

Young Planners' Conference

**Connecting Town and Country:
Planning for Urban and Rural Areas**

11 – 12 October 2024 #YPCConf2024



「**LANDMARK**
CHAMBERS」



RTPI

Royal Town Planning Institute

Welcome Address

Errin Marshall - Chair, RTPI East of England
Young Planners Committee

Melissa Murphy KC - Barrister, Landmark
Chambers

Lindsey Richards - President, Royal Town
Planning Institute





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Royal Town Planning Institute

Keynote

Stephen Kelly- Director of Planning and
Economic Development, Greater Cambridge
Shared Planning Services

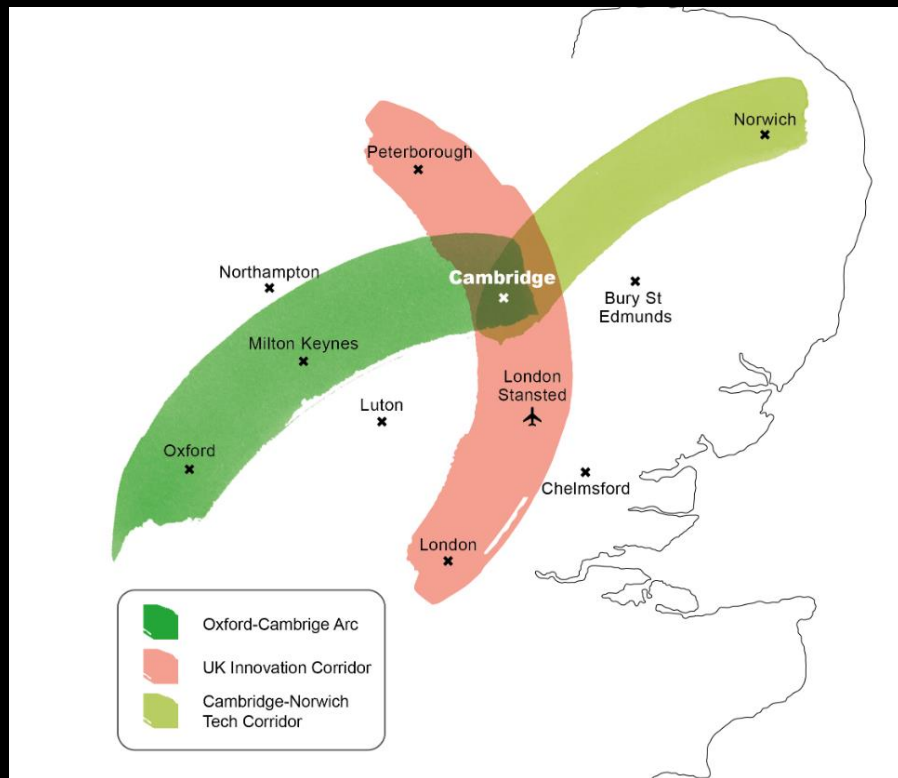
Welcome

RTPI Young Planners Conference 2024

Stephen Kelly

Greater Cambridge Shared Planning Service









“Big” government “delivery” and context

Government

Cross County Transport Infrastructure coordination

Sub National Transport Boards

Corridors/NIC

Strategic Delivery – transport, social infrastructure, skills, Planning

County Council

Combined Authority

Infrastructure delivery – transport, housing, economy

Greater Cambridge Partnership

Local Planning Authority, Housing Authority, “Place Leadership”

South Cambridgeshire District Council

Cambridge City Council

Community based planning/policy, local delivery partnerships

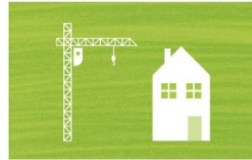
Neighbourhood Forums

Parish Councils



Greater Cambridge Shared Planning

Our planning service is managed by the Greater Cambridge Shared Planning team. This is a shared service for [South Cambridgeshire District Council](#) and [Cambridge City Council](#).



