

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

Right Development in the Right Place

David Ames - Town Planning Lecturer, University of Hertfordshire

Emma Goodings - Director of Place, Brentwood and Rochford Councils

Andy Moffat - Director / Head of Department, Planning, Savills

Chairs:

Bethany Jones - Principal Planning Policy Officer,
Colchester City Council

Jade Barrett - Graduate Planner, Savills

**University of
Hertfordshire UH**



RTPI YOUNG PLANNERS CONFERENCE OCTOBER 2024

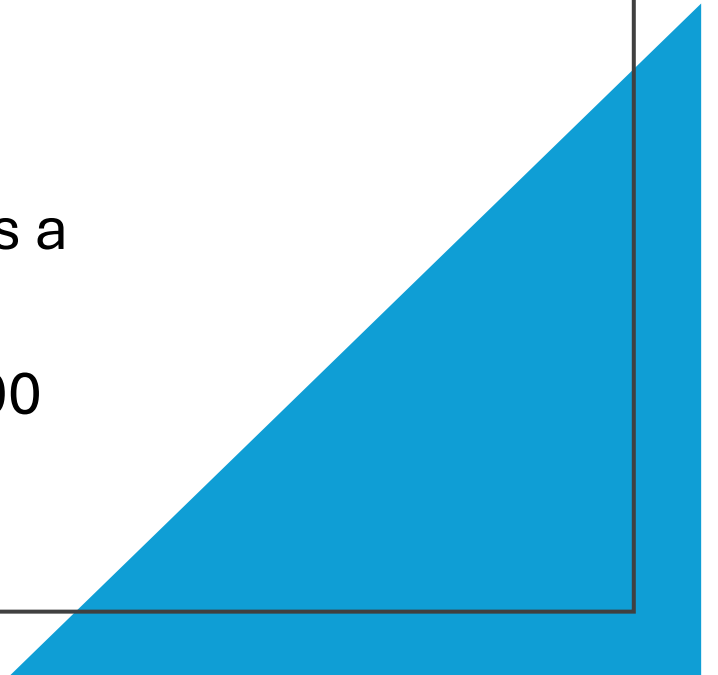
RIGHT DEVELOPMENT – RIGHT
PLACES

DAVID AMES MRTPI

PAST REGIONAL CHAIR – EAST OF
ENGLAND

Introduction

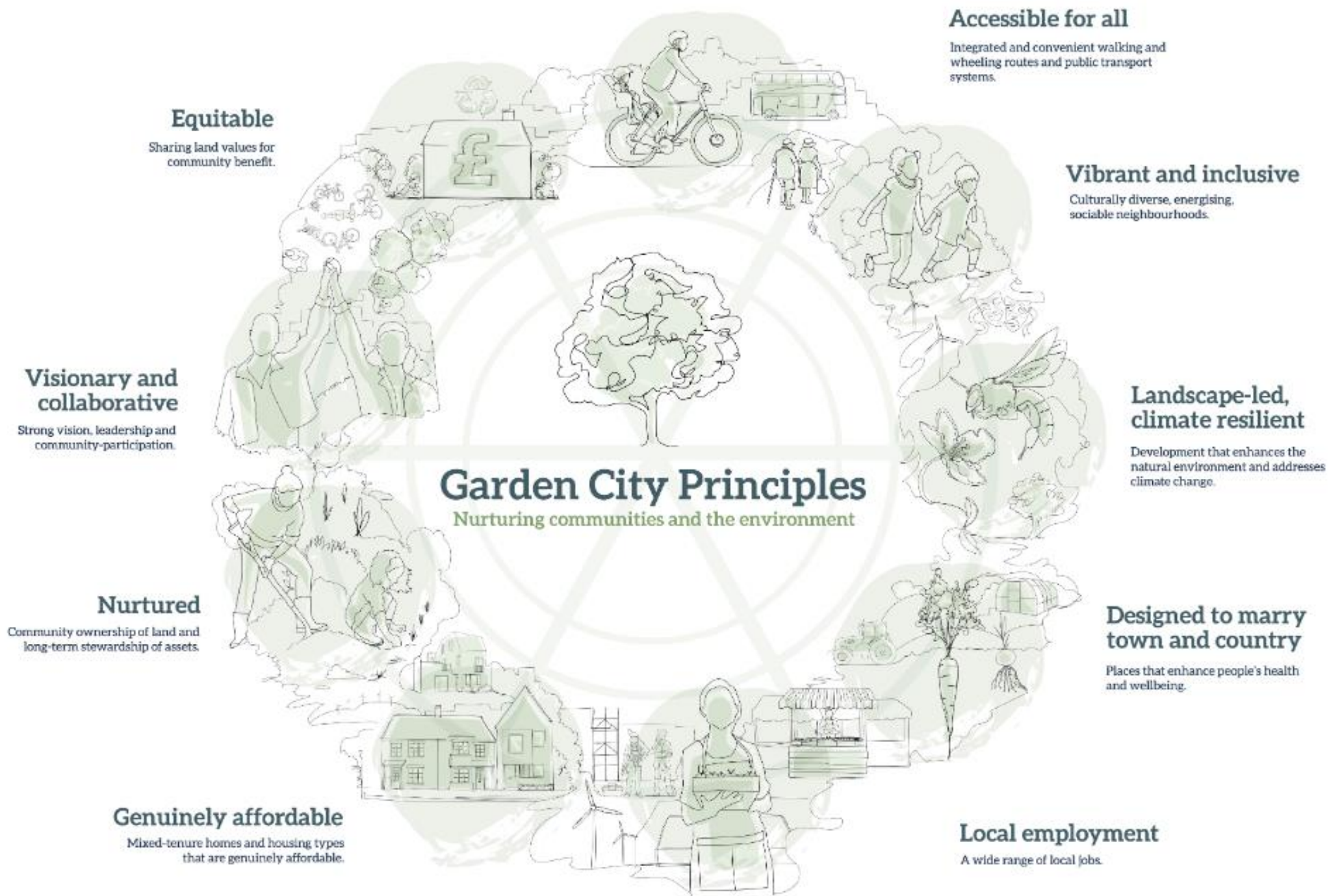
- Garden City Principles can be applied to the debate about new settlements
- Needs to be considered early in the process
- GC Principles need to be understood and looked at as a whole
- We should measure the quality of places in 50 and 100 years time to learn our lessons



