

Future Newsletters

We hope that you found this edition of Root and Branch useful and informative. The articles you have read have been submitted by Members of the Yorkshire Region. If you, or your planning colleagues, have any views, reports, articles or any other information (humerous or otherwise) which you feel would be of interest to other members, please forward them, preferably by email, (see below) to Paula Nolan at regional office for inclusion in the quarterly Newsletter. **The deadlines for 2008 are 11th June, 10th September and 3rd December.** The success of the newsletter depends on the Members producing the necessary copy. There must be things happening in your area that merit being communicated to a wider audience!

All enquiries to: Yorkshire@rtpi.org.uk

Useful links...

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This edition and past copies of Root & Branch can be found on the Yorkshire Region website at:
<http://www.rtpi.org.uk/cgi-bin/item.cgi?ap=18id=355>

Keep up to date with the conference programme and afternoon/evening seminars at:
http://www.rtpi.org.uk/rtpi_yorkshire/

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Spring 2008
Royal Town Planning Institute
Yorkshire Region Newsletter



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A word from the Chair

And just when you thought it was safe to start reading R&B again..... Thanks to my colleagues I have been asked to stand as chair of the Region for a second year. So I have the pleasure of yet a few more opportunities for rants and raves.

Talking of which, on reflection my last piece about my holiday travels in the States reminded me that although the planning brain never really switched off, being away from the office gave me the genuine pleasure of being free of the daily output of written stuff and nonsense that we all have to endure in the planning world. The seemingly constant diatribe of advice, consultations, all knowing government statements etc etc etc. Surely it can't only be me that thinks that the mandarins who issue this guff don't really understand or have ever experienced life in the real planning world?

Some immediate examples came to mind recently. I have been a part time lecturer at Leeds Met University for a number of years, recently on their Joint Distance Learning course looking after the plan making module. One of the constant problems over the years is thinking of questions to ask for exams and assignments. A fairly frequent one refers to the stated aims of the new plan making system - 'simpler', 'fairer', 'faster', 'more accessible' - and asking students for their views on what has actually happened. Some interesting answers have resulted but, in the main, based on supposition rather than direct experience. So it was interesting that I attended two LDF events in the last month - one a workshop on local authority experiences of LDF preparation and proposed changes to PPS12; the other a Pre-Examination Meeting for an LDF in which I am involved on behalf of clients. The workshop was fascinating - unless I misheard - hearing that DCLG were now expecting LDFs to be largely in place by 2011! So that is the faster bit gone.

Some of the LPAs represented were thinking of trying to speed up document production by doing away with an Allocations DPD but including 'strategic site allocations' in their Core Strategies. One could say that this would be simpler - but they will be calling these Local Plans or UDPs next!

Cont'd/...

Plan your route to success with Judd Farris

Planner
→ LEEDS - £20-25k + Package
Our client, one of the UK's leading independent planning consultancies is looking to appoint a highly committed and enthusiastic Planner. You will ideally be RTPi qualified or working towards accreditation, possess excellent written and oral communication skills and have the ability to manage a range of commercial, residential and mixed use projects on behalf of a broad client base. You will be proactive, innovative and commercially aware and have the ability to manage small scale projects in order to successfully obtain planning permissions.
tom.mullaney@juddfarris.co.uk Ref: TM/11778

Associate
→ SHEFFIELD - Up to £50k + Car + Package
This International Property Consultancy is looking to expand their Planning and Development team by appointing a highly motivated Associate. You will ideally have experience of business winning and possess the ability to lead and motivate others. You will deliver total development solutions which meet the requirements of a premier client base for both the public and private sector whilst meeting an agenda of sustainability, integration and quality. They are seeking a commercially aware and motivated individual who is ready to take a step forward in their career.
tom.mullaney@juddfarris.co.uk Ref: TM/12891

Senior Planner/Associate Partner
→ LEEDS CITY - Up to £50k + Car + Benefits + Bonus
Ambitious but not quite ready to run your own team? Looking for an opportunity to grow into such a role? If this sounds familiar, this could be the perfect opportunity for you. Our client is an International Property Consultancy with a strong existing planning presence in the North, looking to further extend their success across the Yorkshire Region. With a portfolio of clients already in this market they are looking for a Senior/Associate Level Consultant to work alongside the Manchester team. You will have excellent DC skills, and experience of working in the private sector, preferably in consultancy.
vicky.tipper@juddfarris.co.uk Ref: VT/10786

