about approaches which take a limited range of factors into account and focus heavily on trends, rather than consider local capacity issues, the need to rebalancing growth, requirements for service and infrastructure provision and affordability patterns across the country.

MHCLG Question

Proposal 5: Areas identified as Growth areas (suitable for substantial development) would automatically be granted outline planning permission for the principle of development, while automatic approvals would also be available for pre-established development types in other areas suitable for building.

9(a). Do you agree that there should be automatic outline permission for areas for substantial development (Growth areas) with faster routes for detailed consent?

9(b). Do you agree with our proposals above for the consent arrangements for Renewal and Protected areas? [Yes / No / Not sure. Please provide supporting statement.]

9(c). Do you think there is a case for allowing new settlements to be brought forward under the Nationally Significant Infrastructure Projects regime? [Yes / No / Not sure. Please provide supporting statement.]

Response

There has always been much concern over where in the design and development processes things become 'fixed'. Arguments over the use of outline permissions where the core of a scheme, normally the amount and use, are fixed before the ability to test and deliver these in an appropriate way, just bakes in conflict.

It is understandable that the development industry like this approach, whether outline permissions are automatic or not, as it helps them secure funding and work up to delivery. But it asks local communities to take on trust that what is set out at the outline stage can and will be delivered in a manner that will be acceptable - and all too often this turns out not to be the case.

It might be that clearer parameters on key problem issues such as height, density, movement arrangements, social facility provision etc will lead to more realistic outline permissions, and better outcomes, but this is yet to be proven and in general fixing more up front without design testing is risky and can lead to bad schemes being delivered.

For areas with automatic permission and faster detailed consent routes, how do these tie in with the need for infrastructure as development could come forward in a piecemeal way? The wider strategic issues need co-ordination and strategy to ensure the building blocks of communities are laid at the right time and in the right places, often before development such as housing is progressed.

MHCLG Question

Proposal 6: Decision-making should be faster and more certain, with firm deadlines, and make greater use of digital technology

10. Do you agree with our proposals to make decision-making faster and more certain? [Yes / No / Not sure. Please provide supporting statement.]

Response

While giving more attention to up front preparation work and engagement was welcomed, concern was expressed about the back end of the planning process – whether automated systems could properly check the details needed, how the scheme would respond to the context, how reserved matters would work and how people could engage on the important specifics of a scheme not covered by up front parameters. Oversimplification and over reliance on technology was seen to be in danger of trumping obtaining optimum outcomes for schemes if allowed to reduce negotiation options, which would be to the detriment of creating great places for local communities.

For applicants with schemes where requirements are not met or alternatives have to be negotiated due to poor quality, expect to fully fund the planning authorities' resource in evaluating matters and accept resulting delays. Such changes should only be agreed if they support the full placemaking vision rather than weaken it. Therefore it is vital for LPAs to have appropriate resources, both financial and professional to make the new system work.

MHCLG Question

Proposal 7: Local Plans should be visual and map-based, standardised, based on the latest digital technology, and supported by a new template.

11. Do you agree with our proposals for accessible, web-based Local Plans?

Response

Local plans should include graphics that explain their principles and polices better. Historic limitations on plans indicating 'sites' have led to poor quality, unhelpful maps and a lack of other graphics. Altering what a plan contains will require a significant culture change across the industry, including local authority officers, councillors, communities, planning inspectors and planning consultants.

MHCLG Question

Proposal 8: Local authorities and the Planning Inspectorate will be required through legislation to meet a statutory timetable for key stages of the process, and we will consider what sanctions there would be for those who fail to do so.

12. Do you agree with our proposals for a 30 month statutory timescale for the production of Local Plans? [Yes / No / Not sure. Please provide supporting statement.] (p41)

Response

There was concern expressed that a 30 month statutory timescale would be very hard to meet and that the Planning Inspectorate would require significant resource at examination stage.

MHCLG Question

Proposal 9: Neighbourhood Plans should be retained as an important means of community input, and we will support communities to make better use of digital tools

13(a). Do you agree that Neighbourhood Plans should be retained in the reformed planning system? [Yes / No / Not sure. Please provide supporting statement.]

13(b). How can the neighbourhood planning process be developed to meet our objectives, such as in the use of digital tools and reflecting community preferences about design? (p43)

A suggested 'recipe' for the most effective tools for delivering good design includes a number of tools, for example some thought an up to date local plan plus site-specific design codes, regulatory plan, negotiation and engagement plan and design reviews would work well together. Design Reviews could help ensure that the standardised requirements of codes are correctly applied to the complexities of individual sites and the various design considerations are balanced to achieve the optimum outcome. Community panels and youth panels can also be used to ensure local voices are heard in the scheme design process.

MHCLG Question

Pillar Two – Planning for beautiful & sustainable places

15. What do you think about the design of new development that has happened recently in your area? [Not sure or indifferent / Beautiful and/or well-designed / Ugly and/or poorly-designed / There hasn't been any / Other – please specify]

Response

Overall the quality of buildings and open spaces has generally improved over the last 15 years or so in London, with stronger and more detailed design quality polices and requirements, and

more robust design scrutiny in many areas (including more use of Design Review). New approaches to infill sites which utilise good design to get the best from each individual situation and many estate renewal schemes have illustrated the quality that the current system can produce.

However, moves to ever greater density and issues around viability, have created some significant problems with tall, wide, deep blocks of flats being put close together and utilising poor materials and detailing. There have been good examples of high-density schemes, but their potential to create poor quality places to live, blight surrounding neighbourhoods and be environmentally unsound is significant and all too often schemes seem to be providing the slums of the future or even the present.

Negotiating for better quality in new schemes has been seriously hampered by PD rights to convert or extend buildings.

MHCLG Question

16. Sustainability is at the heart of our proposals. What is your priority for sustainability in your area? [Less reliance on cars / More green and open spaces / Energy efficiency of new buildings / More trees / Other – please specify]

Response

This was not specifically discussed at our white paper events however we consider that sustainability requires a holistic approach to the characteristics of good places set out in the National Design Guide. UDL events in 2020 have looked at issues around the potential for changing working, leisure and shopping patterns, living local and less, shorter and more active journeys to significantly reduce carbon and other pollutants.

Changes to the planning system to support such trends and nudge them in the best direction, should be considered both within the system the white paper sets up and policies and processes that flow from it.

MHCLG Question

Proposal 11: To make design expectations more visual and predictable, we will expect design guidance and codes to be prepared locally with community involvement and ensure that codes are more binding on decisions about development.

17. Do you agree with our proposals for improving the production and use of design guides and codes? [Yes / No / Not sure. Please provide supporting statement.]

Response

Community engagement is reliant on the build-up of social capital and this needs to be developed to enable constructive community involvement in plan making and in the planning process as a whole. The difficulty is to present data and diagrams in a user-friendly way which does not over-simplify the issues and allows meaningful input by the community. Communities should be asked where they consider new buildings can be accommodated and how this can best be achieved, supported by appropriate infrastructure already in place.

Engagement needs to be of the full range of community interests, cultures and ages. Where renting is the dominant tenure the views of residents, not just landlords must be sought. Zoning is not as tangible as site proposals and is much harder to convey in a meaningful way. Digital methods limit opportunities for communities to discuss proposals together and this should be ensured to allow for meaningful debate and discussion.

Ensuring codes are more binding on decisions can prevent dilution of the vision behind the code, however over prescription can result in poor quality as it may not respond fully to the context and other site-specific factors.

MHCLG Question

Proposal 12: To support the transition to a planning system which is more visual and rooted in local preferences and character, we will set up a body to support the delivery of provably locally-popular design codes, and propose that each authority should have a chief officer for design and place-making.

18. Do you agree that we should establish a new body to support design coding and building better places, and that each authority should have a chief officer for design and place-making? [Yes / No / Not sure. Please provide supporting statement.]

Response

There is support for the establishment of a body and a chief officer role to support building better places. These are much needed and should ensure funding for training is wisely spent, for example by providing it to organisations to procure training from a range of providers, ensuring quality of training is kept high and training is relevant and at the right level.

A body could also usefully support advocacy, research and debate – helping to create a culture in the industry that is wedded to the creation of high-quality places, using an open attitude to learning, changing practices and innovation.

MHCLG Question

Proposal 14: We intend to introduce a fast-track for beauty through changes to national policy and legislation, to incentivise and accelerate high quality development which reflects local character and preferences.

20. Do you agree with our proposals for implementing a fast-track for beauty? [Yes / No / Not sure. Please provide supporting statement.]

Response

Although it is appealing to think that the good should get an easier ride, many delegates at our events were sceptical that this could be made to happen. It felt like a slightly naive approach. Many practitioners have experience of ‘playing the game’ within the planning process where all parties use and twist the systems to their advantage. Any fast track system for what are seen as better schemes must be extremely robust and based on clearly understandable and definable parameters to have a chance of working.

In addition, although it was recognised that similar problems occur again and again with poor developments, it was felt that use of pattern books could create more mixed messages on

design/beauty by prescribing certain visual characteristics while missing vital design requirements, checks and balances.

MHCLG Question

Pillar Three – Planning for infrastructure and connected places

Proposal 23: As we develop our final proposals for this new planning system, we will develop a comprehensive resources and skills strategy for the planning sector to support the implementation of our reforms. In doing so, we propose this strategy will be developed including the following key elements:

Response

Both the public and private sectors need skills development to manage, navigate and promote the planning system of the future. Design review should play a vital role in balancing conflicting needs and ensuring optimum outcomes; this will also need resourcing.

Resources and time to increase and improve the tools, case studies and practice resources available to planners is also needed, frontloading, setting up and resourcing a system that can deliver better. Uncertainty was expressed about whether the white paper proposals would lead to such a system. It was widely expressed that the current planning system is under resourced and has had to undergo repeated piecemeal reform over several decades. The clear context of the drive for deregulation and high development pressure does not give confidence that a well-resourced, robust and responsible planning system will result.

3. Essay on White Paper Proposals

This response reflects comments and ideas presented and discussed at the events. It therefore draws from the views of many people representing a vast array of experience and knowledge of planning practice.

1. Two sides pulling in opposite directions

How housing targets and deregulation sit with a drive for better quality places

There was concern and confusion over what people saw as two potentially conflicting sides of the white paper. One aiming to drive faster, more certain delivery of more homes and alterations – presumably to help support economic recovery and improve access to housing. The other looking to improve place quality and reduce local resistance to change.

Although the theoretical links between the two are relatively obvious - less local opposition and less experience of poor outcomes supports more certainty and faster and greater levels of delivery. But the reality of what would happen in the system proposed was much less clear and of concern to many.

These concerns focused on the centrally created housing targets and the increased use of permitted development and prior notification processes. Put simply there was a strong feeling that in the real rather than theoretical world these would push towards worse quality, not better. This is because housing targets, that are created mainly through looking at demand, not capacity to deliver and local physical circumstances, are divorced from the reality of optimising land, transport and service resources. Housing targets tend to trump quality objectives where they are higher than can easily be delivered in an area but can also drive down densities and affordable urban forms where targets are lower than realistic local capacity.

Similarly permitted development rights and prior notification processes that restrict issues that can be considered locally both allow poor quality developments to be built and restrict negotiating opportunities to improve similar schemes that do need express permission. It was not felt that efforts to front load the planning system with high quality requirements would work well within a climate dominated by aims to deregulate the system and cement it as a housing target led process.

2. Zoning and Coding

Can the system as outlined work for the whole country?

Many of the people present at the events had significant experience of using codes and assessing the character and quality of areas to inform local planning policies. Appendix 2 includes results of a survey of Design Review practitioner delegates. As can be seen the majority had some form of experience with codes.

Overall people were not against the use of codes. They felt they could be a useful tool and when used well could help achieve successful places. However, there was concern on the pressure put on this one tool to deliver in all contexts, particularly if linked to a light touch assessment of proposals and automatic permissions.

We discussed the differences between site specific codes that sit alongside a masterplan, regulatory plan etc to form part of a delivery package for major schemes, and more generic codes that could be seen as similar to design guides or pattern books.

For the former, the need for contextual work to inform the code, plus a design process that tests layouts, access arrangements, boundary treatments etc was seen as very important to success. As was stewardship and long-term ownership by local authority, landowner, community and developer in a constructive partnership and a good scheme and code review/amendment process. But the white paper did not make clear that this type of responsible, contextual way of using codes was being proposed, and there was concern that more non-contextual, basic codes which could not cover all the things a good design and planning process needed to, were likely to follow. If so, and this is to be combined with an automatic permission process, there was worry this would lead to poor quality outcomes.

Looking at how codes could work with a fast track permission system, we acknowledged that this could be hard, if not impossible, to get right. For there to be an incentive for developers to follow a code rather than apply for express permission, the code would have to be flexible and relatively undemanding, allowing it to be followed across sites. Too prescriptive and it would hamper what could be achieved on a site. However, if the code was too loose and proscriptive, but adherence led to automatic permission, proper scrutiny of proposals and negotiation as part of a robust design process, would not be done, and as a result poorly designed schemes would get permission.

By linking codes to broad zones within which they would apply, and linking this application to fast tracked permissions, puts a massive responsibility on the code. It is very unlikely that anything but site by site production of codes would lead to good outcomes in such a system. But such an approach would be extremely hard to resource and deliver. Planners have been producing site briefs and parameters for many years, and these can work very well, they just are not done enough unless capacity and resources are available.

The amount of time, money and skills needed to develop and deliver using a good coding system was not seen as in line with aims to streamline and deregulate the system. There was scepticism that front loading this proposal could reduce work and delays; people knew from experience that with building works things always change, responding to markets, fashions, availability of materials and labour, circumstances of developers or funders etc. masterplans are often just masterpaths, and they, alongside codes need to be flexible if they are going to lead to actual delivery, rather than banked permissions.

Some thought local area codes might end up more like existing design guides that direct changes to existing buildings or infill schemes – specifying size and shape of porches, roofs, extensions dormers etc. There was some support for the idea that where a scheme fitted with such requirements it should have a fast track approval process – but it was also noted that recent changes to permitted development and prior notification regulations allowed for much more than in many local design guidance. For example, although not in the white paper, there was scepticism over how allowing an existing 2 storey detached house to become 4 storeys under a prior

notification process could possibly sit alongside a requirement for local codes that might look to preserve local roofscapes and how buildings enclosed streets.