Planning applications



View and comment on planning applications



Get involved with planning



Current planning policy and guidance



Emerging planning policy and guidance



Design, heritage and environment



Planning Compliance

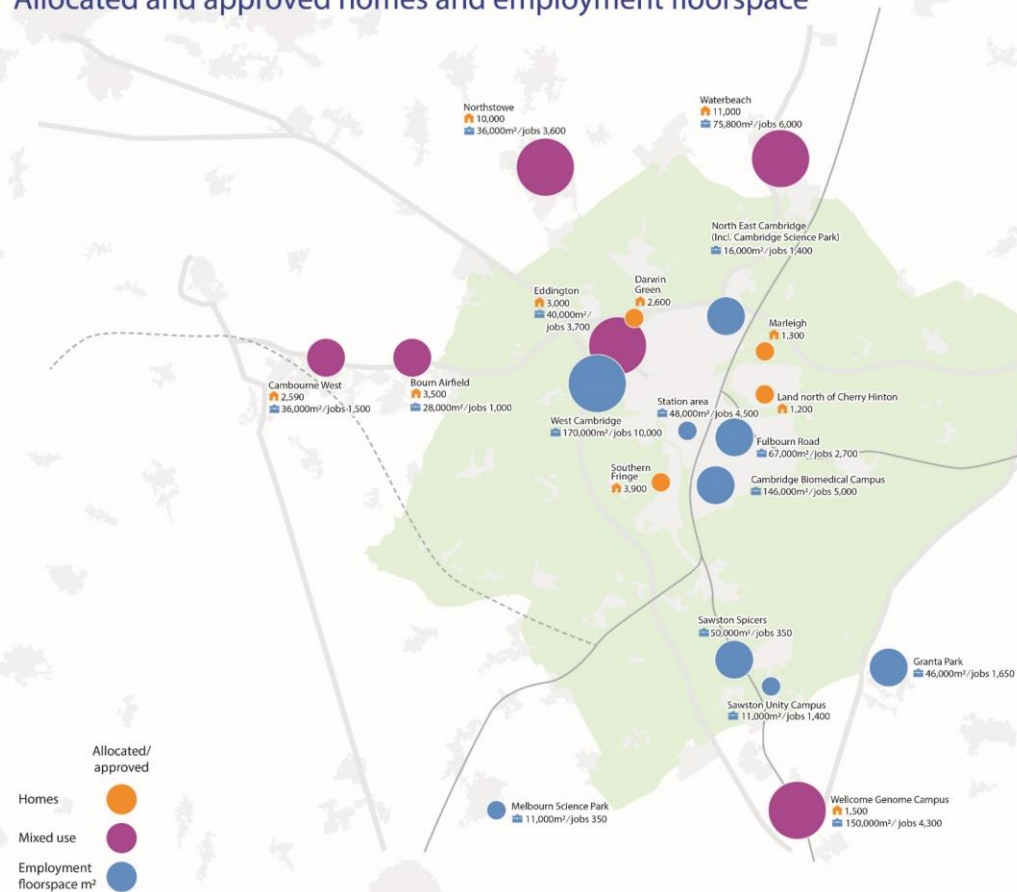


Building control



News

Allocated and approved homes and employment floorspace



Cambridge named an 'A' List City by the Carbon Disclosure Project- one of 119 Cities globally to be recognised.

[Guidance & questionnaires](#)[Contact](#)[Regional websites](#) [Language](#) [About us](#)[Our work](#)[Why disclose?](#)[Become a member](#)[Data and insights](#)[Sign in](#)

Who we are

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CDP is a not-for-profit charity that runs the global disclosure system for investors, companies, cities, states and regions to manage their environmental impacts. The world's economy looks to CDP as the gold standard of environmental reporting with the richest and most comprehensive dataset on corporate and city action.

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page 12January 11-January 17, 2023 | cambridgeindependent.co.uk

Cambridge

Independent

57,000 new homes

Is this what Greater Cambridge needs?

- Lib Dem and Labour-run councils say region's rapid job growth means the number of properties to be built by 2041 must rise
- But Tories say plan is 'beyond our residents' worst nightmares'

by Gemma Gardner
gemma.gardner@cambridgeindependent.co.uk

More homes than currently exist in the whole of Cambridge could be built in the area by 2041 under a plan being considered by the Greater Cambridge Partnership (GCP), the Lib Dem and Labour-run regional body.

The city council and South Cambridgeshire District Council say 57,000 new properties will be needed by Greater Cambridge to meet the demand

caused by rapid job growth here. Cambridge has 86,000 households at the time of the 2011 Census.

The Conservative MP for South Cambridgeshire, Sir Anthony Browne, says councillors have seen "the buildings" over jobs and quality of life and condemned the updated housing figure as "beyond our residents' worst nightmares".

The Greater Cambridge Local Plan, which will guide development in the area, is a joint operation between the 11 Greater Cambridge city council and 10 South Cambridgeshire district/councils.

Lib Dem and Labour-run councils are not sure how the region's water demands will be met before they can pass plans with planning for more homes in the area.

The Greater Cambridge Partnership is set to look at the best way to improve transport in the area – and there are questions about how the area's health and education infrastructure will cope.

Cllr Bridget Smith, the district council's Lib Dem leader, said: "We are also looking at the consequences of not meeting local needs – including potential increases in housing costs and economic, which will add to our impact upon climate change."

