



Tackling Housing Needs 'Head on'

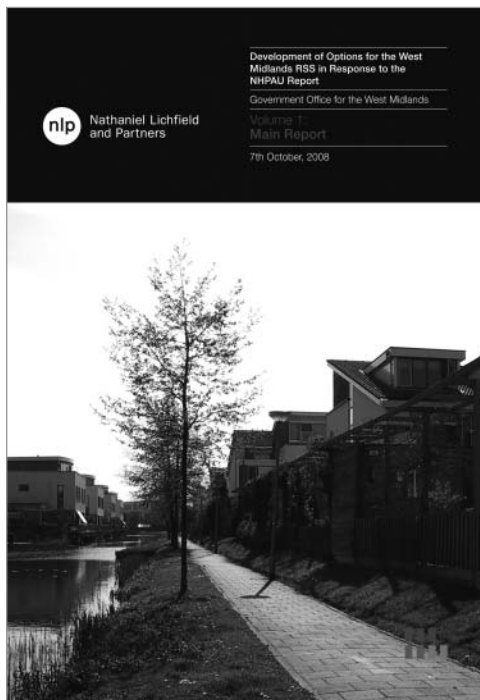
Additional housing need not harm the achievement of Urban Renaissance'.
 'There is no evidence that increasing housing supply outside the Major Urban Areas will increase out-migration'.
 'Additional housing will require a review of the West Midlands Green Belt'.

These are 3 of the key conclusions from the newly published Nathaniel Lichfield Report, commissioned by Government at the request of Baroness Andrews earlier this year. What's more, they seem to challenge the very basis of the Regional Spatial Strategy submitted by the West Midlands Regional Assembly in January (see full article on page 3).

The NLP report explored 9 different choices for accommodating additional housing at various levels and in different ways. These have since been distilled into 3 broad scenarios; a 'South East Focus' Scenario involving 51,500 additional dwellings (of which up to 13,000 could be in a new settlement in Solihull), a 'Spreading Growth' Scenario including an extra 54,000 dwellings more evenly distributed around the region and finally a 'Maximising Growth' scenario which accommodates some 80,000 additional dwellings (incorporating a considerable backlog from previous years) and focusing on areas of economic growth, poor affordability, high capacity and potential regeneration across a range of market areas.


The study reflects the broad outcome of the National Housing and Planning Advice Unit's conclusions on regional housing demand in the West Midlands, which above all, aims to improve affordability across the country.

A GOWM seminar held on 9th October to hear the outcome of the NLP report was preceded by a lengthy lecture on the NHPAU



methodology by their Chief Executive, Andrew Williamson, presented as a warm up to the NLP findings.

In hosting the seminar, David Marr, Director of Planning at GOWM emphasised that the report did not replace the Regional Assembly's 'Preferred Option' which would be tested as the 'RSS Submission' at the forthcoming Public Examination in April 2009. It would simply be part of the evidence to the Examination.

But Peter Langley, representing the CPRE was clearly frustrated by the report. 'This study is a remarkable mixture of wishful thinking, complacency and environmental illiteracy' he exclaimed. 'The consultants are living in cloud cuckoo land'. It looks like it could be a lively RSS Public Examination! 

Inside

Chair's remarks	2
Getting the Region's Voice Heard	2
The Great Housing Debate - Nathaniel Lichfield Report in print	3
Community Infrastructure Levy: A Review	4
Central v. Local Governance – where should the balance lie?	5
Urban Design Week: 'The Power of Place'	6
North Solihull Partnership wins top National award	6
Coventry Airport High Appeal Dismissed	7
YPwestmids Events	7
'Special Entry Route' closed	7
West Midlands Regional Planning Awards 2009	7
CPD Events	8

Editor - John Acres, Ripon Cottage, 5 Manor Road, Kilsby, Near Rugby, Warks, CV23 8XS
 Work: 01789 203800 • Home: 01788 824343 • Email: acresclark@lineone.net

Chair's remarks

Having been reminded by John Acres (our Editor) of the need to draft my Chair's Remarks for Tripwire, I started by going back through previous reports to find that in June, I had concluded by saying "So hopefully as we move towards the next election, planning will settle down again, giving us all a chance to do what we set out to do – real positive planning."


So what has happened since then? There is little doubt that the 'credit crunch' is beginning to have a real impact on the region. Planning applications have dropped off by between 20–25% in most local authorities across the region – this is having a major effect on fee income. Redundancies are happening and are predicted by the Institute to increase. The RTPI is facing a shortfall in income due to loss of revenue from advertising in Planning, a situation which also applies to *Tripwire* – hence this edition is only 8 pages long and the December edition will be issued by email only, (NB. please make sure that Sue Griffith-Jones has your email address).