Others explained that even when they had detailed local design guides for infill and alteration proposals, each site was different, and the guides were more about steering approaches than remotely designing the schemes. Code or guide breaking is a planning sport, as it is extremely difficult to second-guess every site eventuality in the abstract.

The best guides, and presumably codes, explained why they wanted a particular approach, what it should achieve, so if the exact specification given could not be used, an alternative that meets the same goals could be developed. For example, the requirement for dual aspect homes is to ensure through ventilation, cooling, natural light and a choice of outlooks. So 2 small windows on adjacent sides of an inset balcony would not meet the objective, even if officially dual aspect. While higher ceilings, a cross ventilation system and narrow floor plan might meet the objective, and if dual aspect was not possible these types of features could be used instead.

Saying all this, there was also a willingness to embrace the potential offered by a greater use of codes, and support for the white paper calling for more consideration, time and resource being given to ensure the physical quality of development and place.

In terms of zoning. There was much scepticism that local authority areas could be split into 3 general swathes. Although many would have areas for comprehensive development, incremental change or protection – it was felt that these are generally pepper-potted rather than being zones. So the local plan would look more like speckled Tutti-Frutti than striped Neapolitan ice-cream.

Problems of boundaries between zones were discussed – having different codes applied on opposite sides of a street or block was not seen as a good idea, and more gradual zoning approaches preferred. There was also concern that zoning as envisaged could rely too heavily on visual characteristics. Characterisation, or zoning studies have moved on a long way in the last few years, using much broader data sets and better mapping and evaluation technologies. Older methodologies developed by the Landscape Institute and English Heritage are not generally seen as best practice in urban areas now. But the white paper seemed to rely on these more visual approaches which was worrying. However, research to inform the designation of zones is being done, being clear on how the information is going to be used upfront will lead to better plan making.

3. How much can be front loaded?

At what time in the process is it more useful to put effort in?

There was support for the logic of frontloading planning work, allowing planners to prepare for the future instead of reacting to the present. There was enthusiasm for more, better and earlier community engagement, and an appreciation of the potential of new technologies to better understand and discuss built form issues and for a limited number of good design form requirements to be specified.

Time and money spent to increase and improve the tools, case studies and practice resources available to planners would be very useful. This is the ultimate frontloading, setting up and resourcing a system that can deliver better and faster. There was much more dissension over whether the white paper as it stands would lead to such a system.

Many, well possibly all, agreed that our planning system is woefully under resourced and has suffered from a succession of piecemeal and half-hearted reforms over recent decades. As mentioned earlier, the basic contradiction in the government's proposals of trying to deregulate and make the system focus on housing numbers does not give confidence that a robust and responsible planning system is envisaged.

It was noted that disregard of the planning system is wide reaching. This may in part be down to the need for the system to find compromises between the wishes of different parties. The basic human conundrum of 'what you do on your land affects me, so I want a say, but I don't want anyone telling me what to do with my own land'. This is the part of planning most people experience, and it often leads to frustrations and anger – as compromises are ought to do. But maybe more importantly, attendees noted that communities are often just fed up with inputting ideas, taking the time to have a say, even reaching an amicable compromise on change – but then things they don't want, have not had a say on, get built. There is a feeling the presumption in favour of sustainable development, housing targets, and viability issues mean a first proposal can lead to much larger, denser, less attractive or useful schemes coming forward later on. Trust is low and it is not clear how the Government's proposed system will over-come this.

As mentioned above, people did not fully understand the Government's proposals as far as the approval and reserved matters, or later end of the system was concerned. There was concern over ideas that artificial intelligence could check schemes against codified requirements to tell if something should be approved. Certainly, such systems could help planners, but contextual understanding and the ability to negotiate to ensure acceptability are vital parts of a good planning system.

Similarly, there was concern over not allowing communities to have a say once they could actually see concrete development proposals, telling them they had their chance early on when the conceptual plan and codes were being worked on. People thought this was asking a lot, more than can realistically be expected even with good on-line engagement tools. It was felt such an approach would be politically 'unsafe'.

4. Beauty and Design

Are these one and the same?

There was some scepticism that the white papers reliance on beauty would in fact reduce local opposition and uncertainty of outcome. Although it was explained that the government's use of the word 'beauty' encompassed functional, sustainable and performance elements of design quality, our audiences seemed rather sceptical about this and assumed it referred primarily to aesthetics and visual quality.

There were many comments about the importance of other types of quality to local acceptance and the lasting success of developments. Capacity and location of facilities, intricacy of movement networks and levels of car dependence, edges of development treatments and how the impact of new or changed places integrate with neighbours were all seen as very important. Similarly, resource efficiency, in terms of the location of development, how it is built and the performance of buildings and spaces once occupied and their ability to adapt, were all vital elements of quality not to be ignored.

Although communities may or may not be able to agree on the aesthetic look they wish to see in new development, there was a feeling that concerns around overstretched local facilities, car parking, traffic jams and lack of transport services, loss of greenery and open vistas, loss of trees and the like were almost always causes for local concern. It was not clear how these would be dealt with in order to reach better and swifter levels of acceptance for development.

Although many non-visual elements of good design are touched on in the NPPF and National Design Code (NDG), it was felt that the way the white paper was set out, and the systems it proposed, did not give confidence that these aspects of design quality would be appropriately dealt with. People agreed that visual issues were important but felt that other aspects of design are equally important, and the white paper did not give confidence that they would be adequately ensured.

In terms of what codes could influence, there was mention of the importance of highway design, and the impact of issues such as rubbish collection practices and highway adoption criteria on the quality of places. Mention was made of the forthcoming Manual for Streets and a hope that this would work constructively with a future planning system to set better requirements for placemaking that highway authorities would have to follow.

It was felt by some that codes as explained by presenters at the events, and in the white paper, should be an addition to the National Design Code (NDG) rather than as a route to faster permissions. The NDG sets out high level principles and concepts, explaining the characteristics that well-designed places should embody. But it does not explain what built forms help to create these conditions.

The national model design code and local codes might cover the scale, shape, orientation, siting and use of buildings; street, public space, landscape and building materials and details; and requirements for building frontage and boundary treatments, parking approaches and so on. It, or a revised NDG, could usefully explain the various approaches to these that can create NPG recommended conditions in different circumstances. This may be the best way to use codes going forward. If a clear link is not created between forms set out in codes, and the NDG characteristics, it will be very difficult to understand why the codes say what they do or how they relate to planning policy and guidance. Without such a clear link uncertainty and an increase in appeals and/or further disregard for the system are likely to follow.

5. Please be nice
How much damage has Government rhetoric done?

One memorable presentation asked the government to 'please be nice to planners.' There seemed to be support for the view that the wording that had been used, blaming and shaming planners, was neither fair nor helpful. Not surprising from audiences largely made up of planners. But the point was well made that to succeed in reform the government needs to take the sector along with it, encourage more people to work in planning and development fields, foster innovation and the sharing of best practice, encourage excellence and improve the standing of planners in communities and local authorities.

‘Planner bashing’ as perceived was not helpful and created an atmosphere of mistrust and antagonism. How then to persuade planners to change how they do things, get behind the Government’s aims? The idea of a chief officer and team with responsibility for place quality was supported and might help. But there is not enough information on how this would work, how funds would be distributed or whether a rump of demoralised planners would be left out of this initiative.

At one event there was significant discussion on how existing or future design review panels could help in the new system. Although there was concern that the current business model funding reviews – using pre-app fees – might not be sustainable if there were less negotiated applications in the future, there was general optimism that review panels were very useful, valuable and versatile and a way would be found to ensure they could continue to serve. Some felt they would be useful when setting up codes or assessing schemes against codes. Others felt they could focus on the needs of growth, renewal or protection areas. Appendix 1 shows how people felt they could be of use.

6. National Design Quality Unit

What should this do, what should it be like?

At one event a pamphlet setting out what a number of organisations felt the unit should be like was presented. There was general support with the government’s approach and pleasure that they are proposing a new unit and resources to help the planning community deliver better places. There was also recognition that the scale of training and support needed to radically change the planning system was very significant. The white paper had put forward 3 options, a new stand-alone government sponsored body, a network made up of existing bodies, or a new element of Homes England. The pamphlet suggested a combination of all 3, with a central team supporting delivery teams which could include existing regional, local or other organisations.

UDL has significant experience of running built environment related training for local authorities. For over 15 years we have been running annual programmes of around 60 to 70 events, receiving an ever-increasing number of bookings growing from about 2000 in the first few years to over 5000 in 2019/20 and over 4000 in the first half of 2020/21 alone. Hence we feel we know a bit about running training for local authorities and sharing knowledge and expertise across authority boundaries.

Our model relies on authorities having the resource to buy in what they need – and we suggest this should be the first responsibility for the unit, ensuring authorities are sufficiently resourced to deliver quality.

To date it is up to the authorities to decide where and how to train their staff and Councillors. It is up to us, as training providers, to ensure training is available that they feel is relevant, high quality and good value for money. If we do this, they buy the training, if we don’t, they will not. This means we need to understand what local authority people need to do in response to new policies, funding streams, practices, pressures etc. Then we need to understand what skills and knowledge they need to do these tasks. Our programmes and session content change every year to respond to changing drivers for training demand.

We strongly suggest the unit uses a similar approach. As mentioned above, it should ensure local authorities have the resource to acquire the skills they need, both through bringing in new staff/advisors and by training existing people. The unit will need to understand what people need to know, and be able to do, to run the proposed planning system. It will need to map existing skills gaps and understand drivers for new skills. It should investigate different delivery models and ensure there is capacity in the system, providing seed funding to providers if needed. But we feel it should support a market driven system, where there is enough resource available to allow a variety of providers to flourish. The unit might also wish to investigate and if needed, managing a system of quality control across providers.

The unit could also very helpfully support the development of new tools and approaches to delivery, pull together case studies and teaching material. It should monitor where the system is working well, or less well, ensuring resources, support and training help to overcome identified problems.

7. What does it mean for London?

It was recognised that London is complex, diverse and of national importance in driving the nations' economy with a rich and diverse history of architecture, art, culture and business. Contributors felt the proposed white paper did not recognise the unique role of London, or other regional metropolitan areas with devolved planning powers.

There was confusion on how London authorities, who were keen to provide good, well-designed neighbourhoods, could address projected growth unless there was a London-wide spatial plan, in co-operation with adjoining out of London authorities, to provide infrastructure and enable sustainable development.

Concern was expressed at the algorithm setting housing targets without contextual input or clarity on constraints as well as the provision of infrastructure to support existing and incoming communities. Inner London authorities quoted targets of over 5000 dwellings per annum, with great concern expressed that consideration must go beyond green and heritage assets and accommodate economic constraints with competing land pressures and the need to deliver jobs and infrastructure.

Emphasis was also expressed that housing need is not related to housing numbers. The tenure, typology and size of homes must be factored into any numbers game, otherwise authorities could just promote small, hobbit sized units, increasing the odds of reaching the 'target' but would not provide quality, sustainable or healthy neighbourhoods the government says it is aiming for.

The permitted development deregulation raised many concerns mainly around the inability of local authorities to balance targets with quality; if the approach to 'front-loading' the system with communities having a say on local 'beauty' is to be believed, express permission or permission in principle in growth and renewal areas restricts any input or negotiation to improve a scheme.

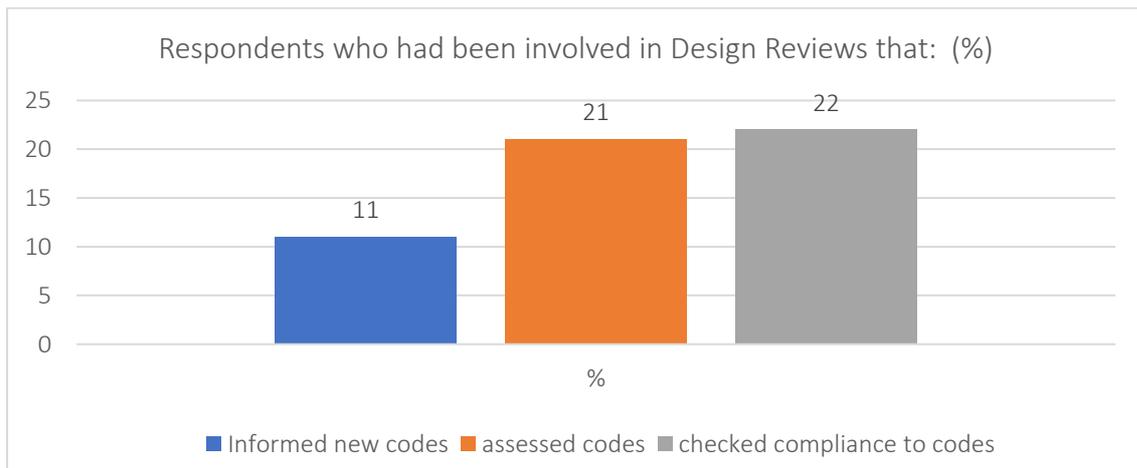
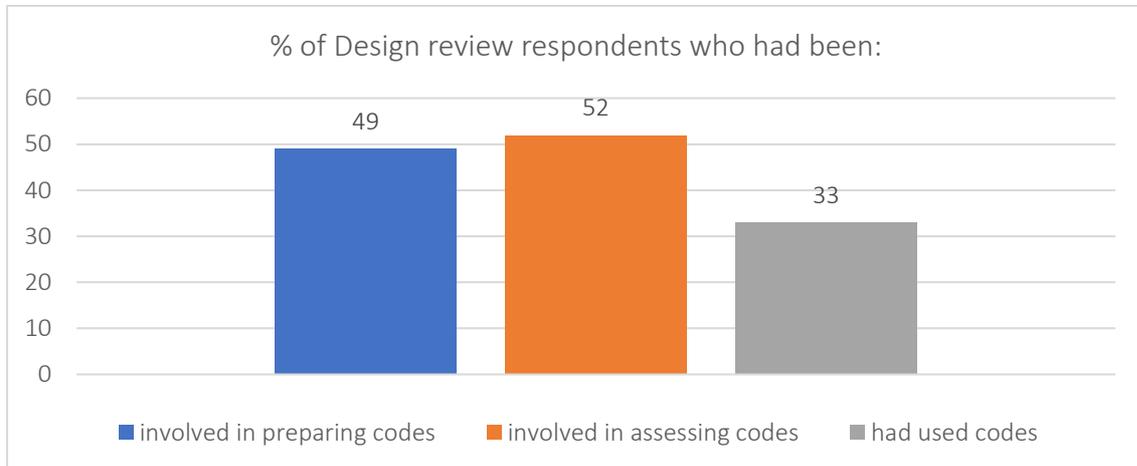
Concern was expressed that a 'protected' zone was a misleading term and would cause further confusion whilst attempting to engage communities in a simplified system. If change and development can take place (albeit through the existing application process) an area is not, in the accepted use of the word, 'protected'.