Special
reports –
pages
6, 7, 8



Something
big IS
coming

News | page 4



Our new columnist:
Phil Rodgers
on politics

Opinion | pages 24-25



Road charge:
Doubts cast
on GCP data

News | page 9





News ▶ Cambridge News ▶ River Cam

Cambridge Water employee claims water levels are 'dangerously low' and could 'run out'

A Cambridge Water spokesperson said groundwater levels are normal for this time of year and the company continuously reviews how much it needs to abstract to supply customers while protecting the environment

NEWS

By [Cait Findlay](#) Senior Reporter

05:00, 13 JUL 2023

Bookmark 

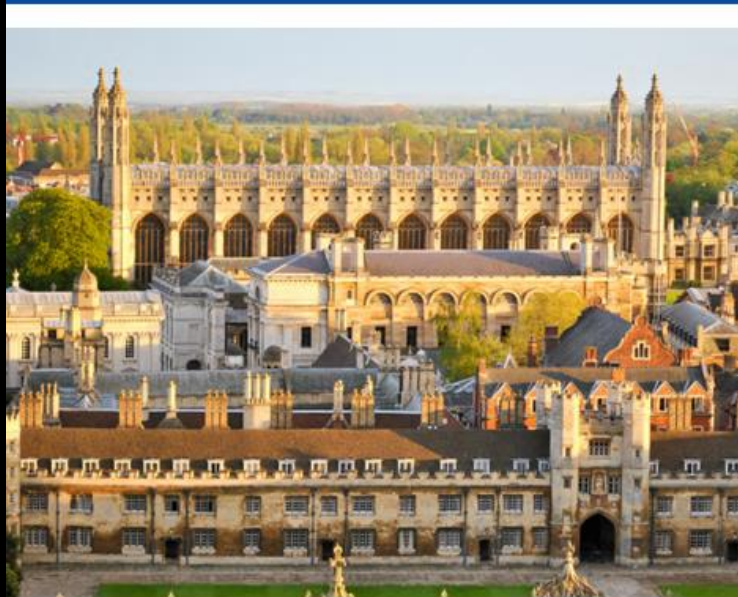




HM Government

The Case for Cambridge

March 2024





Ministry of Housing,
Communities &
Local Government



Easy
Read

Changing our planning rules

What do you think?







STATE OF THE PROFESSION 2023

The UK planning profession in numbers

RTPI
Research
Paper

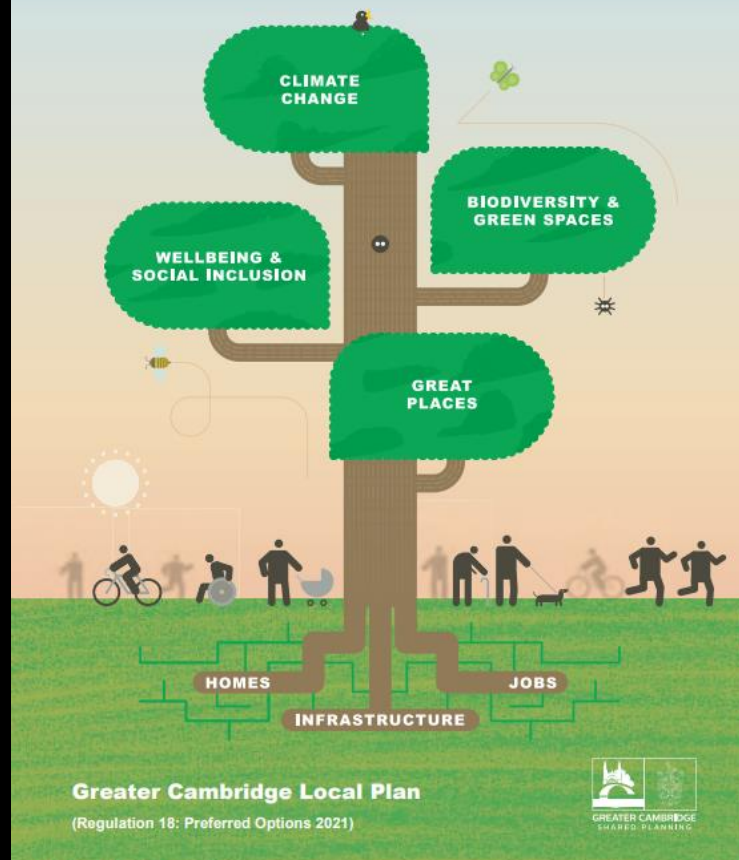
NOVEMBER 2023

rtpi.org.uk

Registered charity number: 262865
Scottish registered charity number: SC 037841



First Proposals



Greater Cambridge Local Plan

(Regulation 18: Preferred Options 2021)





1 Make Space for Nature

Incorporating nature is critical to the delivering the priority of climate resilient sustainable communities and nurturing meaningful connections with the environment.

The components of nature need to be integrated as a network of natural spaces, sustainable drainage, and tree planting, to deliver an increased quality of life and improved microclimate.