The future changes to the planning system remain uncertain – the tussle in the Lords over the proposed Infrastructure Planning Commission looks set to continue. If this initiative is taken forward, it was announced at the Conservative Party Conference in Birmingham that it would be their intention to abolish the Commission and replace it with local public inquiries (haven't we been there before?) There are also proposals by the Conservatives to 'liberate section 106 agreements' (Shadow Housing Minister) and to allow planners to 'get back to town planning and not worry about loft extensions, garages and conservatories'

(Shadow Planning Minister). Other decentralisation measures, according to Conference reports, include 'scrapping density targets, regional spatial strategies and regional and national housing targets'.

I believe 'may you live in interesting times' is an old Chinese curse. If so, then we have a challenge, as October looks like another 'interesting' month for planning. By the time you read this, DBERR's response to the Sub National Review should be public and we will hopefully have more details of how the Community Infrastructure Levy will work (see item on page 4). Add to that, the newly published Nathaniel Lichfield report in response to the challenge to the region from Baroness Andrews to increase housing supply and there will be plenty to debate. The RSS Phase 2 revision consultation period has been extended until December to allow for respondents to take into account the findings from the NLP study.

But to end on a positive note – 2 important dates for your diaries; Tuesday 27th January is the Great Regional Debate, with the RTPI represented by Martin Willey who will then be just a few days into his Presidency. Chaired this year by the RICS, the topic is likely to focus on 'The impact of the credit crunch'. Then, we have the West Midlands Planners Ball on Friday 13th March 2009, so watch out for the flyer due out later this month,and do book your places quickly, as demand is already high. I hope to see you all there. 

Sue Manns
West Midlands Regional Chair

Getting the Region's Voice Heard


On 1st October RTPI Vice-President Martin Willey and Secretary General Robert Upton paid a visit to the region to meet with the Regional Management Board. The meeting focused on how communications between Botolph Lane, the Region and members could be improved and the funding problems currently experienced by the Region.

Robert Upton explained that a review of how the Institute operates has recently been undertaken and as a result changes were needed to make it fit for purpose. The first was the appointment of a Managing Director, further changes would follow. There was a recognition of the need to improve communications with members and the Regions to keep them informed about changes in their Institute – to this end Robert intends to write a regular piece in Planning magazine after each Executive Board meeting and has agreed to a regular column in *Tripwire*.

The success of the RTPI Networks was recognised. It was felt that there was a chance to learn from this and apply relevant 'best practice' to the regions, for

example the amount of staff support the Networks receive against that for the Regions. Strengthening the role of the Regions and Nations Panel was also seen as a key part of improving connections and communications. Robert also said that a new strategy was in the pipeline to improve the experience of volunteers and the recruitment of volunteers, and that the RTPI were in the process of revisiting its New Vision statement and updating the Agenda for Action.

Looking forward, it was agreed that the Institute would look at holding a National Conference in Birmingham and examine whether other activities could be devolved to the regions. A very positive end to a positive meeting.

Post script Martin Willey had come to the meeting 'hot foot' from the Conservative Party Conference – where it was announced that of elected, they would abolish the Infrastructure Planning Commission and replace it with local Public Inquiries! 

Sue Manns/Colin Wood

The Great Housing Debate - Nathaniel Lichfield Report in print

Against the background of the current international financial turmoil and the collapse of the housing market, the debate about how to plan for an additional 12,000 – 80,000 new homes in the West Midlands may seem somewhat academic. But the newly published Nathaniel Lichfield Report throws many of the pre-conceived assumptions behind the scale and distribution of housing within the current Regional Spatial Strategy into serious question.

The report, commissioned by Government to address the concerns of Baroness Andrews in her letter to the WMRA on 7th January 2008, following the submission of the West Midlands RSS, produces some challenging findings. It is based on work undertaken by the National Housing & Planning Advice Unit (NHPAU), an independent agency set up following the Barker Review, which indicates that the submitted RSS falls well short of anticipated housing needs.

The report produces 3 broad scenarios, (narrowed down from the 9 choices presented at a GOWM/NLP seminar in July), which propose between 51,000 and 80,000 additional dwellings, over and above the 365,600 new homes proposed in the submitted RSS for the period up to 2026.

The findings are broadly as follows, that additional housing:

- need not harm the achievement of urban renaissance,
- can support economic growth
- can help address affordability problems and meet needs
- can support rural renaissance and help deliver rural regeneration
- is likely to require the review of the green belt.

Furthermore the report concludes that:-

- There is no evidence either that increased housing supply outside the major urban areas will reduce housing supply within them, or that increased housing supply outside the MUA's increases migration,
- Indeed, there may be limits on how far it is possible to increase housing supply within the MUA's and in some locations there is an increasing risk that increased housing supply could harm fragile housing markets and undermine housing market renewal,
- Birmingham needs more good quality housing in the City and its immediate hinterland to support its global role,
- New settlements are a potential form of development that could meet requirements in the right locations if the delivery capability is put in place.

The report does not consider there are any 'show-stoppers' in delivering more housing in the region. Whilst it accepts there is a need for Transport investment, this is not seen as

a barrier to growth. Furthermore, whilst there are localised hydrology issues these are not seen as fundamental constraints.