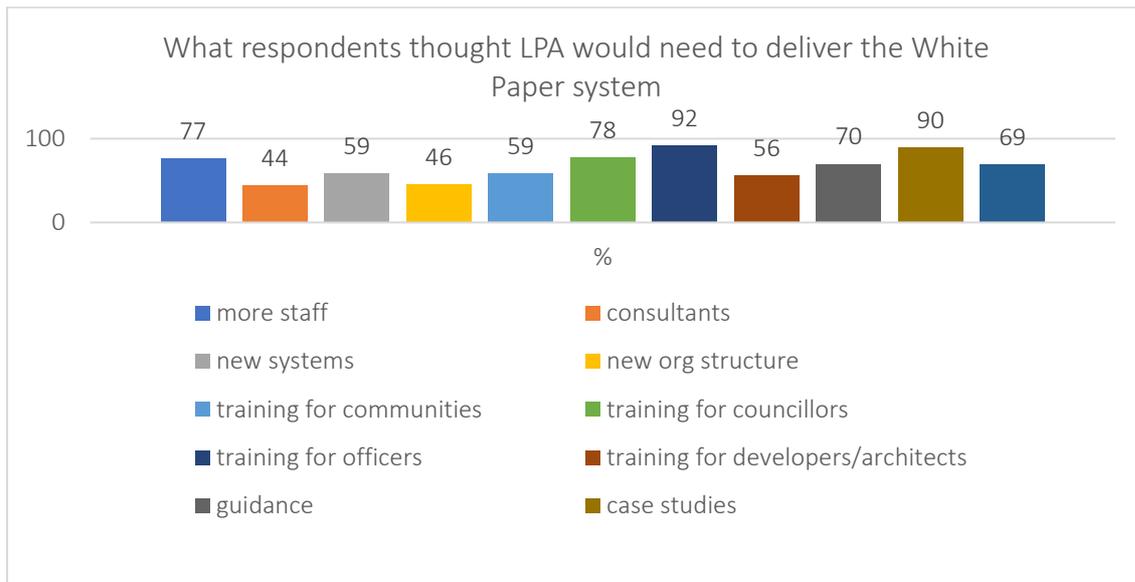
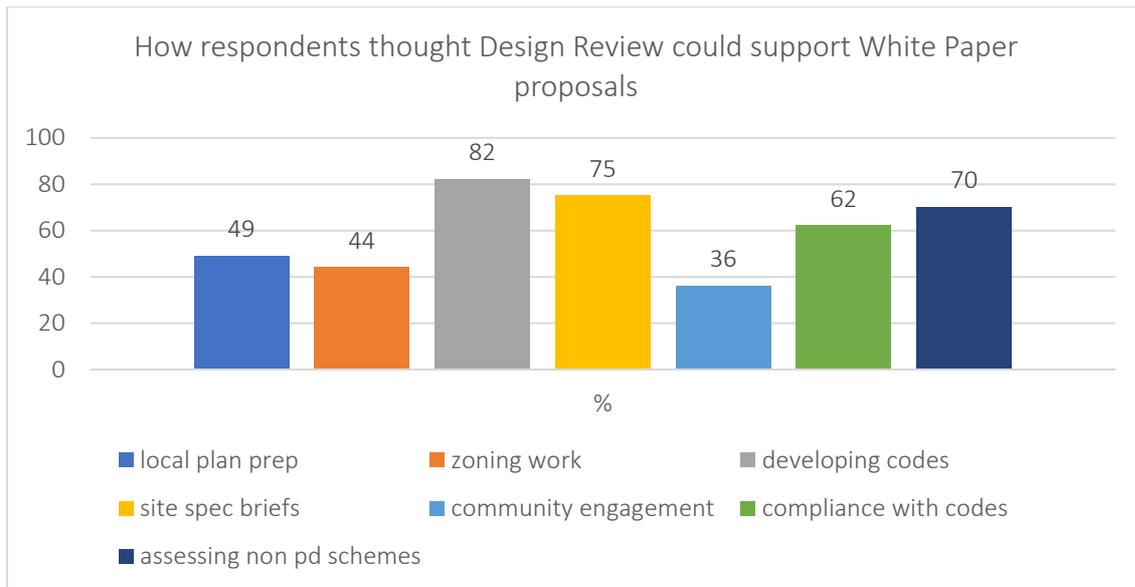
With regard to the digital platforms capturing up-to-date data and potentially providing increased engagement was seen in the main as a positive move. It was also noted that there is a wide 'digital-divide' and inequity of inclusion for those who did not have the means or the physical equipment to participate, nor the actual bandwidth to access digital platforms or planning graphics and data.

Concern was expressed on the process to make local plans within 30 months; the ability of the planning inspectorate to sign off plans and potentially many locally defined codes as providing a contextual, sustainable and healthy neighbourhood. This appears to create more uncertainty, as well as the inability of communities of interest and individuals to comment on actual proposals, creating greater mistrust and lack of democratic accountability in the process.

4. Design Review Practitioner Survey Responses

Before we held the event on design review and the white paper, we sent delegates a survey asking about their experience of design codes and other questions relating to the white paper. The results are below.





Can Design Codes manage Design Quality?

Respondents gave an average score of **2.9** on a 1-5 scale (with 1 being the lowest and 5 being the highest)

Is Design review input on Codes useful?

Respondents avg score – **3.25** on a 1-5 scale (with 1 being the lowest and 5 being the highest)

“Design codes work best where they set out principles which can be applied flexibly across a development, as opposed to strict standards which must be implemented uniformly without regard to the immediate context.”

- *“They tend to be quite long but are a good basis for assessing applications if written well.”*
- *“Depends far more on the quality of the designer and the client's instructions ultimately.”*
- *“They are good at managing quantity (mass/siting/scale) but so far, not quality.”*

5. Consultation Event Delegate and Speaker Information

Below are lists of booked on delegates and speakers for each event

Planning White Paper & Design Review 23.09.2020

First	Last	Organisation	Position
Jan	Ackenhausen	OPDC	Principal Urban Designer
Natalie	Adubofour	RB Kingston	Graduate Urban Design Officer
Tom	Atkinson	LB Lewisham	Growth and Place Manager
Sogand	Babol	Design South East	Design Advisor
maggie	baddeley	tibbalds	associate
Vicki	Baker	Catalyst Housing	Design & Planning Manager
Vivien	Bartlett	Westminster City Council	Senior Planning Officer
Victoria	Bates	LLDC	Planning Development Manager
Linda	Beard	London Borough of Havering	Senior Planning Policy Officer
Karen	Bentley	Lichfield DC	Planning Assistant
John	Bevan	LB Haringey	Councillor
Juliet	Bidgood	Juliet Bidgood Architecture	
Robert	Blake	TfL	Assistant Planner
Alicia	Booth	LB Croydon	Project Officer - Placemaking
Ione	Braddick	Epping Forest DC	Urban Design Officer
Jane	Briginshaw	Design England	Director
Luisa	Brotas	LB Hackney	Senior Sustainability and Climate Change Officer
Lucy	Bullivant	Lucy Bullivant & Associates	Director
Sunita	Burke	City of London Corporation	Policy Planner
Mike	Bush		Councillor
Renzo	Campsi	London Borough of Enfield	Strategic Planning and Design Officer
Jonathan	Cardy	LBRuT	Chair of Planning
Simon	Carne	Mac	Architect Planner Urban Designer
Giles	Charlton	Spacehub Design	Director
Fiona	Cliffe	Homes for Lambeth	Senior Project Manager
Padraig	Collins	LB Hammersmith & Fulham	Senior Planner
Rebecca	Collins	Breckland Council	Head of Development Management
Sue	Cooke	LB Hackney	Project manager
Dorian	Crone		Heritage and Design Consultant
Alex	Csicsek	LB Bexley	Senior Planner, Placemaking Team, LB Bexley
Aleksandra	Cvijanovic	Peabody	Design & Quality Coordinator, Development
Jane	Dann	Tibbalds	Urban Designer
Gareth	Davies	LB Havering	Planning Policy Technician
Kate	Dawe	Design South East	Practice Manager

Deborah	Denner	Frame Projects	Director
Angelle	Dimench	LB Havering	
Abre	Etteh	LB Merton	Urban designer
Kitty	Eyre	LB Tower Hamlets	Graduate Planner
Sarah	Featherstone	Featherstone Young Architects	Director
Kathryn	Firth	FP Design	Partner
Avigayil	Fishburn	London Borough of Newham	Planning Officer
Marie	Frederick	LB Brent	Senior Project Manager
Vendela	Gambill	LB Southwark	Planner
Stephen	George	Bath & North East Somerset	Senior Planner - Planning and Environmental Policy
Rachel	Gibbs	Breckland Council	Planning Policy Officer
Vyjayanti	Girijala		Student
Athina	Gkremi	LB Barnet	Urban Designer
Neil	Goate	LB Havering	Strategic Applications Team Leader
Rachel	Godden	LB Islington	Design and Conservation
Lara	Goldstein	GLA	Senior Strategic Planner
Paula	Goncalves	Brighton & Hove City Council	Principal Planning Officer
Tim	Goodridge	Test Valley BC	Planning Policy Officer
Helen	Goodwin	Design South East	Programme Development
Natalie	Gordon	GLA	Principal Adviser Access and Inclusion
Luciana	Grave	London Borough of Hackney	Conservation, Urban Design & Sustainability Manager
Joshua	Grey	TfL	Intern
Ellen	Hadden	London Borough of Havering	Principal Urban Design Officer
Leo	Hall	LB Hounslow	Planning Officer
Laura	Hart	RB Kensington & Chelsea	Senior Urban Design Officer
Fiona	Heaney	Notting Hill Genesis	Project Manager
Susan	Heinrich	Breckland Council	Neighbourhood Planning Co-ordinator
Rory	Hillman	Derby CC	Planning Officer
Louise	Holman	Watford	Urban Designer
Ruth	Holmes	LLDC	Design Principal
Joe	Holyoak	Studio 312 Zellig	architect and urban designer
Ida	Horner	LB Hounslow	Senior Housing Partnership and Solutions Officer
Jade	Huang	Design South East	Design Advisor
Lewis	Hubbard	Lewis Hubbard Engineering	Director
Diane	Hutchinson	Design South East	Communications
Dianne	James	London Borough of Wandsworth	Planning Manager - Tideway
Cat	Janman	LB Southwark	Project Manager
Patrick	Jervis	Lichfield DC	Principal Spatial Policy & Delivery Officer
Edward	Jones	London Borough of Enfield	Principal Planner
Conor	Keappock	LB Hackney	Urban Design Officer

Lauren	Kehoe	LB Hounslow	Principal Urban Designer
Elliot	Kemp	GLA	Policy Team Leader " Design, Heritage & Housing
Michael	Kennedy	LB Enfield	Senior Urban Designer
Chris	King	Essex CC	Urban Design Consultant
Andrea	Kitzberger-Smith	LB Richmond & Wandsworth	Planning Policy & Design Team Manager
Lisa	Labrousse	TfL	Principal City Planner
Chris	Lamb	Design South East	Director
Suzanne	Lansley	LB Havering	Interim Planning Policy Team Leader
Richard	Latcham	Latcham	Director
Danielle	Lennon	Notting Hill Genesis	Planning Manager
Laura	Lewis-Davies	Design South East	Learning Manager
Katy	Lister	Planning Potential	Assistant Planner
Hanako	Littlewood	Frame Projects	Panel Co-ordinator
Vsevolod	Lobov	LB Ealing	Strategic Planner
Daniela	Lucchese	LB Wandsworth	Senior Urban Designer
Eleanor	Lygo	Publica	Project Director
Steven	Lyttle	North Tyneside	Principal Planning Officer
Lily	Mahoney	LB Hackney	Policy Planner
Selina	Mason	Lendlease	Director of Masterplanning
Clodagh	McCallig	LB Camden	Development Manager
Martin	McKay	LB Southwark	Design and Conservation Team Leader
Christopher	McKinney	Bolsover DC	Principal Policy Planner
Rebecca	Miller	Karakusevic Carson Architects	Urban Designer
Marina	Milosev	LLDC	Policy Officer
Peter	Mitchell	LB Haringey	Councillor
Trovine	Monteiro	Greater Cambridge Shared Planning	
Angela	Moore	Horsham DC	Senior Planning Officer
Richard	Motley		
Richard	Moyse	Mole Valley	Councillor
George	Newton	Bolsover DC	Policy Planner
Robin	Nicholson	Cullinan Studio	Partner
Fiona	O'Toole	LB Richmond & Wandsworth	Senior Planner
Anne	Ogundiya	LLDC	Director of Planning Policy and Decisions
Nkechi	Okeke-Aru	Westminster City Council	Place Shaping Officer
Shamiso	Oneka	LB Haringey	Urban Design Officer
Daniel	Orazulume	Peabody	Development Manager
Jennifer	Owen	Hertfordshire CC	Building Futures and Landscape Team Leader
Louise	Page	Greenblue Urban	Specification Consultant
Penny	Pang	Peabody	Design Manager
Billy	Parr	Transport for London	Principal City Planner