"Make a place for people to relax when they're down or tired"

Grave Primary School Student



Image shows hypothetical street scene only to illustrate design requirements







1: Densification



2: Edge of Cambridge, not in Green Belt



3: Edge of Cambridge, in Green Belt



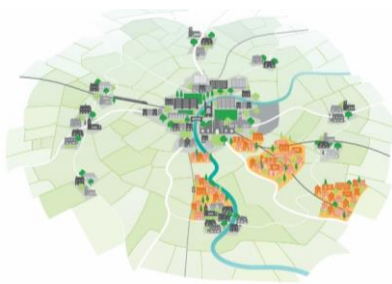
4: New settlements



5 Dispersal to villages



6: Focus on public transport corridors



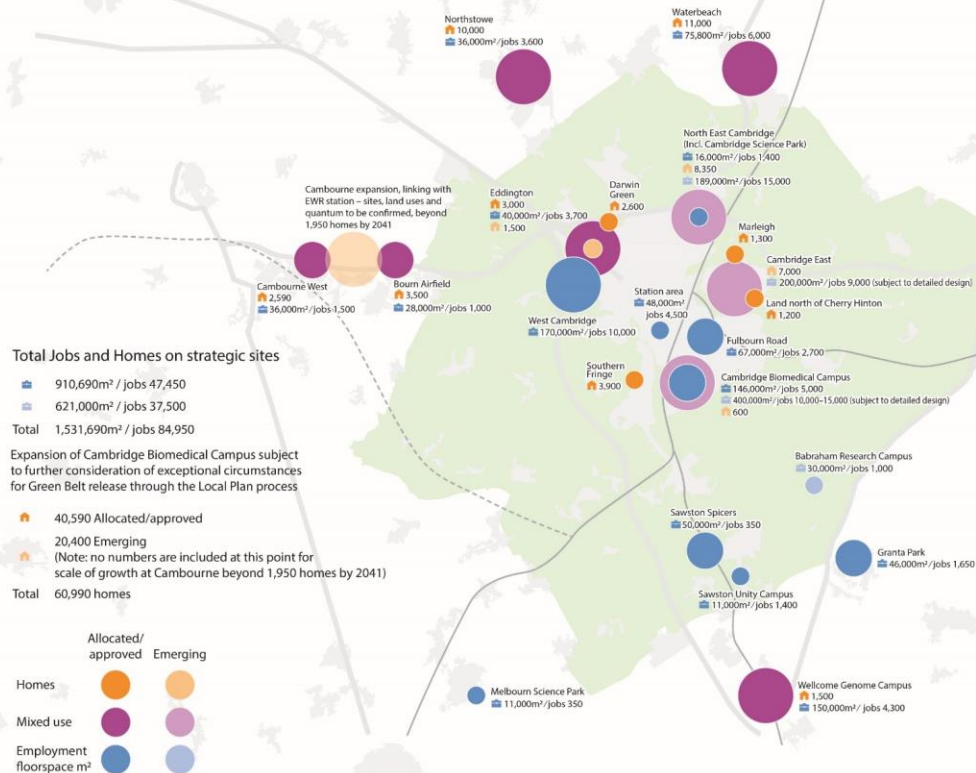
7. Southern cluster (integrating jobs and homes)



8. Western cluster (focus on transport node)

Greater Cambridge growth strategy overview

Emerging Local Plan strategic sites















BIODIVERSITY NET GAIN SCHEME LOWER VALLEY FARM

















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Growth and the historic environment

Tim Murphy - Historic Environment Manager, Place Services

Cllr Katie Thornburrow- Councillor, Cambridge Council

Daniele Haynes - Associate Heritage Consultant, Bidwells

Katharine Elliot - Barrister, Landmark Chambers

Chairs:

Errin Marshall

RTPI East of England Young Planner Chair

Katie Fowler

RTPI East of England Young Planner Vice Chair

Daniele Haynes – Associate Heritage Consultant, Bidwells

Daniele previously worked as a project manager for a conservation stone mason before completing her master's degree and joining Bidwells' Heritage Team in 2017.

Daniele works on a varied range of projects in the heritage sector from residential, hospitality and leisure to infrastructure projects. Her projects involve all levels of heritage asset.

Researching unusual buildings to gain an understanding of their historic background for commercial schemes or applications relating to the setting of heritage assets are what really spark Daniele's interest.



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Tim Murphy – Historic Environment Manager, Place Services

With a background in both the private and public sectors, Tim has experience working as an archaeologist and historic building consultant throughout the United Kingdom and Ireland.

Tim manages the Historic Environment Team at Place Services, providing support to local planning authorities across the country. He also co-ordinates a syllabus of Traditional Buildings Skills, Conservation Courses and Lectures.



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The Public Sector
Environmental Consultancy
Built | Historic | Natural



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Katharine Elliot – Barrister, Landmark Chambers

Katharine is a barrister at Landmark Chambers and has a diverse practice, encompassing planning, environment and public law, advising developers, local planning authorities, government departments, public interest and campaign groups and private individuals.

Katharine regularly provides advice and representation in judicial review and statutory challenges to decisions at all stages of the planning process. She has also provided advice in connection with nationally significant infrastructure projects and HS2. Katharine was appointed to the Attorney General's C Panel in 2021.



LANDMARK
CHAMBERS

Cllr Katie Thornburrow – Ward Councillor, Petersfield and Executive for Planning, Cambridge City Council

Katie has worked in practice and research, and was a partner of a commercial architectural practice before establishing her own practice, Granta Architects, in 1995. Katie was also a Director of Cambridge Architectural Research for many years.

She is the co-author of many conservation management plans including those for the Fitzwilliam Museum, Cambridge, the University of East Anglia, and the National Maritime Museum, Greenwich. Katie's architectural practice specialises in the restoration and extension of historic buildings.

