



Design at Appeal

18.01.2023

- **Quality over quantity.** The planning balance is at the heart of many appeals. But this does not mean poor or mediocre designs should be accepted simply because of housing delivered. Short-term delivery rarely addresses long-term planning objectives, which are set out in policy. Assume a holistic approach to the planning balance.
- **Be absolutely clear.** Establish the key points which are actually in dispute and ensure that any reasons for refusal are absolutely clear. Incorporate a statement of common ground – this allows you to narrow down on the real discussion points of the scheme.
- **Future-proof!** Keep in mind the long-term consequences of mediocre or poor schemes in terms of health, climate responsibility and equality – will the design and materials stand the test of time? Consider these consequences within appeals against short term benefits of housing delivery.
- **Put yourself in the inspector's shoes.** Set out your evidence and arguments using the same language and if possible logical processes as they use. Inspectors follow a logical and evidence driven approach to both assessing design quality and weighing its relevance against other issues within appeals.
- **Utilise the Design Review Panel.** These comments and reports are independent and are given considerable weight at appeal. Ensure these reports and presentations are available. If necessary, request a written statement from the panel to confirm details.
- **Deal with the scheme in the present.** A long-term evolution of a scheme does not equate to design quality. Be careful that a new iteration of a scheme does not offset quality elsewhere.

Speakers:

David Morgan, PINS

Christine Thorby, Former Director of Strategy and Head of Planning Inspector Profession, PINS

Amanda Reynolds, Director, AR Urbanism

Paul Reynolds, Director/Landscape Architect, Tapestry Studio

Bookings: 155