Afreen	Patel	Cherwell DC	Urban Designer and Conservation Team Leader
Dharmista	Patel	Design Midlands	
Quyen	Phan	Southwark Council	Graduate Planner
Julie	Plichon	LB Islington	Walking and Cycling project manager
Ron	Presswell	LB Waltham Forest	Design & Conservation Manager
Joanne	Preston	Greater Cambridge Shared Planning	Principal Urban Designer
Sanchita	Ragunathan	LB Islington	Planning & Development Manager
Attaz	Rashid	Barratt London	Head of Design
Paul	Reynolds		
Adele	Rhodes	Bolsover DC	Principal Policy Planner
Louise	Richardson	Blaby DC	Councillor
Dan	Roberts	Homes England	Senior Manager, Planning & Design
Julia	Robins	LB Lewisham	Manager of Strategic Projects
Farrah	Rossi	LB Hammersmith & Fulham	Project Manager
Matt	Ruddy	GLA	Senior Project Officer
Angela	Ryan	LB Camden	Planner
Hilary	Satchwell	Tibbalds	Director
Mariana	Schiller	LB Tower Hamlets	Central Area Design Guidance Project Manager
Barry	Sellers	LB Richmond & Wandsworth	Principal Conservation & Urban Design Officer
Sanaa	Shaikh	Studio Egret West	
Niamh	Sheehy	Peabody	Assistant Development Manager
Pratima	Sood	LB Hounslow	Principal Housing Partnerships and Supply Manager
Brianne	Stolper	LB Ealing	Principal Strategic Planner
Mohannad	Tadros	Westminster City Council	Transport Planner
Julie	Tanner	Creating Excellence	Panel Manager
Andrew	Tebbutt	LB Hackney	Senior CIL/S106 Officer
Kieran	Toms	Design South East	Design Advisor
Huw	Trevorrow	LB Havering	
Richard	Truscott	LB Haringey	Design Officer
Hannah	Utting	Catalyst Housing	New Business Manager
John	Vale	Temple Group	
Andy	von Bradsky	MHCLG	
Jennifer	Walsh	London Borough of Camden	Planning Improvement and Support Manager
Mark	Warren	LB Merton	Urban Designer
Rikki	Weir	LB Tower Hamlets	Planning Officer
Lindsey	Wilkinson		Landscape Architect
Neil	Williamson		
Marcus	Wilshere		

Planning White Paper & London 29.09.2020

First	Last	Organisation	Position
Isha	Ahmed	TFL	Principal Planning Officer
Vicki	Baker	Catalyst Housing	Design & Planning Manager
Helen	Bangs	LB Waltham Forest	Enforcement Officer
georgina	barretta	LB Hackney	Policy and Infrastructure Mgr
Victoria	Bates	LLDC	Planning Development Manager
Ken	Bean	LB Barnet	Principal Policy Planner
Linda	Beard	London Borough of Havering	Senior Planning Policy Officer
Elizabeth	Beaumont	London Borough of Camden	Appeals and Enforcement Team Manager
Sarah	Bevan	London First	
Sophia	Borgese	TfL	Consents and Environment Advisor
Andrew	Bosi	None	Chair, Islington Society
Nick	Bovaird	LB Hackney	
Alison	Bradshaw	Transport for London	West Area Manager
Conor	Brady	TfL	City Planner
Rita	Brar	LB Barnet	Principal Policy Officer
Helen	Broughton	LB Bexley	Planning Officer - Conservation and Design
Richard	Brown	Centre for London	
Erin	Byrne	LB Waltham Forest	Head of Area Regeneration
Rosie	Cade	Jamie Hadley	
Graham	Callam	LB Hackney	Team Leader, Development Management
Tracy	Chapman	LB Southwark	team leader design and conservation
Danielle	Cherry	Senior Planning Officer	Westminster CC
Catarina	Cheung	LB Merton	Planning Officer
Ben	Clifford	Bartlett School of Planning	
Padraig	Collins	LB Hammersmith & Fulham	Senior Planner
Chris	Constable	LB Southwark	Borough Archaeologist
Hannah	Cook	GreenBlue Urban	Marketing Assistant
Christine	Cook	LB Richmond & Wandsworth	Head of Spatial and Transport Planning
Sue	Cooke	LB Hackney	Project manager
Barry	Coughlan	Mr	Deputy Team Leader (Major Projects)
Alex	Csicsek	LB Bexley	Senior Planner, Placemaking Team, LB Bexley
Nicki	Dale	London Borough of Richmond upon Thames	South Area Team Manager
Joe	Dale	MHCLG	Senior Planning Officer - Strategic Plans
Polly	Davidson	London Borough of Sutton	Planning Officer
Wilhelmina	Drayton	LB Bexley	Flood Risk and Development Manager

Rachel	English	LB Camden	Senior Planner
Kitty	Eyre	LB Tower Hamlets	Graduate Planner
Louisa	Facchino-Stack	LB Hounslow	Urban Design Project Officer
Lisa	Fairmaner	GLA	
Robert	Favell	LB Barnet	Planning Compliance Officer
Toby	Feltham	RB Kingston	Lead Planning Officer (Strategic Major Developments/Planning Delivery)
Zac	Furst	Brookes University	Student
Vendela	Gambill	LB Southwark	Planner
James	Garside	LB Richmond	Senior Planner
Sarah-Jane	Gay	GLA	Senior Policy Advisor
Oliver	Gibson	Westminster City Council	Principal Planning Officer
Ian	Gilbert	TfL	Principal Consents Surveyor
Valentina	Giordano		
Vyjayanti	Girijala		Student
Natalie	Gordon	GLA	Principal Adviser Access and Inclusion
Tim	Gould	TfL	Spatial Planning
Ellen	Hadden	London Borough of Havering	Principal Urban Design Officer
Lucy	Hale	Richmond Council	Planning officer
Leo	Hall	LB Hounslow	Planning Officer
Grace	Harrison	LB Hammersmith & Fulham	Senior Planning Officer
Holly	Hayward	LB Camden	Principal planner
Riina	Heinonen	London Assembly, GLA	Scrutiny Manager
Samuel	Hepworth	LB Southwark	Planning Officer
Chris	Horton	LB Newham	Area Programme Manager (Stratford)
Zulekha	Hosenally	Westminster CC	Senior Planning Officer
Naima	Ihsan	LB Southwark	Senior Transport Planner
Kendra	Inman	Transport for London	Principal Urban Design Advisor
Dianne	James	London Borough of Wandsworth	Planning Manager - Tideway
Cat	Janman	LB Southwark	Project Manager
Catherine	Jeater	LB Southwark	Senior Design and Conservation Officer
Chloe	Jenkins	LB Barnet	Principal Planner
Jo	Johnson	LBN	Planner - Enforcement
Luke	Joyce	LB Camden	Development Team Leader
Gesine	Junker	TfL	Principal Urban Designer
Neeru	Kareer	LB Barnet	
Sumit	Kaura	TfL	Principal Delivery Planner
Lauren	Kehoe	LB Hounslow	Principal Urban Designer
Emily	Kingston	LB Lambeth	Principal Transport Planner
Andrea	Kitzberger-Smith	LB Richmond & Wandsworth	Planning Policy & Design Team Manager

Kiran	Kumar	Westminster Council	Place Shaping Officer
Haj	Kurti	LB Southwark	Planning Officer
Claire	Laurence	LB Newham	Planner
Paul	Lavelle	TfL	Principal Urban Design Advisor
Matthew	Lawton	LB Hammersmith & Fulham	Deputy Team Leader, Planning
Becky	Leaman	Peabody	Development Manager
Mathilde	Lebreton	GLA	Senior project officer
Katy	Lister	Planning Potential	Assistant Planner
Jenna	Litherland	LB Camden	Planning Improvement and Support Manager
Vsevolod	Lobov	LB Ealing	Strategic Planner
Jamie	Lockerbie	Pinsent Masons LLP	
Clare	Loops	London Borough of Bexley	Planning Policy and Placemaking Manager
Katherine	Lowe	London Legacy Development Corporation	Planning Assistant
Lily	Mahoney	LB Hackney	Policy Planner
Antonia	Marjanov	LB Newham	Policy Planner
Clodagh	McCallig	LB Camden	Development Manager
Rachel	McElhone	TfL	Principal Planner
Avril	McNamara	LB Bexley	Planning Officer
John	McRory	LB Haringey	Councillor
Renato	Messere	LB Ealing	Principal Planning Consultant
Jonathon	Metcalfe	Westminster City Council	Planning Officer
Cathy	Molloy	London Borough of Wandsworth	Senior Planning Officer
Louis	Moore	LB Barnet	Planning Officer
Emily	Morris	LB Haringey	Regeneration Officer
Emily	Mountford	Sixty Bricks Ltd (LBWF)	Project Manager
Leela	Muthooru	LB Camden	Planning Technician
Semana	Nota	British Land	
Geraint	Nutt	LB Hounslow	Senior Housing Partnerships & Solutions Officer
Brian	O'Donnell	London Borough of Camden	Strategic Lead - Planning Policy
Seyi	Obaye-Daley	LB Bromley	Planner
Vilhelm	Oberg	LB Camden	Planner
Nkechi	Okeke-Aru	Westminster City Council	Place Shaping Officer
Kelvin	Pang	Transport for London	Assistant Planner
Kirsty	Paul	LB Camden	Development Plans Manager
Daniel	Piercy	LB Wandsworth	Senior Planning Officer
Eva	Poczachowska	LB Newham	Planner
Jessica	Potter	LB Southwark	Design and Conservation Officer
Ciara	Power	LB Islington	Planning Policy Officer
Olivia	Price	Transport for London	Assistant Planner
Shaun	Retzback	Westminster CC	Senior Planning Officer (Central Team)
Grace	Richardson	GLA	Area Manager

Stylianos	Rigakis	TfL	Principal Sponsor (Tower Hamlets)
Lewis	Robinson	City of London Corporation	Town Planning Apprentice
Leona	Roche	LLDC	Senior Development Manager
Jessie	Rotrand	LB Hounslow	Planning Officer
Angela	Ryan	LB Camden	Planner
alwyn	samuel	London Borough of Southwark	Highways Maintenance Manager
Mariana	Schiller	LB Tower Hamlets	Central Area Design Guidance Project Manager
Chloe	Selwood	LB Newham	Planner
Catherine	Slade	London Borough of Hackney	Major Projects Planning Officer
Sam	Smith	LB Hounslow	Senior Planning Officer
Alan	Smithies	GLA	Planning Technician
Catherine	Smyth	LLDC	Head of Development Management
Martin	Sone	Westminster Council	Area Planning Officer (Planning Enforcement)
Pratima	Sood	LB Hounslow	Principal Housing Partnerships and Supply Manager
Ben	Southwood	Policy Exchange	
Caroline	Steenberg	LB Richmond upon Thames	Senior Policy Planner
Alicia	Sterling	LB Waltham Forest	Affordable Housing Development and Investment Project Officer
Scott	Stevens	Newham Council	Planner
Brianne	Stolper	LB Ealing	Principal Strategic Planner
Laura	Stritch	TfL	Principal Consents Advisor
Liz	Sullivan	LB Redbridge	Development Management Team
Mohannad	Tadros	Westminster City Council	Transport Planner
Andrew	Tebbutt	LB Hackney	Senior CIL/S106 Officer
Amy	Tempest	TfL	Area Planner
Lucy	Thatcher	LB Richmond & Wandsworth	
Leanne	Todd	LB Southwark	Project Manager
Catherine	Tusien	Be First	Graduate Planner
Ariana	Vlachou	LB Hackney	Urban Designer
Jonathan	Wade	RB Kensington and Chelsea	Head of Spatial Planning
charlotte	walker	Newham Council	Planner
Christopher	Waller	LB Redbridge	Graduate Planning Policy Officer
Charlie	Wardill	LB Newham	Regeneration Trainee
Mario	Washington-Ihime	Centre for London	Researcher
Ali	Weatherup	Southwark Council	Planning Apprentice
Rachel	Weaver	LB Hackney	Policy Officer
Rikki	Weir	LB Tower Hamlets	Planning Officer
Caroline	Westhart	LB Hackney	Area Regeneration Officer

Sarah	Wilks	Tower Hamlets	Infrastructure Planning Team Leader
Gemma	Williams	LB Southwark	Graduate Planner
Fergus	Wong	Westminster CC	Planning Officer
Wendy	Wong Chang	Richmond Council	Principal Planner
Katherine	Wood	GLA	Team Leader (Development Management)
Eleanor	Wright	British Land	
Clarissa	Yee	LB Redbridge	Housing Design and Development Officer

Planning White Paper discussion: National 30.09.2020

First	Last	Organisation	Position
Rosita	Aiesha	LB Tower Hamlets	Senior Infrastructure Programme Officer
Joanne	Ainger	London Borough of Tower Hamlets	Infrastructure Funding Officer
Howard	Albertini	Slough BC	Special Projects Planner
Rebecca	Alexander	Leicester CC	
Sarah	Atkinson	GLA	Community Relations Manager
Tom	Atkinson	LB Lewisham	Growth and Place Manager
Sogand	Babol	Design South East	Design Advisor
maggie	baddeley	tibbalds	associate
Lee	Baker	Somerset West & Taunton Council	Councillor
Bala	Balaskanthan	LB Lambeth	Senior Project Engineer
Jon	Baldwin		
Michael	Ball	Waterloo Community Development Group	
Rob	Ballantyne		
Lesley	Banfield	Homes England	Senior Planning & Enabling Manager
Susan	Barratt	Staffordshire Moorsland DC	
georgina	barretta	LB Hackney	Policy and Infrastructure Mgr
Vivien	Bartlett	Westminster City Council	Senior Planning Officer
Alex	Beale	Landsec	Foresight Manager
Linda	Beard	London Borough of Havering	Senior Planning Policy Officer
Valerie	Beirne	Better Bankside	Bankside Urban Forest Manager
Andy	Bell		
Claire	Bennie	Municipal	Director
Areena	Berkold	GLA	Strategic Planner
David	Birkbeck	Design for Homes	
Nicolas	Bosetti	Centre for London	Research Manager
Nicholas	Boys-Smith	Create Streets	
Nick	Bristow		
Kayleigh	Brooks	Leeds	