Planner - Generalist
→ LEEDS CITY - Up to £25k + Car + Benefits + Bonus
A fantastic opportunity to work for a well respected property consultancy has arisen for a town planner in Leeds City Centre. With a vast high profile client base you will be expected to work across a variety of sectors, including Residential, Retail & Commercial, from both a Strategic & DC perspective. You will have the aptitude to become a strong consultant, technically as well as commercially and will be expected to attend client meetings at an early stage assisting the more senior members of your team. Private sector experience is advantageous but not essential.
vicky.tipper@juddfarris.co.uk Ref: VT/12537

For more information please contact our Manchester office on 0161 834 8666 and speak to either Vicky Tipper or Tom Mullaney.

For all other vacancies, log on to juddfarris.com

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MELBOURNE - +61 3 9600 1487
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SINGAPORE - +65 6536 5850







Judd Farris
property recruitment

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Not one mention of how the public were experiencing the new system yet they are supposed to be central to it. The overriding impression was that the functioning/administration of the system was the important goal rather than making it work for the people for whom I thought we are all working. As long as the system works.... Deckchairs on the Titanic came to mind.

The PEM saw laypeople looking bewildered at being told by the inspector that they were there not to look at their own representations but only to see if the way the LPA had prepared their DPD had been done properly. The concept of soundness left most people clueless. As did the requirement for future attendance to consider the other DPDs. Even experienced practitioners were looking slightly confused with how to take part in the new system. So much for simpler and more accessible.

As for fairer, I am not sure for whom or how. Certainly the expectation that people and the community should be involved is possibly even more unreachable than in years gone by. Can this really be the people/user friendly system we were told it was going to be? And for all practitioners out there who might disagree, try to put yourself in the position of the far greater number of people who aren't planning knowledgeable, then ask yourself these questions.

And all this moaning before I get to matters closer to my working heart - appeal changes. Anyone not on the RTPIs sole practitioners' network will probably not have picked up on the heated correspondence and complaints which have been flying around the country. But refer to the Planning Reform Bill Sections 150 - 153 and you will read, amongst other Whitehall jewels, the proposal that delegated decisions will only be subject to 'appeals' to Local Member Review Boards and that there will be no recourse to the High Court on their decisions. And why this change? Allegedly to give greater local democratic control.

The more cynical might say it is more to do with saving the Inspectorate from overload and money. I wouldn't be far behind those people. The head male of the TV Royle family had a lovely expression which I would love to use but as this is a family publication....

Ask yourself - has anyone ever thought that elected members know as much about planning as Planning Inspectors; that they are fully conversant with what are and aren't material considerations; that they aren't influenced by non planning matters; that they are immune from local non-planning pressures??

And so much for the long standing respect for the independent integrity of the Planning Inspectorate. Very interesting to see the letters page of Planning on 15th February whilst I was writing this article- one letter from the Chief Executive of the Inspectorate saying that "the government believes that local matters should be dealt with locally". No mention of the Inspectorate's role in how this idea arose then? And if this argument is to be used then it could be so for all or most applications. Two other letters followed with a slightly different view to say the least. Well worth reading if you still have this edition.

I finished my last article by congratulating Sheffield Gold Route for winning our Regional Planning Award. The project was nominated by the Region for the National Planning Awards where it won the Institute's Award for City and Metropolitan Areas. So congratulations again to David Curtis and the rest of his deserving team at the Council.

And of course, welcome to the Yorkshire region's Janet O'Neill as this year's RTPI President.

And by the time you read this we will be well and truly into 1APP and the never ending list of Validation Criteria. Anyone else want to stop the world and get off?

**Harvey Pritchard, Yorkshire RTPI Chair
January 2008**

Annual Development Control Conference

The annual Development Control Conference was, as usual, very well attended and Cobbetts provided a range of knowledgeable speakers who explored key developments in the field over the past year. One specific issue raised very significant concerns for both development controllers and policy bods alike and needs to be aired more widely.

In the arrestingly entitled presentation - "Town and Village Greens: A Hand Grenade?" David Hardy set out that the provisions of the 2006 Commons Act and recent case law in relation to Town and Village Greens (TVG's) which have the potential to stop all manner of development.