Clearly the biggest challenge to the region, if not to the economy as a whole, will be to build the scale of homes which are needed. The report concludes that the phased release of land needs to focus on managing the risks for fragile housing markets whilst also ensuring that supply increases as quickly as possible out of the downturn.


The three Scenarios (outlined below) are based on three alternative approaches:-

- A 'South East Focus' – yielding 51,500 extra homes,
- 'Spreading Growth' – producing 54,000 extra homes,
- 'Maximising Growth' – resulting in 80,000 more houses.

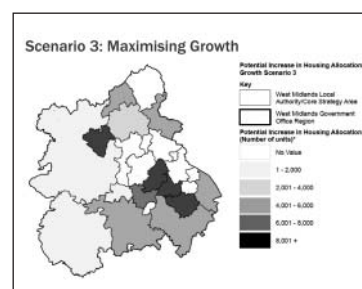
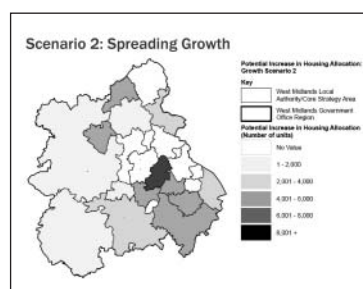
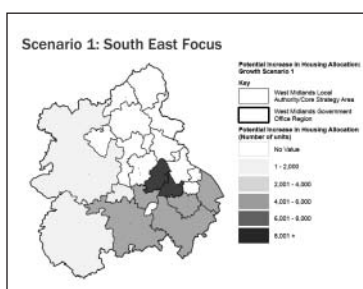
The former requires a new settlement in Solihull of up to 18,000 dwellings, but all three would require changes to green belt boundaries. Birmingham would receive an extra 10,000 dwellings in all three scenarios, apparently reflecting declared capacity in its area. But the Black Country would not absorb any further housing, reflecting its physical and market capacity.

Stratford on Avon would receive 4,500 additional homes in all scenarios – coinciding with the proposal for a new Eco Town at Middle Quinton and Warwick would house between 5,000 – 10,000 more. Indeed, there is a strong 'market led' focus with the southern shire Districts, including Bromsgrove and south Worcestershire, targeted with higher figures. Other 'growth point' towns, such as Telford, Rugby and Burton also see more ambitious targets under the 'higher growth' scenario.

Curiously, the central shire Districts of South Staffs, Cannock, Lichfield, Tamworth and North Warwickshire remain untouched by the proposals, as do Coventry and Nuneaton & Bedworth which received relatively high targets under the submitted RSS.

The report will set tough challenges for some local authorities reluctant to release land for development and already facing difficult decisions in the preparation of the LDF's, but one senses that the report contains some important 'Home Truths' for a region which has persistently refused to face up to national expectations and which is now having to 'bite the bullet'. The difficult part may now be encouraging a beleaguered house building sector to return to full production and deliver the homes which the West Midlands needs. Sue Manns, RTPI Chair said; 'given the issues raised including the need to consider strategic green belt release it must be asked whether the time has now come for a full review of the RSS as opposed to the continued saga of phased revisions. 

John Acres
Editor



Community Infrastructure Levy: A Review

The Planning Bill, introduced on 27 November 2007 includes proposals for a new Community Infrastructure Levy (CIL) to be implemented in 2009. This proposes to establish better ways to increase investment within communities by raising funding for infrastructure. The Government has recently published further guidance on CIL focusing on how CIL will operate in practice.

No doubt conscious of the difficulties in introducing CIL in these times of “credit crunch” gloom, ex-Planning Minister Caroline Flint stresses that CIL will provide certainty and clarity for developers and planning authorities to support the provision of the infrastructure required to boost the drive for more houses and jobs. The Guidance sets out how CIL will be set, paid and spent and considers the continuing role of planning obligations. But will the new guidance on CIL provide this certainty and clarity?

Definitions

The definition of ‘infrastructure’ in the Guidance is wide enough to enable local authorities to decide what infrastructure is appropriate for their local areas. The level of charge is discretionary and reflects the economic realities and circumstances of the locality.

The definition of ‘infrastructure’ in the Planning Bill presently includes affordable housing, but the Guidance states an intention that affordable housing should continue to be negotiated through the present system of planning obligations under section 106 agreements. These will remain for some developer contributions and will be used to mitigate the impact of individual developments.

Charging Structure

CIL and infrastructure planning must be integral to the development plan process and before CIL can be charged, the likely cost of the required infrastructure must be set out. Most importantly, proposed charging schedules will be needed subject to rigorous consultation as to ‘soundness’ by an independent inspector.

CIL is intended to provide additional infrastructure funding in addition to central Government funding and other sources available to planning authorities. Local authority charging strategies will have similar status to “development plan documents” in the Local Development Framework. The levy will be expressed as an amount per unit of development (eg per dwelling or per 1,000 sqm floorspace), to enable simple calculations for each relevant planning application. Indexation will also apply.