Mary	Brown	TfL	Planning Manager
Robin	Buckle		
Sunita	Burke	City of London Corporation	Policy Planner
Carmen	Campeanu	Canary Wharf Group PLC	Project & Planning Assistant
Matthew	Carmona	UCL & Place Alliance	
Simon	Carne	Mac	Architect Planner Urban Designer
Ian	Carrington	North Kesteven DC	Councillor
Mathew	Carvalho	Islington Council	New Homes
Ben	Castell	AECOM	Director
Lynne	Ceeney	Lytton Consulting	
Heather	Cheesbrough	LB Croydon	Chief Planner
Danielle	Cherry	Senior Planning Officer	Westminster CC
Katrina	Christoforou	London Borough of Camden	Strategic Lead Regeneration & Place
Joanna	Clayton	Sustrans	Planning, Consents & Legal Officer
James	Collier	LB Hackney	Project Manager
Rebecca	Collins	Breckland Council	Head of Development Management
Nora	Constantinescu	LB Camden	Planning Officer
Sue	Cooke	LB Hackney	Project manager
Alan	Corcoran	LB Ealing	Planning Officer
Daryl	Coulborn	Sustrans	Technical Officer
Ruby	Cox	Hastings BC	Councillor
Nicki	Dale	London Borough of Richmond upon Thames	South Area Team Manager
John	Dales	Urban Movement	Director
Ben	Davies		
Kimberley	Davies	Westminster CC	Area Planning Officer
Martin	Day	London Borough of Havering	Senior Transport Planner
Trudy	Dean	Tonbridge & Malling BC	Councillor
Jasper	den Boeft	Old Oak and Park Royal Development Corporation	Senior Officer Design and Graphics
Deborah	Denner	Frame Projects	Director
Angelle	Dimench	LB Havering	
Teodora	Dimitrova	Waltham Forest	planner
Victoria	Donnelly	Arup	Senior Consultant Historic Environment
Lee	Douglas	LB Westminster	Area Planning Officer
Yasir	Elawad	Leicester CC	
Abre	Etteh	LB Merton	Urban designer
Katie	Evans	West Norfolk	Assistant Planner
Kitty	Eyre	LB Tower Hamlets	Graduate Planner

Louisa	Facchino-Stack	LB Hounslow	Urban Design Project Officer
Fiona	Flaherty	Turley	Senior Planner
Andrew	Ford	Malvern Hills & Wychavon DC	Senior Planning Officer
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Julie	Tanner	Design Network	
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Joanna	Taylor	Peabody	Assistant Development Manager
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Alan	Thompson		
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samuel	uff	haringey council	principal planner
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Sebastian	Weise	Place Changers	Founder & CEO
Martina	Weitsch		
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Clarissa	Yee	London Borough of Redbridge	Housing Design and Development Officer

Councillor's Network: Planning White Paper discussion 20.10.2020

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Linda	Bray	LB Lambeth	Councillor
Phil	Cole	Doncaster	Councillor
Roger	Crouch	LB Richmond	Councillor/Vice-Chair Planning Committee
Therese	Evans	Winchester CC	Councillor
Claire	Farrier	LB Barnet	Councillor
Daniel	Francis	London Borough of Bexley	Labour Group Leader
Vyjayanti	Girijala		Student
Stephen	Greek	GLA Conservatives	Senior Researcher
Joshua	Grey	TfL	Intern
Belgica	Guana	LB Newham	Cllr
-	Huggins	Mole Valley BC	Councillor
Liz	Hutchison	Winchester CC	
Robert	Johnson	LB Brent	Vice Chair - Planning Committee
Kenneth	Leggett	Broadland	Councillor
Hugh	Lumby	Winchester CC	Councillor
Julie	McManus	Wirral	Councillor
John	Mee		

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Neil	Nerva	LB Brent	Councillor
Mary	Newton	Tendring DC	Councillor
Steve	Parish	Warrington	Councillor
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Iain	Roberts	Stockport	Councillor
Karen	Rowland	Reading	
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Gabriela	Salva	LB Tower Hamlets	Councillor
Deborah	Seabrook	Guildford BC	Councillor
Helen	Silman	Worthing	Councillor
Brian	Skittrall	Wellingborough	Councillor
Martin	Smart	Cambridge CC	Councillor
Mark	Strong	Transport Initiatives	Managing Consultant
David	Summers	Herefordshire	
Katie	Thornburrow	Cambridge	Councillor
Elizabeth	Wade	Oxford	Councillor
Sue	White	Maldon DC	Councillor
Sarah	Williams	LB Haringey	Councillor
Gillian	Wood	Wirral	
Elaine	Woodard	East Hampshire DC	Councillor
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Young Practitioner's Network: White Paper Implications 22.10.20

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Arshad	Khan		
Ella	Knipe		
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Conor	Lynch	ADAM Architecture	
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Jack	Mearcher	LB Hounslow	
Lucy	Minyo		Consultant
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Ariana	Vlachou	LB Hackney	Urban Designer
Christopher	Waller	LB Redbridge	Graduate Planning Policy Officer
Karen	Waneska	LB Newham	Urban Design and Conservation Planner
Callum	Wright	LB Enfield	Planning Officer

Speakers

First Name	Last Name	Organisation	Event Name
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Deborah	Denner	Frame Projects	Planning for Future White Paper & Design Review
Chris	King	Place Services	Planning for Future White Paper & Design Review
Trovine	Monteiro	Greater Cambridge Shared Planning	Planning for Future White Paper & Design Review
Ben	Clifford	Bartlett School of Planning, UCL	London White Paper Consultation
Jamie	Lockerbie	Pinsent Masons LLP	London White Paper Consultation
Ben	Southwood	Policy Exchange	London White Paper Consultation
Joe	Dale		London White Paper Consultation
Lisa	Fairmaner	GLA	London White Paper Consultation
Neeru	Kareer	LB Barnet	London White Paper Consultation
Sarah	Bevan	London First	London White Paper Consultation
Jennifer	Thomas	MHCLG	Planning White Paper Discussion (NP)
Andy	von Bradsky	MHCLG	Planning White Paper Discussion (NP)
Euan	Mills	MHCLG	Planning White Paper Discussion (NP)
Nicholas	Boys-Smith	Create Streets	Planning White Paper Discussion (NP)
Matthew	Carmona	UCL	Planning White Paper Discussion (NP)
Samuel	Hughes	Policy Exchange	Planning White Paper Discussion (NP)
Heather	Cheesebrough	LB Croydon	Planning White Paper Discussion (NP)
Deborah	Denner	Frame Projects	Planning White Paper Discussion (NP)
Christopher	Martin	Urban Movement	Planning White Paper Discussion (NP)
Julie	Tanner	Design Network	Planning White Paper Discussion (NP)
Sue	Morgan	Design Council	Planning White Paper Discussion (NP)
Sue	Vincent	UDL	Councillor's Network
Joe	Dale	MHCLG	Young Practitioner's Network
Christopher	Waller	LB Redbridge	Young Practitioner's Network
Marissa	Looby	GLA	Young Practitioner's Network
Lauren	Kehoe	LB Hounslow	Young Practitioner's Network
Fabrizio	Matillana	LB Enfield	Young Practitioner's Network
Amanda	Rashid	LB Hounslow	Young Practitioner's Network
Robert	Kerr	Adam Architecture	Young Practitioner's Network

6. Consultation Event 'Chat'

Below are comments added to the Zoom Chat for each event

23.09.20

00:56:24 MHCLG say coding should be about style or aesthetics but it is often framed as such...

00:57:32 I do agree with Chris that DR enables quality and can articulate a strong vision for place - however its only one tool and we will need a clear framework set by govt on how planning will operate and be locally accountable in order to support the new system.

01:01:05 Yes as Simon has pointed out I mean Codes not about style! But I still like Robin Hood Gardens.

01:02:35I want to see more design codes, but the important political question is - who writes the code? Codes have so much power. A bad code can do far more damage than a bad planning application.

01:03:18Precisely! As Deborah said, the design codes should reinforce key principles that reinforce best practice urbanism and the character of a place without getting into issues of style.

01:03:36Deborah asks 'Who judges the schemes ?' If DM / strategic planners are to run the rule over this they will benefit from urban design training which can be gained from design review sessions. I certainly learn an enormous amount from reviews.

01:03:39Agree with Joe, also a good design code is a short one.

01:04:05Nearly every scheme that has come forward since the Hackney Wick Masterplan was approved has sought to amend / vary the Code that went with it!

01:05:34Lots of good points about codes and masterplans but surely challenging the code or masterplan is good too?

01:06:42Codes are quite straightforward to formulate when created in tandem with a regulating plan - the challenge is in the delivery of the code, its flexibility and buy in by (often multiple competing)developers

01:09:07The Community Review at OPDC is a great model for large scale redevelopment - well worth a look !

01:10:06are there any examples of where a design review panel has given advice and it has had a clear positive impact on the scheme that is measurable.

01:11:09How will the issue of popularity among residents of specific materials and design character be navigated in order to become a basis for the codes especially when design and sustainable design performance and ESG imperatives are an increasingly vital part of urban neighbourhood design?

01:11:39Lots of improvements but as DD says how do you measure?

01:12:35Surely to be successful design codes will need to be very specific in terms of detail. And what guarantee do LPA's have that they will be adhered to by developers?

01:13:27Cambridge QP have been trying for years to do that.

01:14:04The recent Place Alliance UCL study found housing schemes were better if they had been through design review

01:14:05How can design review panels help rural areas with low land values and diverse settlements which lots of small and medium size developments? I cannot see how design review panels can be used by rural LAs as the funding will not be there. and the services that design review panel expertise seems expensive. Infrastructure Levy is expected to pay for affordable housing, infrastructure and the Local Plan making process.

01:14:43A number of DR panellists are local to the borough in question.

01:14:56often the dr panellists are not diverse

01:15:03On measuring the value - maybe we should share notes between providers Simon it is such an important issue

01:15:06and do not represent the diversity of an area

01:15:29Is the current design review process reaching the volume housebuilding industry or is it reaching only the high profile areas or project?

01:15:29usually very white middle class - which we know is not the make up of much of the country

01:16:48you need to manage community engagement well. You need to lead them to the right solution. Proper design led facilitation is essential. Panels could help lead this.

01:17:12Rachel - yes funding will need to be found - on the plus side DR is low cost and good value for money

01:17:21Agree with Rachel, viability in some districts is so low it is difficult to pay for affordable housing. Where does that leave the funding for design, and on a similar note, in small rural authorities who will pay for the new chief officer?

01:17:59Is there an assumption made in the paper that communities are interested, have time and enthusiasm to participate in consultation? Are we going to get the same people that always participate in consultations?

01:18:47Very few people object to schemes on grounds of aesthetics. I am involved in a scheme which has had over 300 objections, and not 1 of them has mentioned the aesthetics of the scheme

01:18:47Yes!

01:19:34Some of the worst volume house builders won't come to DR or if they do don't respond to comments. So this is still my area of doubt. Will their skills improve?

01:20:40you are right. We are really focusing on this - every panel we recruit is a step forward. But much still to do. Think part of this has to be understanding the community the panel will operate in.

01:22:13Every area and community is unique, codes will restrict the unique architecture as well as the look and feel of developments which some Boroughs are lucky to obtain. Are we going to have very standard streets/developments? Also people comment and object to the principle of development not the detail

01:22:30this issue came up in one of our roundtables this morning and the view was that this is the assumption and that digital alone is not the answer.

01:23:11*architecture

01:24:54Re volume developers - given they build standardised product lines its very difficult to get them on board - particularly where the vision is for a greater range of typologies beyond 3-5 bed semis - how will the national code address this ?

01:25:29we manage panels in areas dominated by VHBs and think that this is changing. Commitment to the design review process from the local authority is absolutely vital to ensure they participate and respond

01:25:58Is the interesting situation with volume house builders - standard product, using their own codes? Little engagement in DR - a hint at the future under the WP - potentially less role for DR ?

01:26:42I am not sure I agree with Chris that all Panel members should have local roots/links. In my experience Panels work best when there is a mix of origins and skills

01:27:24yes I agree robin although one can have both local knowledge and wider expertise

01:27:27That is our experience in B&H. So agree a mix is important.

01:27:31Agree. The potential conflict of interest is another issue.

01:27:32Are the codes we are used to the same as the codes envisaged by the WP?

01:28:05Agree, 100% local Panel membership not necessary and possibly not desirable in the interests of breadth of view

01:28:24 I'm looking forward to seeing what Urban Design come up with.

01:28:33We had an all local panel in the past and it was disbanded due to internal conflicts.

01:28:42I think many communities don't feel confident or qualified or empowered enough to comment on aesthetics but it does matter to them. DR has a role to play in empowering communities in this way.

01:29:54Yes the community panel at opdc has benefited from training to provide confidence

01:31:11I should say that UDL provided a great training event for the OPDC Community Review Group when it was brand new!

01:32:15Not sure I agree. They feel qualified and empowered enough to comment on Highways, Drainage, Ecology, Archaeology, Sewer Infrastructure etc! Why would aesthetics be any different?

01:35:46 it would be great if communities could also help create codes.

01:35:54because they know what matters to them.

01:37:04 I think it is definitely useful for design community to give advice- Deborah's examples of good practice- pulling out why they are good

01:37:39Is the greater threat to DR the proposed permitted development SIs?

01:38:53excellent points re codes. Local authorities do not have the skills to do these. panels can help, but ultimately you need the preparation of codes to be led by experienced designers within authorities. A huge culture change is needed to get these people into authorities. You can't just 'pick up'

masterplanning. I came into an authority via Public a Practice. Programmes like this are essential in getting the right skills where they are needed.

01:39:32yes might be - less planning applications. But DR only sees about 1% of planning apps in London now - not sure % elsewhere? So will there still be lots of schemes coming though the discretionary planning person rather than PD process? PiP was meant to reduce number of apps - but did it?

01:40:26agree, Public Practice very important to improving capacity to do coding etc

01:40:54I think that DR has a bright future under the proposed new system - there are many points at which it can add value to the process and be involved.

01:40:58I really meant that schemes will be getting through without any scrutiny and sometimes the schemes will overlap. I have seen at least o

01:41:09Two examples

01:42:13I think the planning reform is not very pro-localism actually - quite the opposiye. beyond the fact that it makes no mention of London - inner London borough are very densely built up, deliver most of their housing via small or medium sized sites - for which it just isn't realistic to produce design codes - that's where local plans and spds are so essential.

01:43:04I agree. Lots of opportunities and potentially less cost in preparation costs.

01:45:13agree with that NP on a shoestring we tried to do an adopted design code and locality wouldn't fund

01:46:22if planners will be spending less time on producing local plans as envisaged by govt could they spend more time on design codes /briefs for small sites ? Or a borough code applicable to a range of sites ?

01:46:36I think because there is policy on all those areas but commenting on aesthetics can feel like a mater of taste and highly subjective so people shy away from that as they feel they don't have the vocabulary or justification to do that.