The protection afforded by the 2006 Commons Act also covers the creation of new TGV's and this could also cause developers significant problems. The Act is intended to reinforce the protection given to land registered as Common Land (including TVG's) for current and future generations. This protection includes safeguarding public access and reinforcing existing protections against encroachment and development.

Any individual can apply to the relevant county and unitary authority for any open land to be registered as a TVG. If it is declared to be a TGV the land can not be developed or used for another purpose and effectively any planning consent can not be implemented.

The courts have found that **any** piece of land, in any location and of any character can be a TVG, if the statutory tests are met. To be a TGV the public must have used the land "as of right" for lawful sports and pastimes (very broadly defined) for a period of not less than 20 years and continued to do so. "As of right" is defined as "without permission, force or secrecy". However the frequency of this use can be very occasional. Ownership of the land is immaterial if the users thought they had a right to use that land - i.e. did not force entry or used the land under licence - in broad terms this means that there would be a notice put up by the owner which gave permission for the public to use the land.

The upshot of this is that to prevent any land being declared a TVG an appropriately worded notice is

required so it is clear that use is only made of the land with permission. However it seems that the 2006 Act means a successful application may still be made for several years after the notice is displayed if it is claimed there was 20 years or more use **before** the notice was displayed.

Clearly the potential for a variety of objectors to any development - including roadschemes, housing developments to have relevant land registered as TVG is enormous. Registration of land as a TVG means that anything done other than to further enjoyment of a TVG is nuisance, actionable and criminal. It would therefore be possible to sterilise land for development in perpetuity. Objectors are currently using this mechanism to try to disrupt road schemes as well as other developments, including large scale housing developments in other parts of the country and this will be played out in the Courts. Some of these cases relate to land in Local Authority, as well as private, ownership. The new legislation has also had an effect on the development plan allocation process. While this Act is not part of the planning system it seriously impacts on it and it is not clear if Government are fully aware of the potential consequences of this legislation on the planning system and its ability to effectively rule out development on the land even though it may have been allocated in a statutory development plan and/or have a valid planning permission.

The Courts are still at an early stage of determining case law and the position may change rapidly. It is a case where appropriate legal advice should be sought. However it is an issue that all planners in the public and private sector should be aware of.

Anne Cooper

YORKSHIRE CONFERENCE SERIES 2008 Programme

14 th May	York	Development Control (in Association with Cobbetts)
11 th June	Sheffield	Rural Planning Update
9 th July	Leeds	Planning & Economic Development

Grow Your Own Planners – The Yorkshire and Humber Way

In the last edition of Root and Branch, Nick Croft highlighted current recruitment problems in planning whilst the House of Commons Communities and Local Government Committee are currently conducting an inquiry into the shortage of built environment skills. Mick McLoughlin reports on an innovative local initiative aimed at tackling these important issues.

There is no doubt that local authorities and other organisations up and down the land are facing difficulties in recruiting new planning staff. Traditional responses to such problems are not necessarily working and so, in this challenging climate, new approaches are emerging.

One potential solution can be found in foundation degrees as discussed in the last edition of Root and Branch.

We are fortunate in our region to have a brand new foundation degree programme in planning and foundation run on a day-release basis.



New Foundation Degree at Bishop Burton

Developed by Hull University, Bishop Burton College and the East Riding of Yorkshire Council, this ground-breaking programme has just enrolled its first intake of students in February 2008, drawn from the ranks of ten local planning authorities within Yorkshire and Humber.

It has the backing and support of the Government's Improvement and Development Agency which has offered a series of student bursaries. The current intake of students are generally working within planning

support roles at present. The programme has been designed to enhance the potential and performance of the students as well as providing them with a clear career path for the future.

Over the next few years they will study the full spectrum of spatial planning matters at the lovely rural campus at Bishop Burton College, East Yorkshire. From Development Control and Planning Law to

Environmental Decision-making, the students will be exposed to the knowledge, skills and techniques that are critical to current planning and development practice.

All participating authorities have nominated mentors to provide work-based support and a link back to the academic partners. Some participating authorities are also providing guest speakers to feed into lectures, seminars and tutorial on specialist topics.

Foundation degrees are vocational qualifications aimed at upgrading and developing the skills and knowledge of people already in work so as to benefit an individual's career and prospects as well as satisfying the needs of their employing organisation in terms of better trained personnel equipped for new and more demanding roles.