Authorities’ charging strategies must support and not restrict the delivery of the development in their development plan. An assessment of local development viability will be key, so an up to date development plan is likely to be a prerequisite to the imposition of CIL.

Householder development will be exempt, but all other residential and commercial development will be liable to the charge subject to the thresholds/exemptions.

Payments

The calculation of the CIL for a development will be made at the time planning permission is granted

although the levy will only be payable upon commencement, with a 28 day payment ‘window’. Failure to meet requirements may result in interest and surcharges and charging authorities will have the power to stop development (similar to Stop Notice Powers). Installments and phased payments and payments in kind will also be possible,

Expenditure

CIL must be spent on projects to support new development and not make up for deficiencies in existing provision. As forward funding of key infrastructure should be easier to secure, risk and burden to individual developers may reduce.

Conclusions

How will CIL affect Planning Obligations? The guidance fails to clarify how the CIL payments will be secured or how this affects section 106 agreements. Circular 5/2005 will need to be reviewed and probably replaced.

Will the provisions be fair, with different levies being charged by authorities in different parts of a town or district and some authorities potentially obtaining more CIL than others?

It is argued that the levy will offer greater certainty to industry because charges will be consulted on, independently examined and published. However, this will require substantial co-operation between major landowners and authorities. If a projected levy is to be determined at the development plan stage, is it likely that only major landowners and developers will wish to be involved?

This reveals further potential problems; How accurate can the projected levy be at a development plan stage? For instance, suppose a six phase development obtains planning permission and a levy is applied. Will the projected CIL figure be the same at Phase 1 as at Phase 3? Surely this is likely to change over the development period? Will those paying the levy have accounted for any change in the projected figure other than by means of indexation?

A study ([Valuing Planning Obligations in England: Update Study for 2005-06](#)) published in August 2008, demonstrated that planning authorities saw the two most important influences behind the changes in the number and value of agreements as the introduction of either new policies or supplementary planning guidance within the authority and changes in land and property prices.

Big bang or whimper?

So there we have it: more guidance on the Government’s intentions for CIL, but no concrete provisions and still no formal consultation. The next 8 to 12 months will see plenty of activity and will be a time for stakeholders and developers to get involved and have their say. 🏠

Amy Koller

Solicitor; DLA Piper

Central v. Local Governance – where should the balance lie?

Government in England highlights the shifting tensions between the centre and local communities. Some argue for a strong central state to ensure consistency across the country, to deliver fairness and equity for all. Others argue for more local autonomy to reflect and respect distinct local variations and characteristics and promote healthy local political representation.

In the 1950 and 1960s local authorities were powerful organisations with big budgets and a considerable degree of autonomy. They undertook major slum clearance and redevelopment programmes, built schools, hospitals and urban highways. During the 1970's, the economic climate changed significantly; with the oil crisis, a loss of manufacturing jobs and high unemployment. Instead of planning for growth, planners now managed decline and increased attention was focused on the problems of the inner cities. But local authorities were still seen as having a major role to play, not only in identifying the problems and their causes, but putting the policies and programmes into action.

All this changed in the 1980s. Under the leadership of Margaret Thatcher many of the larger, urban, Labour-controlled Councils were seen as part of the problem of the inner cities – for stifling private investment, not as the solution. A raft of new initiatives were introduced, such as Urban Development Corporations and Housing Action Trusts, that owed their allegiance more to central government than to local communities. Local government and, often, local communities, were bypassed as the Conservative government put the wealth of the nation above local democracy. New 'partnership' arrangements involving the private sector were introduced to replace the largely public sector alliances that had flourished under Labour.

Under John Major, and with the return of Michael Heseltine to the then DoE, the Conservatives adopted a more placatory approach, seeking to engage with local communities, to 'unlock local creativity' through partnerships such as City Challenge and the Single Regeneration Budget.

'New Labour' sought to extend this dialogue by promoting devolution, regionalism, and 'new localism' whilst tackling social exclusion and deprivation in our poorest neighbourhoods through initiatives such as 'New Deal for Communities'. But New Labour has been less than successful in reducing inequality. A recent report by the World Health Organisation highlights stark disparities within the UK. A boy in Calton, Glasgow, can expect to live 28 years less than one brought up in Lenzie, a few miles away.