01:47:12I believe that design codes will inevitably be produced by the private sector as current capacity in LPAs is prohibitive

01:48:09I agree then it is a conversation about how to be a good design client and commissioner

01:49:49Private sector builds and moves on unless a master developer which is unusual in UK

01:50:12absolutely - setting up JVs, public/private partnerships in development zones - makes the emphasis of aligning to local plan policy (predicated on the district wide design code) essential.

01:50:17I am just very sceptical about how much the new infrastructure levy has to cover: affordable housing, infrastructure (which will put pressure of LPAs to deliver) plus design codes... I agree with - contracts will be made towards the private sector rather than to recruit officers in house. Again I don't see the difference between an SPD (special mention of the new excellent designing high density SPD from Tower Hamlets) and a design code applying to a large area with different sites

01:51:19Paula Ambitions of the paper are commendable but it is not clear how the step change in mind-set and resources needed to deliver these will take us from where we are not to where the paper wants us to be in.

01:51:21Essential that the LPAs have sufficient 'client' capacity to critically appraise design codes produced by others if they don't do it themselves

01:51:38 agree successful codes generally have a single land ownership / strong public sector guidance

01:52:03Cambridge are leading on the latter

01:52:22The question of what is achievable is an important point of discussion. Site value is driven by planning requirements so if expectations are not clear this drives a higher site value which locks in what is achievable in practice.

01:53:31Paul is right and Wing development is a good example of what a private landowner with a long term interest can deliver.

01:53:52I agree that the collaboration you outline in terms of leading the masterplanning process is THE most important thing to achieve quality. Design codes alone won't do it. Collaboration and consensus will.

01:54:12we need a generic approach that can be mainstreamed, where state aid (public subsidy) is invested we don't currently have design review as a requirement - a lot has to change to support proactive design in planning -

01:54:36I think that change is the vital first step. Its the foundation for the reforms but will need time to really deliver

01:56:54will be invited to head up the new design quality unit - great presentation

01:57:11 thank you this is really intresting

01:57:43Resourcing the new system - will the funding go to local authorities so that they decide the best way of delivering the outcomes sought by government?

01:59:05I agree. The paper seems a bit thin on process. Perhaps things will become clearer once the NDC is published and what will be delivered nationally and what is expected on a local basis.

02:01:12Marmalade Lane the code breaker that justifies challenge.

02:01:42 Very valuable assessment sparking many more thoughts

02:02:40Fascinating session. Thank you

02:02:50Take your point but if a mixed economy model may work well

02:54:45We already run Design Review / Quality Review and Place Shaping Panels... I don't really mind what they're called, but it does get slightly confusing!

02:55:33We've talked about design review a lot (not mentioned in the White Paper!) but there is also a role for design frameworks as well - such as Building for a Healthy Life - used by the housebuilding community - role of a DR Panel there too

02:58:38What to do next: evidence every opinion that is put forward. MHCLG have asked for data and evidence of everything.

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00:40:42Depends what the definition of 'substantial' is?

00:42:34how would schools other amenities be provided in this model/street by street?

00:45:53Street by street won't work in many areas where there are large numbers of a relatively transient rental population who won't be engaged in the area. Landlords might well vote for more space for increased revenue to the detriment of permanent residents.

00:47:57Are we not referring to a neighbourhood plan and the reasonable proportion of CIL?

00:48:21who would facilitate the vote? councils? who would pay for it?

00:50:52local plans made in 30 months are all going through the Inspectorate at the same time, it'd be very challenging for them too

01:00:48We had regional targets under previous administrations which weren't delivered as we don't have the capacity to build - is the WP addressing this ?

01:01:10I am particularly interested in what you think this means for community engagement requirements on developers going forward.

01:04:52London has the particular issue that it is almost entirely unparished and therefore neighbourhood planning [and engagement more generally] is much more reliant on the social capital of the residents

01:05:59Conflict between Levy spend on infra v Genuinely Affordable Housing which the White Paper does NOT make allowance for! Hackney potential housing increase from 1,300 to 5,000+

01:06:0830month trigger point is also unclear - is it Local Plan only engagement, or early engagement around evidence work?

01:10:26Agree on that point. We can require floorspace for a clinic but can't magic up doctors to staff it

01:18:41If we are to rebuild London to address projected growth we will need a London wide plan - Peter Barber has considered this - <http://www.peterbarberarchitects.com/hundred->

01:26:35yes numbers alone are abstract until they become homes and we ought to focus on how plan for and deliver good homes and places

01:39:34My assumption is that the renewal areas would effectively set a maximum envelope (height? density? FAR?) for windfall development which could theoretically help SMEs but that requires some further detail

01:41:10Yes got a capacity target of 448 under the new London Plan but an initial allocation of over 3,200. Targets based on affordability are fundamentally flawed it cannot be accommodated

01:53:44going back to some earlier comments, personally I think the gap between need and requirement (the latter being based on capacity) is an indication of where need should be moved cross boundary or where we need significant infrastructure investment to meet said need. Not identifying need doesn't make the problem go away and I think being more transparent about where needs exist, their quantum and where capacity diverges is crucial to having an honest discussion about where and how needs should be met. At the minute these factors are quite unclear/muddled and without that clarity, effective decision making won't happen. (Not design focused but I think important when discussing 'algorithms and numbers', they should serve a purpose etc)

02:05:24Croydons Small Sites Guide is here - its well worth a look. <https://new.croydon.gov.uk/planning-and-regeneration/planning/planning-policy/further-guidance/supplementary-planning-documents-and-guidance>

02:06:29Increasing the stock baseline from 0.5% to 1% and removing the 2nd affordability weighting would better distribute need whilst still focussing delivery on already built up areas (including ambitious authorities who will see their targets fall)

02:08:34We are yet to fully see changes in behaviour following Covid - some media reports point to people leaving high density areas in search for space. Housing needs will change, and should change to better reflect need for health and wellbeing.

02:10:34I'd be interested in parametric design - both to look at site capacity; but also for different policy levers as counterfactuals for borough-wide capacity.

02:44:39Quality of materials came up as an important aspect of "beauty" even if we can't define it easily

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00:46:00is the objective to speed up the planning system or speed up delivery - as this is not articulated and involves a system approach to economic imperatives and markets as well?

00:46:13imperatives

00:47:50What about existing LA local plans, is this going to conflict with the new guidance?

00:48:06Beauty is more than appearance, so why use the word when its definition lacks common agreement?

00:48:20In Leicester we have started on consultation on a new local plan. If new planning reforms came into place, would there be a requirement to develop a new local plan?

00:49:08Considering there's a poor response by communities to anything - how can you engage in getting community engagement to local design where a vernacular is not clear but its next to Green Belt or even in diets within it.

00:50:02Totally agree with Simon the word Beautiful it is incredibly subjective. What is wrong with the existing terminology of Good Urban Design which can be objectively assessed and covers a lot more than design aesthetic

00:51:29Can you please detail more how private developers can set out design codes for areas? And how would this empower local democracy

00:51:58What will be the role of the LA Planning Committee?

00:52:07Arguably, if a developer were to develop a Design Code, then it would be up to the LPA to approve it, much like it is now.

00:52:39Given that the government has stated that it intends to get rid of S106 agreements and replace them with another infrastructure funding/obligations mechanism, how will Transport Planners secure obligations like agreements under S278 of the Highways Act 1980 which are vital in helping deliver improved design as part of developments? Are we supposed to use planning conditions? If so, will the NPPG be updated to reflect this?

00:52:40Planning is not Democratic, that is the point of having a Planning System. Local politicians, can interpret the planning system to a degree, but decision making still has to comply with the Planning System.

00:52:54Can the presenters please explain any acronyms that they use?

00:53:36silent majority includes people who don't have access to digital process or, even if they do, don't feel comfortable using them. How is this going to be addressed.

00:53:43As LPAs will need significant upskilling in many areas - many of these skills are not currently in operation within LA context - there is a big question around local government finance and the stability which requires join up from other

00:53:53Euan, plenty of LPAs get Plans sorted in 2 years

00:53:55gov depts. inc. treasury

00:53:58I don't know where Cllr Salmon is but here in West Somerset we have more members of public engagement with planning meetings than anything else

00:55:11In Winchester we are really looking forward to a digital process. We have had more inclusive involvement since March 20

00:55:38Perhaps a statutory responsibility to have a "Place" team, consisting of a Urban Designer, Architect, Conservation Officer, Ecologist, Landscape Architect and a Landscape Planner, in each LPA? In Oldham, we have none...

00:56:15 Data sends shivers down my spine. Planning is more than data. Accept there's too much paper but finding a way to the future by looking at the past isn't necessarily an answer? 'Who controls the past controls the future, who controls the present controls the past'

00:56:41 Oh I think anyone who has ever used Objective or Uniform will agree to being able to diversify...

00:57:31 Completely agree with the digitisation of planning, this has to be a key objective. However from experience this will take a significant amount of up front investment and resource a behaviour change which needs to be factored in to any transition and or funding models

00:58:14 Agree on focus on data but in Green Belt areas we have lots of enforcement where individuals cant find what they can and cannot do. Lots of this works in towns but harder to get right in the countryside

00:58:32 Clr. Data pdfs etc web based go over 90% of the public's head!! Perhaps instead of having too many experts exploring ideas there should be more man/woman on the street ideas. We should ask the public where they think the houses/buildings should go. It isn't all nimbyism in the rural areas. There seems to be more refusal from authorities than the public (if that makes sense)

00:59:26 raw data is ultimately useless: it always requires interpretation and contextualisation.

Documents are data + interpretation and contextualisation.

01:00:09 The issue isn't a lack of raw information, it's what information which is chosen and why. That requires understanding and judgements.

01:00:14 Local communities want to see plans on paper in some of our areas in the rural parts you cannot access wi fi or broadband.

01:01:16 how do you check measurements on a screen? digital plans etc it will be vital for all plans to have specific measurements eg ridge and eaves heights?

01:01:19 the problem is too much raw data held by LPAs and LPAs do not resources/money/Tech to process further for the so called efficiency

01:03:00 Can I exactly what prop tech is?!?

01:03:02 LPAs have been keen to embrace more a data-based system. The issue has always been lack of funding.

01:03:03 Data is critical - every local plan commission ends up buying back data that is publically owned for a consultant to interpret.

01:04:33 I've heard that there is software out there that can scan planning applications and consider planning policies/guidance etc and take a decision. Its like a Development Management Bot and I guess this would all help with this!

01:04:52 keeps talking about data and information, as if a lack of access to data and information is the problem. The difficulty is determining processes to decide what is relevant, what is important, what should be prioritised.

01:05:12 Plans look ahead 15 + years to not plan a digital first approach to plan making that is more agile and deal s with issues we face in an accelerated period of challenges would be crazy

01:05:45 There was a wonderful tweet I saw that showed an Australian programme, that could read the Code that applied for building a home in a specific area, and would generate the design based on the code requirements. With no appreciation of context etc.

01:06:15 Local authorities need to invest in knowledge management. the legal profession is 20 years ahead of ict - we can learn a lot from them. Have you seen the paperless bank?

01:06:49 perhaps a planning department should précis a planning application first and then put on their website with links to the pdf?

01:08:18 Plan making could be slow because Gov keeps chnaging the system

01:09:04 Yes, the White Paper fails to address the Land Market issue, unlike for instance, how the Dutch and Germans approach this issue.

01:09:25 This data v documents is a false dichotomy. Data will always been sourced and organised and prioritised for reasons which need to be set out... in a 'document'

01:09:50 Cl Is the planning white paper to enable councils planning departments to push through developments ? If so there must be a place for the general public to be able to comment and refuse if they so wish. It should also be easier for planning committees to be able to use infrastructure as a reason for turning own an application.

01:10:23 What about more support to LPAs to build housing and not relying on market to deliver for local needs

01:10:56 How will the new planning system help with delivery on small sites? It seems to me that SME developers may be more likely to benefit from the reforms than bigger corporations.

01:10:58 MST of the public seem to think that planning is biased towards the developer not the residents

01:11:25 Does MHCLG really expect the market to deliver 300,000 homes a year? Something that it has never, ever done.

01:12:05 I accept continue with local plan... but at what number of homes per year? And when will the new numbers will start?

01:13:05 What do people see the role of community participation in the context of permission in principle? Current plans consider a very simple submission of a site layout plan just with access and general development volume. Do they still see a view on optimisations through community engagement or is that only through the new local plan?

01:13:31 Town and Parish Councils seem to think that their input is completely ignored so why bother? Also having a local plan is not a guarantee to having a huge estate built if it is not required

01:15:35 How will the proposed pattern books and codes not just create more anywhere places?

01:15:49 Agree you need architects/town planners but in rural areas with 80% of green belt how do you plan other than removing fields after all brown field and intensification has gone.

01:16:48 The community should be involved more widely in permissions. What a lot of the public dont understand is why you can have an outline planning application which only sows the roads and then 6 months later a full application which is nothing like what was put forward in the original app. Also what are participants ideas of what Sustainable/sustainability means ?

01:17:58 Many of the design teams/skills which have gone from Local Authorities is due to govt cuts - will there be more money to fund new positions?

01:18:04 There is an assumption that 'design review' is about style, when it's about place quality. Assumptions can be very off-putting to some sectors. 'Beauty' may create the same problem...

01:18:10 How about the areas that are not as beautiful as Bath but still beautiful only to locals?

01:19:05 you raise some good points. It's not about lack of information, but about information asymmetries. Most data is held by a small number of developers and consultants. Our approach is to make data open, so that it is easy to find and use for all.

01:19:15 300,000 homes a year will mean that in 50 years there will be no more green belt, Where will the farms be to grow the food that we need?

01:19:22 Rules that don't need to be delivered at the same time as the Local Plan?!

01:20:19 Developers may not find it economic to design buildings to the local design code. Will the code be flexible enough? Should it be flexible?

01:20:40-how do you ensure the quality of the data. If applicants are inputting data at application stage it may not always be correct or they may just add a number to get through a form even if they're not sure of a number. Would a LA need to spend extra time quality checking this data?

01:21:41 Strategic planning is a big gap? thoughts?

01:22:08 bring back Regional planning, but the White Paper kind of misses this.