In May 2018 Katie was elected to Cambridge City Council as a city councillor. She became an executive councillor in August 2018, and now covers Planning, Building Control and Infrastructure. Katie is leading on the emerging Local Plan and the Transport Strategy for the Greater Cambridge area.



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**Q1: What do you each consider to be
the greatest sensitivities to growth
within historic environments?**

What do you consider to be the greatest sensitivities to growth within the historic environment?



Sustainable growth:

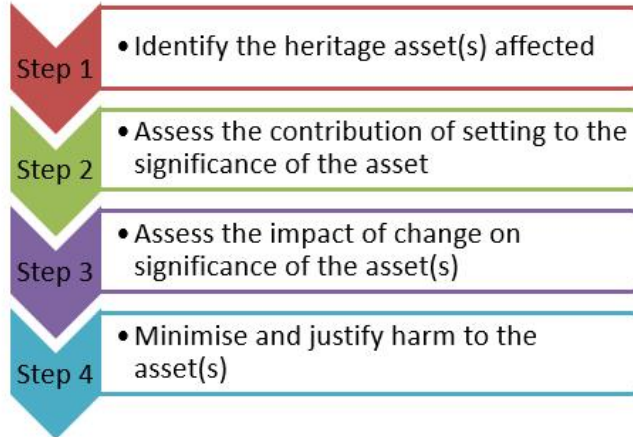
- New Settlements
- Existing Settlement Expansion

Expansion of existing historic rural settlements which include Conservation Areas.....the scenarios, the opportunities and sensitivities

What do you consider to be the greatest sensitivities to growth within the historic environment?



A staged approach to proportionate decision-taking



The Setting of Heritage Assets

Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)



What do you consider to be the greatest sensitivities to growth within the historic environment?



Assessment Step 2 Checklist

The starting point for this stage of the assessment is to consider the significance of the heritage asset itself and then establish the contribution made by its setting. The following is a (non-exhaustive) check-list of potential attributes of a setting that may help to elucidate its contribution to significance. It may be the case that only a limited selection of the attributes listed is likely to be particularly important in terms of any single asset.

The asset's physical surroundings

- Topography
- Aspect
- Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains)
- Definition, scale and 'grain' of surrounding streetscape, landscape and spaces
- Formal design eg hierarchy, layout
- Orientation and aspect
- Historic materials and surfaces
- Green space, trees and vegetation
- Openness, enclosure and boundaries
- Functional relationships and communications
- History and degree of change over time

Experience of the asset

- Surrounding landscape or townscape character
- Views from, towards, through, across and including the asset
- Intentional intervisibility with other historic and natural features
- Visual dominance, prominence or role as focal point
- Noise, vibration and other nuisances
- Tranquillity, remoteness, 'wildness'
- Busyness, bustle, movement and activity
- Scents and smells
- Diurnal changes
- Sense of enclosure, seclusion, intimacy or privacy
- Land use
- Accessibility, permeability and patterns of movement
- Degree of interpretation or promotion to the public
- Rarity of comparable survivals of setting
- Cultural associations
- Celebrated artistic representations
- Traditions

The second stage of any analysis is to assess whether the setting of an affected heritage asset makes a contribution to its significance and the extent and/or nature of that contribution.

What do you consider to be the greatest sensitivities to growth within the historic environment?



Assessment Step 3 Checklist

The following is a (non-exhaustive) check-list of the potential attributes of a development affecting setting that may help to elucidate its implications for the significance of the heritage asset. It may be that only a limited selection of these is likely to be particularly important in terms of any particular development.

Location and siting of development

- Proximity to asset
- Position in relation to relevant topography and watercourses
- Position in relation to key views to, from and across
- Orientation
- Degree to which location will physically or visually isolate asset

Form and appearance of development

- Prominence, dominance, or conspicuousness
- Competition with or distraction from the asset
- Dimensions, scale and massing
- Proportions
- Visual permeability (extent to which it can be seen through), reflectivity
- Materials (texture, colour, reflectiveness, etc)
- Architectural and landscape style and/or design
- Introduction of movement or activity
- Diurnal or seasonal change

Wider effects of the development

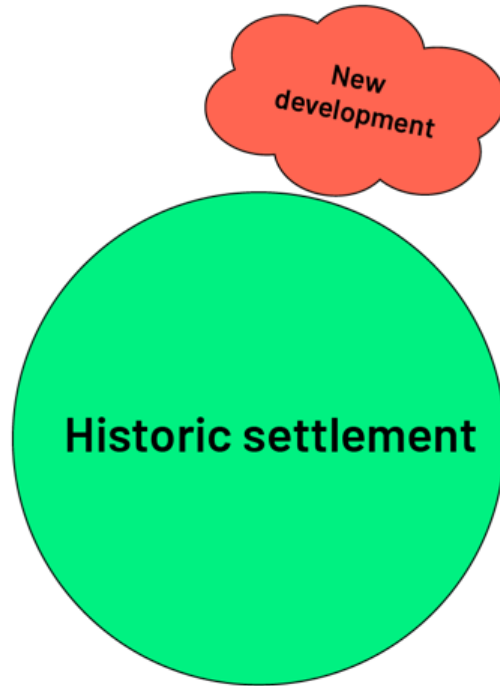
- Change to built surroundings and spaces
- Change to skyline, silhouette
- Noise, odour, vibration, dust, etc
- Lighting effects and 'light spill'
- Change to general character (eg urbanising or industrialising)
- Changes to public access, use or amenity
- Changes to land use, land cover, tree cover
- Changes to communications/accessibility/permeability, including traffic, road junctions and car-parking, etc
- Changes to ownership arrangements (fragmentation/permitted development/etc)
- Economic viability