The Government has undertaken to narrow the gap in life expectancy and infant mortality between rich and poor by 10% by 2010. However, Health Secretary Alan Johnson accepted recently on BBC radio that "we haven't closed the gap – in fact the gap has widened.....".ⁱ The Joseph Rowntree Foundation found that households in already-wealthy areas have tended to become disproportionately wealthier and that many rich people live in areas segregated from the rest of society.ⁱⁱ

So is the Government committed to local democracy and democratic accountability? In the name of speeding up

the planning system inspectors' 'recommendations' on local development documents are now binding on local planning authorities, even though research has shown that over 90% are accepted anyway. As part of the Sub-National Economic review, non-elected RDA's are to assume responsibility for Regional Spatial Planning, as part of the single integrated regional strategy. Under the new Planning Bill, applications for nationally significant infrastructure projects will be 'subject to a new procedure that bypasses interested parties' rights to present objections at public inquiries'.ⁱⁱⁱ And one critic has already claimed the anticipated PPS on Eco-towns will bypass the bottom-up approach to planning for local needs.^{iv} Even the CLG recognises that "power still remains too centralised and too concentrated in [central] government".^v

While Government insists that local government is crucial to local democracy, Councils have been steadily weakened by the fragmentation of services, the plethora of new (often unelected) 'partnerships', the dissipation of local power, and a 'target culture' imposed from the centre. Some may argue that the plurality of interests creates innovation and embraces a wider range of people, others think it simply involves the 'usual suspects' – albeit wearing different hats - and leads to waste, duplication and uncertainty.

So, if New Labour has failed to narrow the gap between rich and poor and devolve power to the local level, what are the solutions? Well, tackling the first issue requires a redistribution of resources (not a phrase that springs readily to the lips of senior politicians these days). Income inequalities need to be dealt with through more progressive direct taxation and better public services. Regional disparities need to be addressed by redirecting investment away from the overheated London and south east to the poorer, more peripheral parts of the country, rather than by expecting the latter to lift themselves up by their own bootstraps.

Revitalising local politics starts with giving the local authorities the power and resources needed to carry out their tasks properly. This means restoring many of the services that have been franchised out, and providing additional revenue raising powers to town halls along the lines recommended by the Lyons' Committee.^{vi} This is likely to have much more impact in promoting interest and involvement in local politics than putting names into a prize draw, which is one of the Government's latest ruses for increasing voter turnout!^{vii} 

Colin Wood
Vice Chair

- i Sarah Broseley (2008), Social injustice cutting life expectancy, UN report says, The Guardian, 28th August
- ii Dorling, D., et. al. (2007), Poverty, wealth and place in Britain 1968 to 2005, Bristol, Policy Press, for the Joseph Rowntree Foundation.
- iii Planning, 22nd August, 2008, page 11.
- iv Planning, 1st August, 2008, page 10.
- v Communities and Local Government (2008), Communities in control: Real people, real power, July.
- vi Lyon, M. (2006), National Prosperity, Local Choice and Civic Engagement: A new partnership for central and local government for the 21st century, London, HMT.
- vii Communities and Local Government (2008), Communities in control: Real people, real power, July.

Urban Design Week: 'The Power of Place'

To celebrate UDAL's 9th Urban Design Week this year, a conference on "The Power of Place" was jointly arranged by the RTPI, RIBA and the Landscape Institute at the Radisson SAS Hotel in Birmingham. The afternoon event was well-attended with a diverse mix of professionals turning out to hear speakers George Ferguson, Past President RIBA, Chairman of Acanthus Ferguson Mann Architects & a founder of the Academy of Urbanism, and Les Sparks, a former Commissioner at English Heritage and CABE, and previously Director of Planning and Architecture at Birmingham City Council.


George Ferguson's presentation was international in flavour and focused on the topic by considering 'place' as what we can learn from looking at historical places in a contemporary way and recognising 'power' as the ability of place to inspire. Often and for so long we have failed to learn from places that work and now we find ourselves enmeshed in a world of rules and regulations – such as highway, safety and access – that are producing bland environments. Risk and challenge are an important part of placemaking if we are to avoid sameness. However, the need for adventurousness in placemaking must be balanced against the "disease of iconic" developments, George argued, with an intelligent subtlety of intervention required to achieve thoughtful and stimulating places.

An increase in cars has destroyed the city, deterring people and eroding the 'power of place'. Unless we re-examine the language of space, where "Road Closed" (to vehicles) actually means "Road Open" (to pedestrians, market stalls and street activity) and attracts people back to the city, the city will be dead.

People are the test of whether we're making good places – do our places stand the test of social activity?

The 'power of place' is about interest, robustness and detail and there is room for us to take risks and really 'wow' people. A failure in placemaking happens every time we put up a barrier, or a restrictive sign, or a guard rail; it diminishes the power of place.

Les Sparks told the story of the power of place through a detailed and personal account of the making of Victoria Square in Birmingham. It is 15 years since Victoria Square was transformed from a congested and intimidating road junction into a civic heart with gravitas and dignity. At the time Birmingham's renaissance was structured on business tourism and the need to create a context for this.

The aspiration for Victoria Square was always to do something on a European scale, reminiscent of an Italian piazza, to enable the Council House to be really appreciated for the first time. Ironically, Les reported that English Heritage had objected to the scheme because the axis focussed on the Council House rather than the Town Hall, which had a higher listing! The 'power of place' created by Victoria Square's public art, (including Anthony Gormley's Iron Man and Dhruva Mistry's sculpted water feature) is all embedded within their excellent command of scale and reflected in the positive public reaction to the transformation. The underlying message from Les: the 'power of place' is all about quality or nothing; don't build unless it is really good. 