01:22:31 Comments in respect of creating a 'net gain' in terms of beauty in an area is slightly off set by the Government's latest changes to PD rights which now allow for potentially horrific extensions to homes. There seems to be a lack of a common thread throughout the changes (current and proposed) in relation to place and design.

01:23:14 Indeed Planning was about wellbeing and public health, a century ago. Something we've probably lost sigh of.

01:23:30 Regional planning is missing re strategic planning?

01:24:01 Planning was a response to appalling urban conditions and health. Beauty wasn't part of that but arguably we still have urban problems. Beauty is a distraction.

01:24:12 what about spatial planning? not mentioned at all, is it because the white paper writers dont understand it?

01:24:25 Many welcome the White Paper's proposal for a new design expert body. In this context, how will ensure that the steering group for the new design body which he has been appointed to chair will encompass different perspectives on the built environment and is not London-centric? We want it to succeed but if the new body is seen to be partisan in its thinking, it will quickly lose support which no one wishes to happen.

01:24:31 Addressing unnecessary complexity, uncertainty, and delay by reducing flexibility was precisely the approach with Comprehensive Development Areas in the 1950s which produced 300,000 homes +

p.a. But is this a sensible approach to complex layers of history and place in a mature city with a diverse rooted population?

01:24:44 What lifts the human spirit is belonging, and that's about community spirit, not (just) physical characteristics. It's much more nuanced and much more complex than that. You need anthropologists on your team...

01:24:50 And how does this lack of flexibility cope with a rapidly evolving world: I'm about to enter a public inquiry for a protected industrial site in inner London long under-used and proposed for 400 homes... but we've just been approached by a new technology desperate for a dozen industrial sites in inner London, who can be accommodated with flexibility, but under WP's proposed more inflexible rule-based zonal approach they would be locked out from its most important market for at least 5 years, wrecking its viability, losing a key step in creating a more sustainable London

01:26:09 The built environment is incredibly diverse, and people's perception of what is 'beautiful' in placemaking is equally diverse. How can proposed pattern books and codes not just impose a generic style across all regions? Bath, Belgravia and Bournville were called out as examples, which are all of particular age and style. Will we be entering an age of pastiche?

01:26:18 Beauty is not a hang up. it is in the eye of the beholder! Listening to all of these conversations about the White Paper here and on other platforms a song by Pete Seeger runs through my head. Little Boxes Looking at some estates that have been built this song rotten n 1962 is so true. I live in a very beautiful place in an average 1930s terraced house. I love it. I find it a bit disingenuous to be told we should not be hung up on beauty .

01:26:52 The point that makes is well made- but in reality, the big developers are the place makers. SME's tend to fit homes within environments already created.

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room. 01:28:08 RE SMEs we have a real danger in a Post COVID economy that fractured supply chains will arguably have a far more detrimental impact on the smaller builders...

01:28:31 do you think we will end up with significantly more conservation areas to protect areas?

01:28:32 You mention enforcement in the White Paper- but we can't find anything about Gypsy and traveller provision...

01:28:50 If whoever is writing the design code for my district thinks the Surrey vernacular and tiny boxes without gardens are good - no-one will want to buy them if they want to be in the country and want a dog. Targets of high intensity will not sell. So builders will be forced to build something that will not sell.

01:29:03 Not sure raising the AH threshold is the right mechanism to save them?

01:29:18 PD is anti democratic and standards have been trashed.

01:29:35 It looks like the government has finally considered the findings of the study into housing quality of PDR schemes, which was published in July...

<https://www.gov.uk/government/news/permitted-development-homes-to-meet-space-standards>

01:29:41 relaxing PD or expanding it will have implications for quality and costs. e.g. the office to residential has resulted in poor quality in housing standards

01:29:42 Traveller provision is in the Local Plan - numbers are already known to the LA

01:29:48 One of the ironies about data v docs: the WP is a pdf with no data!! (just a lot of truisims, misconceptions, contradictions etc)

01:30:21 On PD I would like to understand how introduction of demolition of buildings without consideration for reuse responds to Net zero targets and.

01:31:08 Climate Crisis.

01:31:56 What is the difference between a planning system that gives permitted development rights subject to high design quality standards and a planning system that grants planning permission subject to high quality standards?

01:32:30 A focus on beauty is irrelevant if the planning system is emasculated to the point where it cannot control the frequently appalling standards of design and construction displayed by the major developers. As it stands now, the white paper simply uses 'beauty' as a fig leaf. Its effect will be to unshackle the Big Six by excising LPAs ability to police and enforce design codes. Beauty by Persimmon. Good luck with that...

01:34:55 Are we also looking in planning at the ecological changes to our planet that are happening ? We build in fields at our peril. We are losing habitats and plants at a greater rate than ever. Global warming is not helping but by destroying the green sites we are advancing the problem.

01:36:45 How we then deal with the Housing problem - apart from doubling the densities in Towns and Urban Centres?

01:37:04 Devolution and local gov reform is critical to this though right? tiered local government, disparate statutory roles across tiers with conflicting financial pressures are counter-productive to unified placemaking? (counties/Districts/Mets/Unitaries/CAs) conversations about Devco's? only adding greater complexity and increased time and resource needed to negotiate common positions?

01:38:08 I reckon design review and site-specific design codes are indicative of a higher cost design approach == better quality. But then in areas, where there is a lower skills base or market is weaker, it comes back to question of resource.

01:38:17 we had zoning in the past in England and it didn't work. we also had a body to manage design but disbanded!

01:39:57 recipe could also deliver beauty...modern, instinctive, locally intuitive

01:40:25 District wide Design codes will be problematic, design briefs needed for specific sites with community engagement

01:40:50 The boroughs and cities enabling the highest quality new build homes/places always have strong and informed Directors of Planning and or Regen. [I think of e.g. Cambridge and Hackney.] To me, no amount of digitisation and codes will ever replace that leadership. We need to 'grow' more public leaders. I think one route is through schools of architecture where students should be encouraged to consider careers in public service rather than the precarity and hubris of private practice.

01:41:13 Could the Great London estates model be re-examined as helpful as it integrates financial and social and aesthetic but taking the long view?

01:42:34 One of the problems at the moment is the way sites for development are chosen. Often they're in unsustainable locations and whatever the design achieved they will be car based and unlikely to fulfil all the qualities we are aiming for. Does the white paper deal with this?

01:42:41 We have a lot of Conservation areas, will these need to be considered as zones in themselves or can we stretch those areas to increase the sense of beauty that heritage and/or green space often offers?

01:42:44 Spot on. The best system cannot deliver if it is not well funded and the professionals involved are not valued, supported and upskilled but rather always seen as 'the problem'.

01:42:45 true - here in the North East there is relatively less effort on upholding design quality.

01:42:45 strong leadership and conviction is key. We need to bring those people forward - strong leadership and conviction is key. We need to bring those people forward.

01:42:49 Matthew I have a question: how should inner, densely populated London boroughs proceed? We simply cannot produce local codes because the vast majority of sites are small or medium. Could codes cover 'character areas' instead? site by site is just not realistic everywhere

01:43:54 Still needs integrated transport and spatial planning thinking to identify the most appropriate locations for development. Agree the delivery of a better quality functioning neighbourhoods and places needs leadership, expertise and resource that understands the communities they serve.

01:44:24 I really get annoyed when the developments are happening in the rural areas where the roads are bad, there are no jobs, there are no local transport systems, the roads are no good for cyclists and yet they are ok to build houses!!!

01:44:26 Why doesn't the government give every authority the cash to appoint a design planner NOW? There are hundreds of unemployed architects/urban designers who would jump in now if LPAs could create the posts for people with urban design expertise, and not just appoint planners to process applications. It's about communication of what planning is...ie. visions, not just control.

01:44:29 Coming from Germany, there is an increasing move where some site-specific 'development plans' are increasingly also developed by developers, where the council did not have a resource. I presume there would need to be a consideration for the resource limits in councils to draw out site guidelines for every site.

01:44:32 My point is that the current system - discretionary and case by case, may work in certain areas of the country, like inner London boroughs.

01:44:46 We have a fantastic resource to help drive the high quality design and place making: upskilled local communities and Neighbourhood Forums who know their patch, care about beauty, and want to regenerate their areas! The WP has very little to say about Neighbourhood Planning, which is where good practice is developed

01:46:19 Neighbourhood plans were done consulting with the residents and 'sacrificed' green belt land that was reasonable to not protect. They are nimby in that they don't want housing next to the ANOB that is little boxes that intrude on the view.

01:46:26 Need proper, iterative, messy design processes as we have now, with properly paid consultants. Developers pay for this now, through masterplans. Who will pay for it under these reforms? Cash-strapped authorities?

01:46:30 Totally disagree with re local communities don't want development: we are desperate for it, to get better places and streets and social infrastructure and high streets and green spaces - and we fight against grotesque, ugly and overdeveloped proposals

01:47:00 key issues around build out, LPA resource and Local gov finance

01:47:21 When will the bit of the white paper on constraints come out?

01:48:28 about Regional planning - the GLA is such an important layer in London - not mentioned in WP

01:49:16 Design guidance rather than design coding makes a lot of sense.

01:49:48 LB Croydon's Suburban Design Guide:
<https://democracy.croydon.gov.uk/documents/s14561/Agenda%20Item%2010%20-%20Appendix%201B%20-%20SPD2%20Suburban%20Design%20Guide.pdf>

01:50:20 I've heard officers at Croydon talking about the Croydon suburban design guidance and they described how hard it is to apply, because proposals can be compliant but nevertheless be very poor developments. Will codes mean these developments get fast tracked? Agree with Heather, need face to face discussions too.

01:51:45 Seems to me that mentions a great example of an authority understanding character of the area and giving developers the starting point. In design processes, there are multiple way to respond, so it might make the start of the conversation easier - but it would still need that conversation.

01:53:26 - it worked until finance cuts where pre-development advice was removed.

01:53:34 Even if there were codes for every site, developers/applicant will invariably try to go beyond parameters set for a site. This invariably leads to discussions.

01:53:48 Design codes, rather than guidance has the potential to stifle innovation in planning. It is far better to enable planning and other specialists to work with developers to get the best out of a site or area.

01:54:16 what works in a city/town urban area doesn't necessarily work in a rural area. Just because its a large green field doesn't mean that you need to fill it with houses. I'm all for house building but where I live we are expected to have nearly a 1,000 new properties which could increase our propoulation by 50% more than we have now so 4,000 could become 6,000 and we dont have th infrastructure to cope with this. I wish we could have infrastructure first and then the houses. We need jobs and transport systems for those that already have homes here.

01:54:29 describes would make a good case study for the MHCLG to inform planning reforms

01:54:58 if there are design codes there should be appeal to a design committee to trump the code and encourage innovation

01:55:59 The rows in a sophisticated zonal system like NY comes in the fight for the zones: developers (like Trump!) manipulate, jostle and schmooze to get re-zoning from which they make money, and communities get furious as they focus on one the critical decision from which they feel locked out

01:56:03 Fully agree with that design codes shouldn't to be too prescriptive and might lead to a cookie cutter response which might neither be of the highest possible quality nor take the specific context into account.

01:57:03 If design is going to be at the heart of the new system (this has been promised before), this should not be diluted through the appeal process. Additionally enforcement must be strengthened

01:59:34 Carbon and zero carbon targets will naturally move towards intensification and density so its and interesting discussion point from a place perspective?

02:00:26 Clarify also infrastructure and local contributions from developers - and give process to demo the size of that cash and how to influence invest.

02:00:42 often language used by government and market seems to frame (directly/indirectly) the planning system as the cause of the housing problem!

02:01:27 There's a lot of talk about "beauty" as referring to what's typical of our "most loved" places - and, indeed, the proposal for a "fast track" uses the words "proven popular designs" - my question is: how are the said designs "proven"?

02:01:44 What work has been done to look at CIL & S106 contribution? It is indirectly used as a tool for non-de;ivery...

02:01:51 Real important point around suburbs and movement

02:03:08 Not much consideration has been given to movement in urban areas: what are the imperatives around changing modes of movement given the implications of climate change, the pandemic, obesity etc...what might be the longer term land use impacts and how will the planning reforms address these issues?

02:03:21 Do we want to create livable intensification or just commuter hubs?

02:03:30 we have existing brownfield regulations which enables developers to develop through permission in principles etc the tools are there to help protect against greenfield development and help urban intensification

02:03:32 How is that ever going to work outside of London?

02:03:33 Terraced streets were replaced by concrete tower blocks built in the 70's were done with local consent. Now we want more than that... in towns.... Not in villages.

02:04:26 you want to see Suburban intensification see it in Croydon, but it is not easy, and the communities are not necessarily happy about it.

02:04:59 Agree we need to look at contributions from developers towards the infrastructure. This can be contested by developers., suggesting a scheme is unviable. Very important when considering affordable homes; and the percentage on any site.

02:05:20 Local councillors stopped a 4-storey residential block beside Tulse Hill station for being too tall!! We want those new residents to help provide the critical mass for our local shopping centre and the viability of our social infrastructure

02:06:01 totally agree with you about strategic planning and urban design. what is missing from the white paper is how it is integrated with transport planning and front-loading investment in public transport

02:06:15 About 40% of our district is national park- making affordability higher than it should be- but we can't build much within it. I'd like to hear views from experts about the protect zone-and what development is expected from this zone?

02:06:36 The Zoning, is hugely inflammatory and will create massive outcry and will just set communities against planning even more

02:06:43 London is another country. Movement is not an issue (except when Hammersmith Bridge is closed). Elsewhere commuting to town centres is a big issue and the infrastructure has not been planned for the current demands.

02:06:45 Arguably the jobs to homes ratios will shift dramatically in review of the acceleration to remote and digital working post covid, this implies the need for a far more agile policy framework - how do we square this with the (slightly nonsensical) drive for certainty - especially when you get to examination?

02:08:34 I believe we can have a planning system that works across the UK, but it depends of the skills of staff available, and the vision and leadership that planners and politicians can provide. we do need sensitive local design guidance, not one set of rules across the UK.

02:09:09 The WP is aggressive and outspoken in blaming planning is deliberate and not worthy of a govt WP

02:09:20 thank you for making the point about lack of positivity of the existing system. Planners morale is the lowest I've ever seen it, many aren't proud to be part of the system and want positive change so they can get back to their creative base etc make places better. But the tone is really negative and its not helpful right now!