Permanence of the development

- Anticipated lifetime/temporariness
- Recurrence
- Reversibility

The third stage of any analysis is to identify the effects a development may have on setting(s) and to evaluate the resultant degree of harm or benefit to the significance of the heritage asset(s).

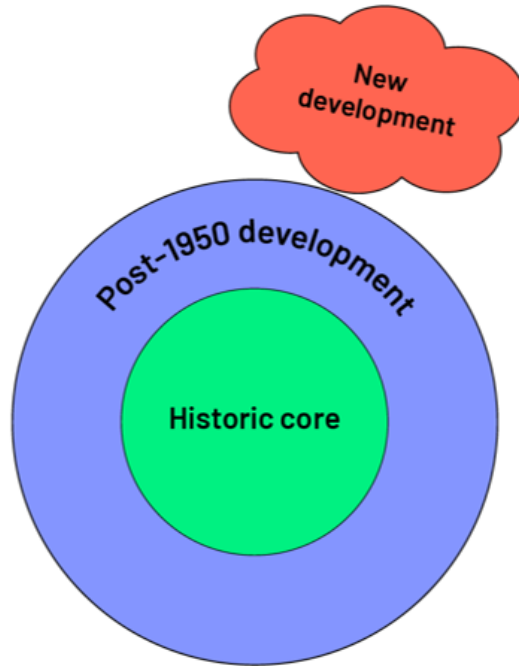
What do you consider to be the greatest sensitivities to growth within the historic environment?



Sensitive

- Conservation Area
- No/minimal historic growth
- Agrarian setting contributes to significance

What do you consider to be the greatest sensitivities to growth within the historic environment?



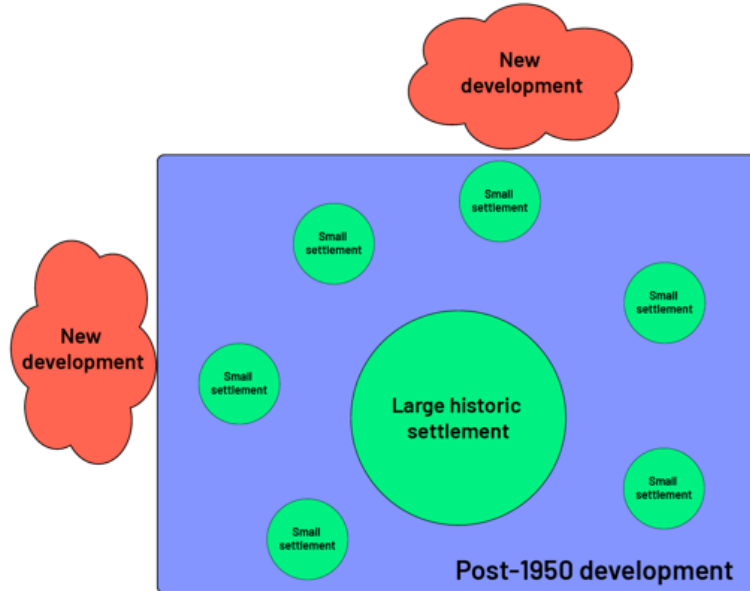
Opportunity

- Conservation Area
- Extensive growth has already removed the immediate context of the Conservation Area
- Setting makes a limited/no contribution to significance

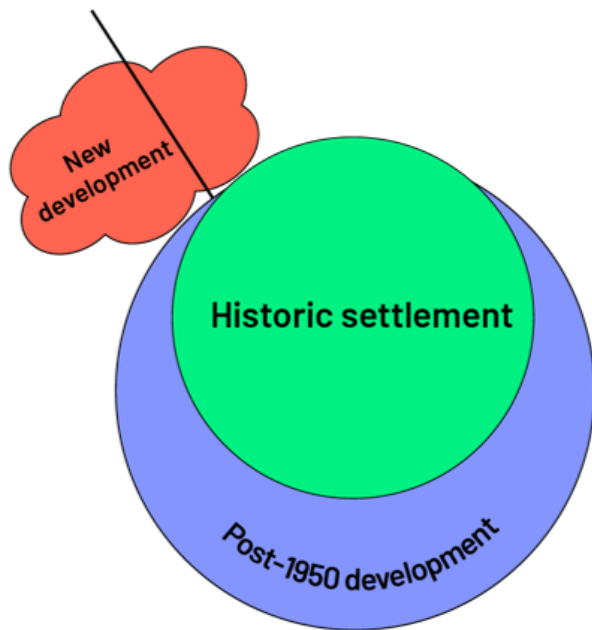
What do you consider to be the greatest sensitivities to growth within the historic environment?