Katy Craddock

Vice Chair of the RTPI West Midlands Urban Design Forum

North Solihull Partnership wins top National award

The North Solihull Partnership has won 'Regeneration Partnership of the Year' in the 'Regeneration and Renewal' magazine awards 2008.

The £1.8 billion public/private sector project aims to redevelop the three of most deprived wards in North Solihull, including the massive 1960s Chelmsley Wood estate built to 'Radburn' design principles. It covers 1,000 acres of the Borough comprising some 40,000 people within 16,500 households.

The Partnership consists of Bellway Homes, Solihull Council, Whitefriars Housing Group (a registered social landlord) and regeneration specialists 'Inpartnership'.


The 15 year project has already achieved three completed housing schemes of 224 houses and apartments with 123 dwellings underway – a further 285 homes are ready to go or are subject to planning permission. Some 23 social rented units are complete with new occupiers are moving in, and a further 17 going through planning process. 59 owners have sold their properties to the Partnership

and moved to new homes and 344 tenants have been successfully rehoused.



At the heart of the programme is the £70m investment in 10 new extended primary schools which will provide a community focus to the development.

The new £7m Kingshurst Primary School, opened its doors in January 2008, and another is due to open early 2009. A planning application has been submitted for a third. Outline planning permission has been granted for the £20million North Arran Way Village Centre and detailed planning permission is in place for the first phase of retail, office and residential development. 50% of the employees in the first phase have been from the local area.

There has been extensive consultation and engagement with local people, in particular around the new housing and development of village centres, the phasing plans and the provision of green space. 

For more information please contact Angharad Lynch 0121 704 6164.


Coventry Airport High Appeal Dismissed

A High Court challenge by the operators of Coventry Airport against the outcome of a 'landmark' planning appeal as been quashed. The proposal to increase the capacity of Coventry Airport was rejected for various planning policy and environmental reasons at appeal in April 2007. The appellants however argued that the decision was perverse, but the High Court has dismissed the case on all 19 grounds.

Whilst the Coventry and Warwickshire Chamber of Commerce are reported to be disappointed that the loss of the investment may undermine the growth



and diversity of the local economy, objectors are clearly delighted. The CPRE is quoted as saying that *'The High Court's endorsement of the result of the Public Inquiry underlines the importance of the involvement of local people in the planning process. Even though local authorities supported Coventry Airport's case, CPRE and the community group presented their own evidence and challenged the complex technical evidence put forward by the airport, for example on noise'*.


The appellants now have 28 days to decide whether to go to the Court of Appeal. 

YPwestmids Events

On 14th August, YPwestmids hosted their now regular annual pub quiz event. The turnout was the best ever, with a number of teams having to be turned away. Bushwackers Bar in Birmingham provided the venue and some decent hot pub food which was swiftly devoured, before the questions started flowing. Knowledge of the Ancient Olympics, Hello Magazine, and obscure popular music connections were tested.

Those on the podium were as follows: 1st: Sandwell MBC, 2nd: Turley Associates, joint 3rd: Barton Willmore (girls) and GVA Grimley (girls). The usual planning banter followed, bringing a smile to many a face!


YPwestmids would like to thank Judd Farris for sponsoring and running the very successful event. YPwestmids have already received entrants requests for next year!

The next YPwestmids event is on **Thursday 6th November 2008** 6.30pm at DLA Piper Offices, Birmingham. It is a joint seminar on *"Why bother with development appraisals?!"* and *"What can planning law updates teach me?!"* The seminar is free but booking is required. Please find the details at ypwestmids@googlemail.com. As is customary, a social event will follow immediately after the seminar, details to be confirmed. See you there! 

Tim Webb

'Special Entry Route' closed


For many years it has been possible for people who do not have an accredited qualification to become Institute Members. This 'Special Entry Route' requires 10 years planning experience (amongst other things). This option will be withdrawn at the end of December 2008, to be replaced by the Licentiate or Associate Member routes.

If there are colleagues who you know who may be eligible, why not persuade them to submit an application. The closing date for applications is 31st Dec 2008. Any application will be considered by the Institute's Membership Panel during 2009. Application forms can be obtained from Botolph Lane. 

George Goodall
Honorary Membership Secretary

West Midlands Regional Planning Awards 2009

Your opportunity to promote schemes and projects that have made a significant difference to the quality of the environment and to the well-being of communities in the West Midlands region.

Look out for the poster on your office wall which tells you how to enter a scheme, or email paul.harris@stratford-dc.gov.uk for the details. 

Paul Harris
Honorary Secretary

Events Calendar :: October ❖❖❖ December ::

REGIONAL PROGRAMME

Non-members of RTPi welcome to attend.