Such degrees are a partnership between an academic institution and industry, with a mixture of both academic and practical inputs. They are studied on a part-time and flexible basis, usually modular and usually for about three years.

Students have the ability to 'earn while they learn', to experience work and classroom based learning, to apply theory in their jobs and to bring practical issues and problems into the academic setting. They are also encouraged to reflect on their learning and the interaction of their academic studies and work practices.

For the profession too in Yorkshire and Humber, the programme offers opportunities in terms of potential CPD – if you are a planner with an interest in part-time teaching on the course for example, then Bishop Burton College would be delighted to hear from you. The programme certainly seems an interesting and worthwhile initiative.

Prospective students (and their Planning Managers) can find out more by contacting the College (see website below) or attending one of the College's HE Open Days (dates listed on the website www.bishopburton.ac.uk)

Bradford uses Facebook to consult young people on City Centre Area Action Plan

Public consultation in the plan-making process can be one of the toughest tasks that planners face when trying to establish local opinions and issues.



Getting young people to come along to traditional events and voice their opinions can be especially challenging.

Bradford City Council's planning department decided that it needed a way to connect with this group and others, something that would be accessible in their own time. It needed to be informative and encourage discussion.

What emerged was the first Facebook public consultation group. It was decided to trial the Bradford city centre area action plan because the area is of interest and concern to the many people who use it. The group was set up three months ago and already has 50 members. It contains discussions on key topics and issues, links to the city centre area action plan and related documents. Video presentations of the area action plan can be viewed along with interviews with people on what they think are the main issues and specific concerns.



There is no real measure of how popular the group is but the videos have been viewed frequently. Although people are encouraged to speak freely, inappropriate

comments in the discussion forums are deleted through daily monitoring of the site in a similar way to not permitting offensive or inappropriate comments at a public event.

Comments will feed into the formulation of the area action plan. If people continue to take a keen interest, the council will consider rolling out this type of consultation to other documents in its local development Framework.

To log on, read up and place your comments, please visit <http://shef.facebook.com/group.php?gid=5248265677> or email ben.marchant@bradford.gov.uk for further information.

This article originally appeared in Planning magazine on 1st February 2008

Yorkshire Region Planning Awards 2008

The National Planning Awards entries are now in and if you have not applied nationally, here is your chance to apply for the Yorkshire Region Planning Awards for 2008. (All projects which are nominated for the National Awards will automatically be entered free of charge for the Regional Awards.)

The Award programme is designed to encourage and reward outstanding achievement in planning. We aim to celebrate the contribution made by the planning profession to the quality of life throughout the UK and to raise awareness and understanding of pioneering work. The RTPI recognises the diversity of planning achievements, from large-scale spatial planning through to small-scale environmental enhancements.

For details of Judging Criteria and Entry Form, please check our website at http://www.rtpi.org.uk/rtpi_yorkshire/ or email Paula Nolan, Regional Administrator at yorkshire@rtpi.org.uk

RTPI Yorkshire Regional Planning Awards 2007 Sheffield Strikes Gold

On the 4th December, to coincide with the AGM, presentations were made to celebrate some exceptional planning achievements in Yorkshire. There was a very strong field of applicants for the awards but all three of the judges from the Regional RTPI independently selected three entries as being outstanding. There were two commendations and there were (in alphabetical order) The Bradford Centre Regeneration scheme submitted by Bradford Centre Regeneration which is a partnership between Bradford Metropolitan District Council, Yorkshire Forward and English Partnerships and Planning to Benefit the Community submitted by Hambleton District Council.

Claire George from Bradford Centre Regeneration not only received the award on behalf of the Partnership but gave a presentation which highlighted the work that has taken place so far and expectations of the future in the centre of Bradford. The plans for regeneration are based on a Will Alsop vision for the City Centre. The £1.5 billion regeneration plans aim to transform Bradford, building on Will Alsop's Masterplan. Work has been undertaken on the separate districts of The Bowl, The Valley, The Channel and The Market which come within the area covered by the Urban Regeneration Company.

Another commendation went to Hambleton District Council for its work on integrating spatial and community planning and was received by Ken Burley on behalf of Steve Quartermain and Mick Jewitt who had taken the lead on the LDF. He set out how the Hambleton planning team had worked closely with the Local Strategic Partnership to co-ordinate consultation and translate and incorporate community aspirations successfully into the LDF process. This was a real example of spatial planning in action. He also highlighted how this joint work was a key element of demonstrating to the Inspector that Hambleton's Core Strategy was sound.