Opportunity or sensitivity



What do you consider to be the greatest sensitivities to growth within the historic environment?



The NPPF balance

*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the **public benefits** of the proposal including, where appropriate, securing its optimum viable use.*

Q2: Acknowledging the importance of matters such as housing delivery and infrastructure needs, how do we mitigate the impacts of such growth upon the historic environment?

Acknowledging the importance of matters such as housing delivery and infrastructure needs, how do we mitigate the impacts of such growth upon historic environments?



Do not confuse ‘mitigation’ with
‘best possible development’

Acknowledging the importance of matters such as housing delivery and infrastructure needs, how do we mitigate the impacts of such growth upon historic environments?



Step 4: Explore ways to maximise enhancement and avoid or minimise harm

37 Maximum advantage can be secured if any effects on the significance of a heritage asset arising from development likely to affect its setting are considered from the project's inception. Early assessment of setting may provide a basis for agreeing the scope and form of development, reducing the potential for disagreement and challenge later in the process.

38 Enhancement (see [NPPF, paragraph 137](#)) may be achieved by actions including:

- removing or re-modelling an intrusive building or feature
- replacement of a detrimental feature by a new and more harmonious one
- restoring or revealing a lost historic feature or view
- introducing a wholly new feature that adds to the public appreciation of the asset
- introducing new views (including glimpses or better framed views) that add to the public experience of the asset, or
- improving public access to, or interpretation of, the asset including its setting

Options for reducing the harm arising from development may include the repositioning of a development or its elements, changes to its design, the creation of effective long-term visual or acoustic screening, or management measures secured by planning conditions or legal agreements



But Consider

For some developments affecting setting, the design of a development may not be capable of sufficient adjustment to avoid or significantly reduce the harm, for example where impacts are caused by fundamental issues such as the proximity, location, scale, prominence or noisiness of a development.

Where attributes of a development affecting setting may cause some harm to significance and cannot be adjusted, screening may have a part to play in reducing harm. As **screening can only mitigate negative impacts, rather than removing impacts or providing enhancement**, it ought never to be regarded as a substitute for well-designed developments within the setting of heritage assets. **Screening may have as intrusive an effect on the setting as the development it seeks to mitigate**, so where it is necessary, it too merits careful design. This should take account of local landscape character and seasonal and diurnal effects, such as changes to foliage and lighting.

Acknowledging the importance of matters such as housing delivery and infrastructure needs, how do we mitigate the impacts of such growth upon historic environments?



Paragraph 208:

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the **public benefits** of the proposal including, where appropriate, securing its optimum viable use.

Acknowledging the importance of matters such as housing delivery and infrastructure needs, how do we mitigate the impacts of such growth upon historic environments?



Paragraph 205:

When considering the impact of a proposed development on the **significance** of a designated heritage asset, **great weight** should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

**Q3: What do you consider to be the
biggest challenges of climate
change, particularly to existing
building stocks, within historic
environments?**

What do you consider to be the biggest challenges of climate change, particularly to existing building stocks, within the historic environment?



Challenges:

- Policy
- Guidance (bespoke)
- Availability of product
- Education (whole house approach).


NPPF

Paragraph 202:

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the **public benefits** of the proposal including, where appropriate, securing its optimum viable use.


Paragraph 199:

When considering the impact of a proposed development on the significance of a designated heritage asset, **great weight** should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Decorative orange and red geometric shapes, including triangles and polygons, arranged in a layered fashion at the bottom right of the slide.

PPG: Paragraph 020

Public benefits may follow from many developments and could be anything that delivers economic, social or **environmental objectives** as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. **They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit.** However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Decorative orange and red geometric shapes, similar to the logo, are positioned at the bottom right of the slide.

The Essex Design Guide

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EPOA
Essex Planning
Officers Association



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[Supplementary Guidance](#)

[Understanding Context](#)

[Essex Local Authorities](#)

[Case Studies](#)

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In this section

Walkable Neighbourhoods	➤
Solar orientation	➤
Net Zero Evidence	➤
Essex Net Zero Policy Study	➤
Net Zero Carbon Toolkit	➤
Climate Change and the Historic Environment	➤
Historic Buildings and Sustainability	➤
Where to start when considering energy efficiency measures in historic buildings	➤
Understanding the building and how it performs	➤

Climate Change and the Historic Environment

The following pages focus on how improvements can be made to historic buildings to reduce their carbon impact whilst retaining the integrity of these historic structures.