02:12:38 At the end of the day, if you are wanting to implement a good zoning system, why not use a one (Dutch/Scandinavian/German) that delivers better places. The WP proposals are a halfway house and does nothing to address the land market issue, especially in areas of low demand/viability.

02:14:21 Will a land zoning system improve the land market? If there's no demand is the zoning system the answer?

02:15:05 Agree with Graeme Moore and wonder how will Growth Areas be chosen, by landowners? developers? communities? Will they be market led to chosen because of need, design character?

02:15:57 how does consultation cause delay at the planning application stage on major applications? Good pre-app consultation should sort this out. The problem is developers want to avoid it! the wise ones who don't and front-load their consultation get their permission more quickly

02:16:04 Thanks for passing reference to green infrastructure but Speakers have not yet really addressed how will the reforms and design led approach help increase access to quality green space in areas of deficiency in urban areas and deliver the PM/s recent commitment to increasing the proportion of protected land across the country to help address biodiversity loss

02:16:24in terms of real proportionate engagement we really struggle with this currently - I welcome the approach that embeds engagement at its core, however I would suggest a 30 month program severely limits the opportunity to make meaningful engagement and incorporate it in plan making - especially in complex governance areas

02:16:40Getting local people together to discuss their local places can build strong and healthy communities. That ultimately should be the aim of all of this. Digital engagement could remove that possibility for local people to engage with one another, which is so important.

02:17:23Peterborough is one of the fastest growing cities in the UK. Dense, predominantly Victorian multi-cultural centre, early 70's New Town expansion estate suburbs and swathes of rural villages to the north. Quite how one 'Zones' this minestrone with public acceptance is a big question. Also, the algorithm-based increase in our housing targets is completely unrealistic given what we are already achieving.

02:17:38Fantastic on CiL but some what unrealistic!

02:17:41One thing is for sure: it is easier to engage people in specific development projects, rather than abstract codes, as the earlier is usually somewhat tangible. So the that aspect of engagement at master plan stage should be specific further.

02:18:03I can't see how these plans will get done in 30 months. Not unless we have Dutch levels of investment in Planning teams. Pretty sure I saw the AoU saying that a small team in Eindhoven was 150 planners/architects/highways engineers etc. Oldham has about 25 all in.

02:18:33Digital engagement enabled us to reach a far higher proportion of our communities - mix it up with traditional methods

02:18:59At Draft Plan level we had 25 roadshows taken to the villages. On average we only got a 4/5% engagement - my village 15.7% because no-one wanted the large site in the adjacent fields. Impact of the development was huge. We told them of meetings door to door and they came. When they had to respond on the computer lots didn't.

02:19:01I am sorry- but the Infrastructure Levy system proposed needs a lot more explanation before an LA would wish to commit themselves to saying yes or no. I have developments agreed 9 years ago with just 250 homes built to date. The Levy agreed in 2011 would be completely inadequate now.

02:19:49As Chair of a Neighbourhood Planning Group much concern has been expressed that NP policies, community capacity building and skills and knowledge built are being ignored in the White Paper and will be undermined. There has been active engagement in the Local Plan stage and the community would support wider engagement in this stage of the plan making process.

02:20:27But the planning system is accountable

02:21:46Can MHCLG comment on how the reforms contribute to our climate commitments and objectives? Are we going to see swathes of buildings that could be retrofitted demolished in growth areas?

02:21:47But god help us if we don't democratically discuss planning applications!

02:22:02<https://www.theguardian.com/cities/2017/jan/24/tinder-cities-technology-making-urban-planning-interactive>

02:34:32industrial sites cheek by jowl with housing, layers of conservation areas, strategic transport nodes, open spaces, all higgledy piggledy... welcome to the inner city!

02:37:48The politics will be toxic for rural Conservative MPs

02:42:33Private sector also needs support to deliver quality!

02:43:10so make it necessary to use trained high level architects

02:44:19and planners and urban designers

02:44:36Good event. I need to leave for a meeting but will interested to learn if the discussion passes without mention of CABE, like the (excellent) pamphlet deliberately does. Many here will know that the reason CABE was cut wasn't because it wasn't effective. .

02:45:24design and art education vital

02:45:36London the great success story - A world city in all its glory. Virtually unplanned? Almost anything goes.

02:46:54London has great estates good estate management

02:46:58, but it annoyed too many people in places of influence and was binned. Possibly, as bad a decision as blaming PHE for the current crisis.

02:47:03or too top down

02:47:30cultural change vital

02:47:44So CABE did this, but then it had its funding cut -- by the Government.

02:48:03 CABE did a huge amount of work in many places. It was always easy to say that CABE was London focussed but the Enabling and CABE Space Enabling teams were almost always anywhere other than London in their work.

02:48:13 we're a nation of city-zens, but dominated by townies!

02:48:24 CABE was very good at many things not so at others. Sadly missed. Reinvention isn't part of this governments agenda.

02:48:36 Much was locally supported and generated eg case study examples, training etc

02:48:58 My understanding is that no one is proposing a Case 2020. A new and highly effective network of local design support has emerged.

02:50:12 CABE's central research and publication and housing audit functions could be valuable. Design Review is working well locally.

02:50:20 In 10 years of working in the Yorkshire and the Humber, I can count on one hand, the amount of events that CABE hosted. We were lucky to have ARC for a while, but even that went after the cuts of 2010. I say that without denigrating the amount of good work they did with their documents etc, which were a huge help for someone like me.

02:51:59 Government funding without strings attached is essential.

02:52:26 have to go - thanks very much everyone, great work!

02:52:34 Also to not be subject to cronyism!

02:52:46 A critical part of developing a Design Quality Unit is some consistency of funding to encourage good people to join and bring it to life.

02:53:10 really enjoyed working with you when I was at ARC and yes I very much remember the the tension between national and local. Agree totally with you about the value of Cabe's research and publications which we and our stakeholders used.

02:53:35 The unit should be run through the Design Network, perhaps with some focussed teams in perhaps Combined/Mayoral authorities?

02:54:44 so we need a model that takes skills to places where they are missing, ARCs were a good model. the Design Networks exist, there are also other partners who can help deliver this better place making viz TCPA. I have worked all over the UK in local authorities in last few years, some places really do not have the skills, they need funded or affordable support, to unlock their confidence and vision. if we don't do this we wont level up....

02:56:28 Agree the research and development and developing client guides (which now can be online and live) is what was really appreciated and it would be great to see how this could be refreshed across the network - how to help people do their jobs and feel "encouraged" and supported.

02:57:52 I regret I have to leave for another presentation on the same subject elsewhere. Really enjoyed the discussions and points raised. Great session - a suggestion that the comments in the chat are gathered and sent to - difficult to remember or write down all the good points raised. Thanks you - some really good material here. please share a pdf of your slides. Enjoy the rest of the session. 02:59:20

sebastian loew: it is not just local authorities' officers that need improved skills; councillors, developers and community representatives also need them, The Unit may be able to provide these perhaps?

03:00:33 The health of environments may be implicit in the white paper, but it gets very few explicit mentions. For example where do local Directors of Public Health fit in?

03:00:36 We had a discussion with Councillors last night and they all said that if they are to make decisions on Design Codes etc. then they would like a rolling programme of training. If only there was a UDL in GM.

03:00:50 If I may ask again, how will the composition of the steering group for the new design body encompass different perspectives on the built environment and not be London-centric?

03:01:24 I think a lot of this is really great and progressive. I do think however the fundamental question remains that design etc. aside it still seems that the primary goal of this white paper ids to speed up the system of delivery to meet the housing need and its misses a huge number of economic issues which are in all likelihood far more impactful to this than the current planning system although I agree its needs reform. The reality of this is that much of the proposals will require significant investment into local government at a time where civic leaders will be having to make crucial financial decisions on front line services they may have to reduce or stop and this is only likely to be more acute in the coming months and years... this has to be squared!.

03:01:37 perhaps Regional Boards? Led by the respective Design Network organisation.

03:03:22 Yes that certainly aligns with Julie's talk

03:03:45How is the steering group put together....are members nominated, elected...?
03:04:39A very good session, let's hope we can find a good way through this. would be pleased to help with the training/skills development needs and ideas for delivery. Thank you all.

20.10.20

00:57:37the uglification of Britain. standards on design beauty then PD rights
00:58:13TO allow extra storeys
00:59:23I'd like to weigh in here
01:00:07Some old buildings may be beautiful but very expensive to heat
01:01:20Fashions change what was beautiful yesterday can be ugly today
01:02:17Quality and fit for purpose should be a priority
01:02:45A problem with past beauty is it prevents progress and just creates pastiche
01:03:17No link to NPPF, local plans and an absence of local democracy.
01:03:38To filter down indeed
01:04:30having neutered CABE it seems a bit late to promote good design
01:11:30The problem is most new developments is not affordable to local people....even those termed for affordable renting!!!
01:12:02 "protected areas" - do residents realise how few areas that will cover? forget nimbyism, round here it's bananas. build absolutely nothing near anything
01:12:44anywhere near anything
01:13:04Bring living above shops back into our Town Centres to bring deserted Ttowns back to life
01:14:50As I understand they'll all follow along with the " details"!
01:16:1533% loss
01:17:52This paper is a developers dream - just wat Jenrick wanted. No need to supply affordable housing as there will be no Committee to hold them to account!!
01:20:24protected areas where half the dwellings are second homes...
01:22:02the obvious conclusion is that everywhere else is unprotected.
01:28:23Milton Keynes have just had an estate that voted to be demolished & rebuilt
01:29:08What was the CO2 cost?
01:35:29There is one developer who does not allow extensions on their developments - from the beginning, and designs accordingly.
01:36:44We are using article 4 directions in conservation areas and conversion of high st shops to residential the problem is that this would be reversed by the new white paper...
01:37:03There was a time when a house grew as the family grew
01:38:16Agree Robert- it is our way of managing the student housing conversions too- we are happy to host students in our city, but don't want lose family homes.
01:39:35Turning the telescope around, do we feel the current system works and should be left as is?
01:39:41We do condition new developments on PD rights as a measure of control.
01:42:24any planning regime can be improved but this is anti-planning. it
01:43:02There are 1000's of square feet of space in many city centers that are not being used.
01:43:13We are making it work in some areas
01:43:57 In North America many towns have gone from urban living to center town living.
01:44:37quite successfully
01:46:45Thakeham's development is 419 houses, plus school, shop and coffee shop run by residents, plus new premises for St Catherine's Hospice at Woodgate, Pease Pottage RH11 9AA.
01:48:38I'd like to come in on two issues - 1) Funding is not mentioned as far as I am aware and 2) Local plans are done with residents input so the input into pre-apps are not needed, provided the developer consults appropriately locally
01:51:07The best developments I have seen are those that use pre-app very well
01:53:59is there no start time condition or phasing for growth / renewal areas?
01:55:44I think people are naturally less interested in local plans because they set general rules for the whole area. People are far more interested in tangible proposals on a specific site, which is why planning applications get more public interest.
01:55:56democratic deficit writ large
01:57:14Out local plans tries to flesh out the general principles and identify sites for increased densities and protected sites.

01:57:25 Infrastructure in my opinion is generally very poor for example we do not seem to be making best use of local plans.

01:58:49 we seem to be creating ponds broken up by lilly pads

02:00:35 There is also consultation fatigue with so many consultations on different topics

02:03:16 told the Creating Communities 2020 conference last month that only 1% of the population engages in creating the Local Plan in their area.

02:07:43 Digital consultation has to be accompanied by a range of other mediums

02:09:57 I think any white paper on planning at this time has to have climate change as its golden thread.

02:10:57 Many climate change measures can be made through building regs

02:11:15 We need to talk about the type of Local Plan engagement. Having a big fight over the green belt is fine, but if LPs are the *only* public engagement for some new developments, we need to work with residents to get those proposals as good as they can be. I don't see any mechanism for allow that to happen.

02:12:12 Are any other councils calling for sites for biodiversity as well as for building?

02:12:46 I don't think beauty needs to be expensive. Developers often use architecture to re-invent the wheel, when many people in suburban areas just want to see the traditional vernacular respected.

02:12:59 local councils are on a hiding to nothing. consult on a new local

02:13:35 the building featured by David Halpern as the least popular among non architecture students but the most popular among architecture students (cited in "Living with Beauty" from B4C) is the Richard Meier extension to the Des Moines Art Centre - but they were all too polite to name it.

02:13:48 plan that will not have much chance to be influenced by local input.

02:14:09 Beauty has a lot to do with the siting of the home

02:14:53 I think Eliel Saarinen made good use of the site, and I M Pei added reasonably sympathetically too

02:24:52 Des Moines extension. Art Deco pastiche...

02:28:45 with climate change and granted applications not yet commenced already, they are out of date. . how do you get the developer to install climate saving features?

02:29:34 Some of that can happen through building regs which can change quickly

02:30:28 Unfortunately, it is proving a difficult problem to address

02:31:14 I think it is land banking!

02:32:28 we need more mosaic

02:32:38 Changes in the Building Regs have necessitated variation to previously approved applications - has anyone else noticed this?

02:32:47 i like the walkie talkie but seem to be the only one

02:35:32 Walkie Talkie isn't too bad but it's very specific to its area

02:35:35 Walkie Talkie is interesting - more floor space on higher levels because the price per square meter is higher, so maximises income.

02:35:36 technology has more to offer than just looking at 2D plans on a screen of some kind - augmented reality offers the opportunity of experiencing a new development before it goes up

02:36:25 and conversion of listed banks into desirable apartments is one thing, but turning an upholstery warehouse into tiny "dwellings" without windows is another

02:37:37 Its going down like a lead balloon

02:38:31 There is agreement that changes to the planning system is required, but not the approach the white paper is taking...

02:42:50 Thank you- a useful discussion- but progress moves on- we'll see what happens when the housing numbers come out. It makes incredibly hard to move on until we have those numbers (and start dates)

02:42:51 Thank you. First time. Interesting and helpful. Always good to meet with other local authorities

END OF SUBMISSION

UDL would like to thank the many contributors to this white paper consultation. This submission was curated, debated, chaired, drafted, edited and pulled together by: Maanya Bali, Alex Homans, Catalina Nodroum, Paul Dodd, Susan May, Sue Vincent and with special acknowledgement to Esther Kurland, Director of UDL.