THURSDAY 6 NOVEMBER

Development Control Conference

Joint event with Landmark Planning
Venue: Central Baptist Church, Leicester (close to railway station)
Time: 10am – 4pm (Registration from 9.45am)
Cost: **£105.75 incl VAT** (full-time students & unwaged £20)
Speakers:
A year in planning law - Paul Hunt, Harvey Ingram
10 tricks of the trade in planning law - Peter Taylor, DLA Piper
Reasons for planning decisions - Hugh Richards, No5 Chambers
Planning Obligations: Today and Tomorrow - Robert Waite, Freeth Cartwright
Affordable Housing - the biggest threat to the British housing market since the Luftwaffe - David Parker, Pioneer Property Services
Education: a considered basis for contributions - John Walker, RW Solutions
Sustainable Buildings - David Green, Faarup Associates
Design & Access Statements - Mark Sitch, Barton Willmore
Details & Booking: Sue Griffith-Jones Tel 0121 709 1599
Email: rtpiwestmids@btinternet.com

THURSDAY 6 NOVEMBER

Ypwestmids seminar followed by social
"Why bother with Development appraisals?!"
& **"What can planning law updates teach me?!"**
Venue: DLA Piper Offices, Birmingham
Time: 6.30pm
Cost: Free
Details of social event to be confirmed
To book places email ypwestmids@googlemail.com

MONDAY 10 NOVEMBER

Spatial Planning & Health
Joint event with the Regional Teaching Public Health Network & RTPi Environmental Planning & Protection Network
Speakers:
- Paul Tomlinson Scott Wilson, RTPi Environmental Planning and Protection Network Steering Group & Healthy Communities Task Group
- Caroline Brown, Heriot-Watt University, RTPi Environmental Planning and Protection Network Steering Group & Healthy Communities Task Group
- Olwen Dutton, Chief Executive, West Midlands Regional Assembly.
- Paul Winterbottom, Health Policy Officer, West Midlands Regional Assembly
- Jayne Parry, University of Birmingham

Venue: Osprey House, Redditch
Time: 12.45 – 5pm (lunch 12.45pm, presentations start 1.15pm)
Cost: **£58.75 incl VAT** (full-time students & unwaged £20)
Details & Booking: Sue Griffith-Jones Tel 0121 709 1599
Email: rtpiwestmids@btinternet.com

WEDNESDAY 3 DECEMBER

Planning for Play
-Delivering Child Friendly Environments
Joint event with RTPi South West & University of Gloucestershire
Venue: University of Gloucestershire, Oxstalls Campus, Gloucester
Time: 10am to 4.30pm (presentations, workshop & site visit)
Cost: To be confirmed
Details & Booking: Sue Griffith-Jones Tel 0121 709 1599
Email: rtpiwestmids@btinternet.com

OTHER EVENTS

TUESDAY 28 OCTOBER

Organic Eastside: Creative Approaches to Regenerating Eastside
Venue: South Birmingham College – Digbeth Campus, Birmingham
Time: 5.30pm – 8pm
Cost: Free
Organisers: MADE & the Digbeth Business Association
Booking: Tel 0121 633 9405 Email jane@made.org.uk

THURSDAY 30 OCTOBER

Migration & Regeneration: Impacts, Issues & Implications
Venue: Regional Partnership Centre, Albert House, Birmingham
Time: 10am – 4pm
Cost: **£50 + VAT**
Organiser: RegenWM
Details & booking: Tel 021 202 3260
Email: zeenat.hussain@regenwm.org

THURSDAY 30 OCTOBER

Cities for people: the changing nature of public space
Speaker: Oliver Schulze (Gehl Architects, Copenhagen) and Kevin Logan (Maccreanor Lavington, Rotterdam)
Venue: Ashley Building, Leek Road, Stoke-on-Trent
Time: 7.15pm for 7.30pm
Cost: Free
Organiser: Staffordshire University
Details & booking: Tel: 01782 294110

TUESDAY 4 NOVEMBER

Neighbourhood Renewal & Local Area Agreements
Venue: Meeting Point House, Telford
Time: 10am – 1pm

Cost: **£50 + VAT**
Organiser: RegenWM
Details & booking: Tel 021 202 3260
Email: zeenat.hussain@regenwm.org

FRIDAY 14 NOVEMBER

London 2012 Olympic & Paralympic Games – What the public sector needs to know
Venue: AWM Offices, Birmingham
Time: 9.30am – 11.30am
Organiser: RegenWM
Details & booking: Tel 021 202 3260
Email: conrad.parke@regenwm.org

TUESDAY 18 NOVEMBER

Making community benefit central to the whole thing
Venue: AWM Offices, Birmingham
Time: 10am – 1pm
Organiser: RegenWM
Cost: **£50 + VAT**
Details & booking: Tel 021 202 3260
Email: zeenat.hussain@regenwm.org

WEDNESDAY 19 NOVEMBER

The Value added by Urban Design to Development & Regeneration
Venue: Wolverhampton Science Park
Time: Day conference
Organiser: University of Wolverhampton & WMCCCE
Cost: **£95 incl VAT** (discounts for students)
Details & booking: Rajaysri Patel Tel 688 4043 Email: r.patel@wmccce.org