However the winner of the RTPI Yorkshire Regional Planning Awards 2007 was the Sheffield Gold Route submitted by Sheffield City Council which was considered to be an outstanding example of how good development can shape and enhance the public realm. David Curtis, Director of Development Services accepted the award and gave a colorful presentation which looked at the Gold Route which links the Transport Gateway to the Cultural Core of Sheffield. Commenting as one who has encountered the previously bleak journey from the Railway Station to the

City Centre in Sheffield on many occasions this is indeed a very welcome and very clever project.

The Sheffield City Centre Masterplan 2000 set out proposals for six areas within the City. The seventh proposal was the Gold Route which forms the link between the railway station and some of Sheffield's best known landmarks – the Millennium Galleries and Square, the Winter Garden, Peace Gardens and Barkers Pool by the City Hall.

This linked series of public spaces has changed both residents perspective of their own City and enhanced Sheffield's reputation externally as a forward looking City with a commitment to contemporary design and craftsmanship.

This investment in the public realm has also acted as a catalyst for economic regeneration with almost £1 billion worth of private sector investment delivered or planned for the Gold Route corridor. It has also provided the people of Sheffield and visitors with a popular series of linked public spaces used for relaxation; events and has enhanced the daily trudge from Sheffield station to work for many. The route has contributed significantly to improving the image of the City and residents' confidence and pride in Sheffield after the decline in the 1980's and early 1990's. It's certainly moved on from The Full Monty.

The Route has sustained a rigorous commitment to the highest standards of design and materials. There is a limited palette of materials with water and stone being central – these materials and design also reflect the heavy industrial past of the City.

From Sheaf Square at the Station gateway, through Howard Street and Hallam Gardens upwards to Millennium Square, Peace Gardens and Barkers pool The Gold Route has enlivened the pedestrian journey with quality public space that is both lively and colourful. It has also played a part in the economic regeneration of Sheffield. It is for these reasons that the RTPI Yorkshire Regional Planning Award 2007 was presented to Sheffield City Council for their work on the creation of The Gold Route.

Anne Cooper

YORnet Annual Pub Quiz 2007

The Courtyard Pub in Leeds played host to the YORnet Pub Quiz on 22 August. The event was a huge success, with 100 young professionals in attendance. The event was a good opportunity for professionals from across the Yorkshire region to socialise and meet up with other like minded individuals working in the development industry. The Pub Quiz Winners were City of Bradford Metropolitan District Councils 'J Wells Massive'. The winner of the business card raffle was Jonathan Clarke from Farrell and Clark Architects who went home with an Apple iPod nano MP3 Player. Judd Farris kindly sponsored event.



YORnet is a network for young built environment professionals in Yorkshire and is attached to Concourse, the Leeds centre for art, architecture, construction, landscape, planning and urban design.

Bhupinder S Dev, MRTPI, City of Bradford Metropolitan District Council and RTPI Yorkshire Young Planners Coordinator

Consultation on historic pubs

In the first-ever project of its kind to be undertaken in Yorkshire & Humber, CAMRA (the Campaign for Real Ale) is consulting widely to identify what public house interiors of genuine historic value are left in the Region today. Few pubs have survived the tidal wave of modernising change of the past three decades and CAMRA's initial surveys suggest that, of the 6,000 or so in this Region, the proportion could be as depressingly low as two percent.

In a field which has been largely ignored by mainstream conservationists, the first draft of CAMRA's *Yorkshire Regional Inventory*, listing pub interiors of special historic interest, is an honest attempt to promote some debate and shared vision, among a diversity of professionals, about this dwindling heritage. The aim is to identify and boost recognition for the pub interiors that most deserve to be spared from insensitive change.

The consultation documents have gone out to all the Region's local planning authorities, to civic and amenity societies, to English Heritage, relevant regional organisations and to many others with a professional interest in the historic built environment or the licensed trade.

The hope is that professionals and other interested parties across Yorkshire & Humber will be willing to share their opinions and knowledge, and help put the Inventory into a final shape that will have widespread support. The Consultation is now well under way, and comment and feedback from RTPI members across the Region is very genuinely and warmly invited. The documents can all be found at www.YorkshireRIPubs.org.uk

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