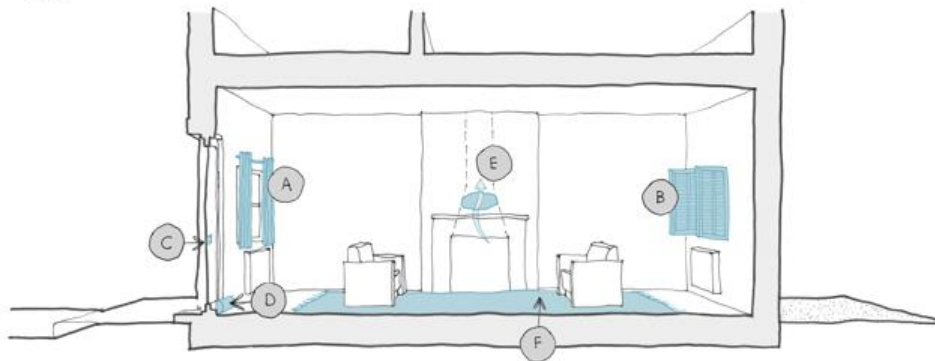
The guidance includes:

- A baseline overview of the historic buildings typically found in Essex, including understanding the general typologies and designation status.
- Guidance on energy efficiency and historic buildings.
- Advice to aid the planning decision process, as well as being accessible for homeowners, commercial building owners, landlords etc.
- Highlight the opportunities and constraints for working towards reducing the carbon footprint of different heritage assets, for example buildings in conservation areas.
- Reference and promote best practice information, case law and examples of useful techniques
- Provide best practice examples, precedents and case studies of completed work found within Essex.
- Identify a broad understanding of costings.

Easy wins



- A: Heavy curtains over doors and windows
- B: Shutters over windows (if appropriate to the building)
- C: Draftproofing letterbox
- D: Draft excluders
- E: Flue draft excluder
- F: Rugs



Significance and Sequential Consideration



A: Avoid placing solar panels in the shadows of trees and buildings

Locations in order preference:

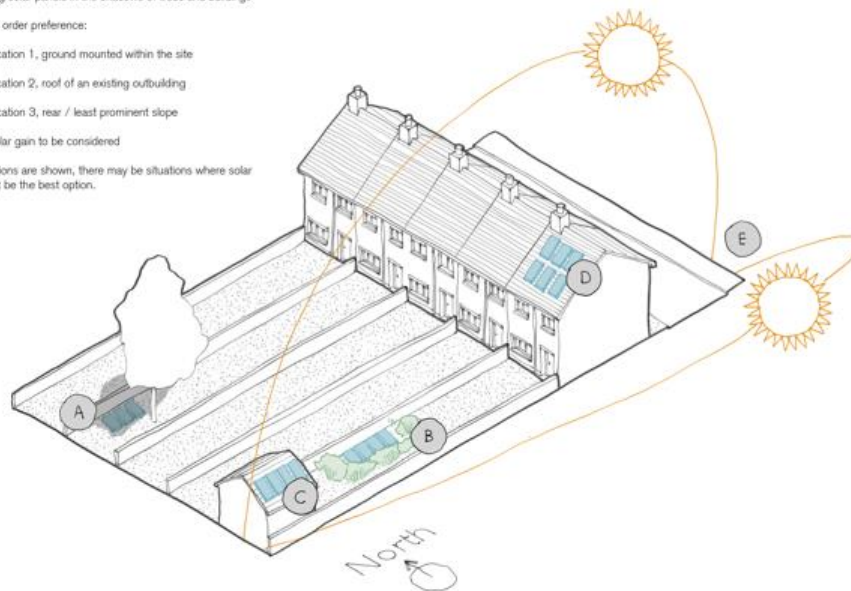
B: Potential location 1, ground mounted within the site

C: Potential location 2, roof of an existing outbuilding

D: Potential location 3, rear / least prominent slope

F: Optimum solar gain to be considered

NB: Whilst options are shown, there may be situations where solar panels may not be the best option.



Any questions?

Please direct your question to only 1 or 2
of our speakers to ensure we can get
through as many questions as possible!



RTPI

Royal Town Planning Institute

Networking break

11:30 – 12:00

Please be back and seated by 12:00



RTPI

Royal Town Planning Institute

Growth and the natural environment

John Cornell - Natural Environment Team Leader,
Greater Cambridge Shared Planning Services

Mark Hodgson - Director, Savills

Professor Tom Holbrook - Director, 5th Studio

Alex Shattock - Barrister, Landmark Chambers

Chairs: Errin Marshall - RTPI East of England Young
Planner Chair & John Mason - Planning Consultant,
Carter Jonas

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Q&A

John Cornell - Natural Environment Team Leader,
Greater Cambridge Shared Planning Services

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Chairs: Errin Marshall - RTPI East of England Young
Planner Chair & John Mason - Planning Consultant,
Carter Jonas

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Networking lunch

1:00 pm – 2:00 pm

Please be back and seated for your breakout session by
2:00pm

Breakout 1 – Wordsworth

Breakout 2 – Newton

Breakout 3 – Tennyson

Breakout 4 – Hawking

Breakout 5 – Issac