TUESDAY 25 NOVEMBER

Introduction to Regeneration
Venue: The Hope Centre, Stoke-on-Trent
Time: 10am – 1pm
Organiser: RegenWM
Cost: **£50 + VAT**
Details & booking: Tel 021 202 3260
Email: zeenat.hussain@regenwm.org

THURSDAY 27 NOVEMBER

5.30p.m. Professor John Dover (Staffordshire University): **Green Infrastructure: a survival tool for businesses and communities in north Staffordshire**
7.30p.m. Jackie Sadek (President, British Urban Regeneration Association): **Market-led regeneration: the key to sustainable communities**
Venue: Ashley Building, Leek Road, Stoke-on-Trent
Time: 5.30pm & 7.30pm
Cost: Free
Organiser: Staffordshire University
Details & booking: Tel: 01782 294110



THE VALUE ADDED BY URBAN DESIGN TO DEVELOPMENT AND REGENERATION CONFERENCE

Wednesday 19th November 2008 – Wolverhampton Science Park

Does Urban Design actually add value and how can it be measured?

The aim of this one day inter-disciplinary conference is to hear the views of some key players in the development and regeneration industry, to have an informed debate and to try to pin down the economic, community-social cultural and environmental value of good urban design.

Speakers:

Julia Ellis, Director MADE Architecture Centre; Nathan Cornish, Managing Director Urban Splash Midlands; Philip Singleton, Acting Assistant Director City Centre Development & Design, Birmingham City Council; Speaker from a Financial Institution to be confirmed; Sandra Roebuck, Principal EDAA Urban Design, London; Stephen Catchpole, Chief Executive, Wolverhampton Development Company. In the Chair: Costas Georghiou, Visiting Professor of Architecture & Urban Design at Wolverhampton University, Director CNG Planning Consultancy.

Cost: £95 incl. VAT – lunch and refreshments are provided (Discounts for students)

Enquiries and Booking: Miss Rajaysri Patel, Conference Coordinator (T) 0121 688 4043; (E) r.patel@wmccce.org

CPD



Editor - John Acres, Ripon Cottage, 5 Manor Road, Kilsby, Near Rugby, Warks, CV23 8XS

Sept / Oct 8

REGIONAL MEMBERSHIP CHANGES.

January 2008.

Elections.

Congratulations on election to the following Membership Classes.

Licentiate.

Clare Parlett (Warwick), Atief Ihaq (Birmingham), Andrew Fulford (Bromsgrove), Alastair Thornton (RPS), Christina Welzel (Sandwell), Fiona Blundell (Warwick), Stacey Green (Scott Wilson), James Davies (Warwickshire).

Student.

Sarah Rudge (King Sturge), Emma Segal (Walsall).

Welcome to the West Midlands Region.

Helen Scott (Career Break), Kevin Sheehy (Tweedale), Andrew Thompson (Walsall), Jessica Nash (Dudley), Wesley Sedman (Turley Associates), Philip Rawle (RPS), Josie Spilsbury (Turley Associates), Charlotte Wain (Entec), Helen Moore (Barton Willmore), Edward Barrett (DTZ), Mohammed Nasser (Warwickshire), Louise Robinson (Birmingham), Motomori Ejiwunmi (Severn Trent Water), Sue Johnson (Staffordshire), Joanne O'Brien (Birmingham), Declan Cleary (Phillips Planning), David Davies (Staffs Moorlands), Tom Podd (Bridgnorth), Nicola Schiessel (Atkins).

Farewell to the West Midlands Region.

Eileen Farish (Yorkshire), Frank Walmsley (North West), Kim Cooper (South West), Vincent Nadin (Overseas), Gary Lees (East Midlands), Stephen Day (North West), David Thompson (North West), Geraldine Ward (East Midlands), Benjamin Burks (South West), Kiran Chuhan (London), Naomi Wilton (East Midlands), Christopher Cox (Wales), Christopher Hobson (North west), Alison Squires (London), Nicholas Alston (London), Duncan Holness (North East).

Comment.

It is noted that Vincent Nadin has left the Region for pastures new in Europe. For a number of years he was lecturing at U.C.E., and more recently at U.W.E. Bristol. We wish him well.

February 2008.

Elections.

Congratulations on election to the following Membership Classes.

Licentiate.

Fiona Fuller (Birmingham), Sarah Jones (Coventry), Marc Rennie (Entec), Stuart Williamson (Stansgate), Clare Lucey (DTZ).

Student.

Gemma Field (GVA Grimley), Nicola Sworowski (Cannock Chase), Keir Price (CDS Development Services), Anna Pritchard (Christopher Hall), Hannah Morrall (Sheffield Hallam Univ), Matthew Barker (Wyre Forest), Adam Harvey (Birmingham City Univ).