What are Garden City Principles?

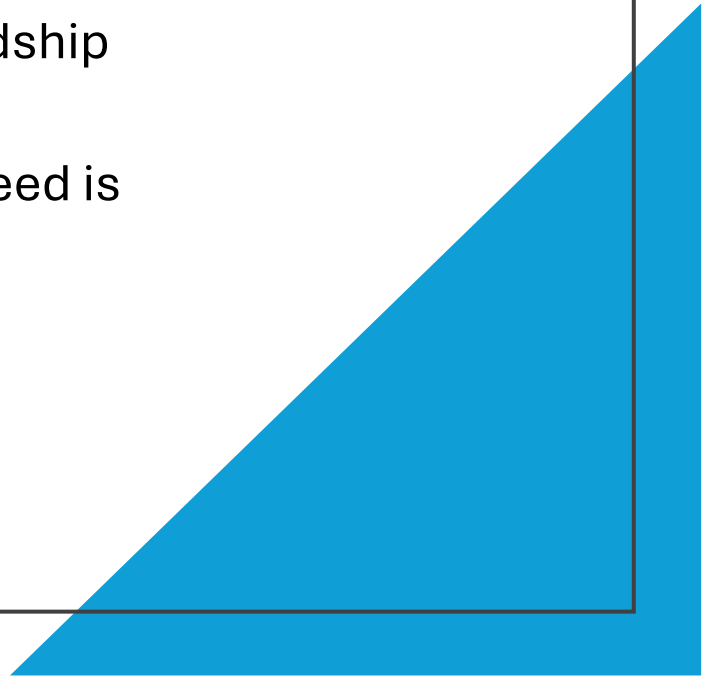
NOT about a particular design approach, associated with twee suburban housing for the middle classes

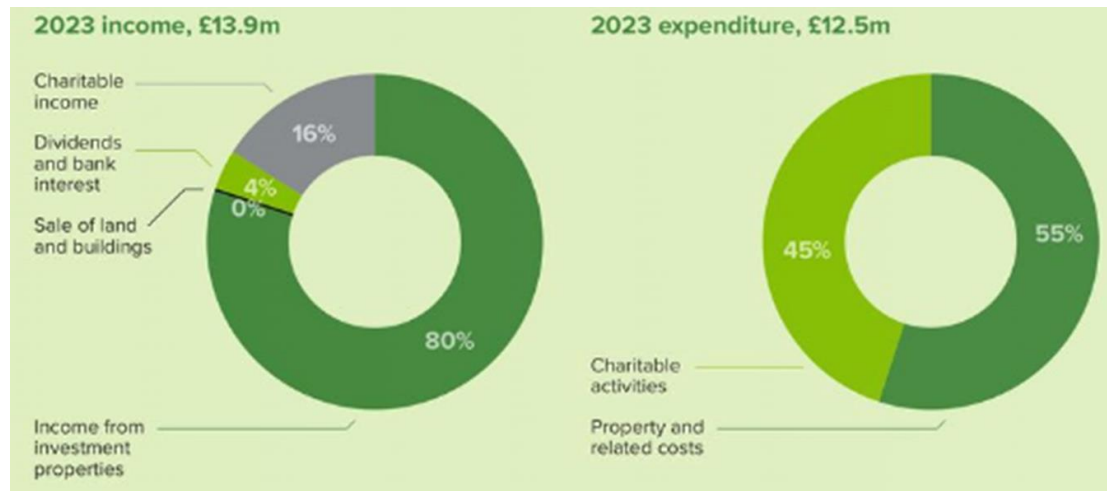
- Land value capture for the benefit of the community.
- Strong vision, leadership and community engagement.
- Community ownership of land and long-term stewardship of assets.
- Mixed-tenure homes and housing types that are genuinely affordable.
- A wide range of local jobs in the Garden City within easy commuting distance of homes.
- Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy communities, and including opportunities to grow food.
- Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, and that uses zero-carbon and energy-positive technology to ensure climate resilience.
- Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods.
- Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport.



Learning from history

- Most successful planned settlements had the core values, principles and delivery methods agreed before site selection
- To meet GC Principles, particularly linked to l/v capture, stewardship and community reinvestment must be agreed upfront
- Trying to apply principles on an existing site, with land value agreed is difficult
- CPO or reduced l/v mechanism may be necessary
- Need to take a long term view





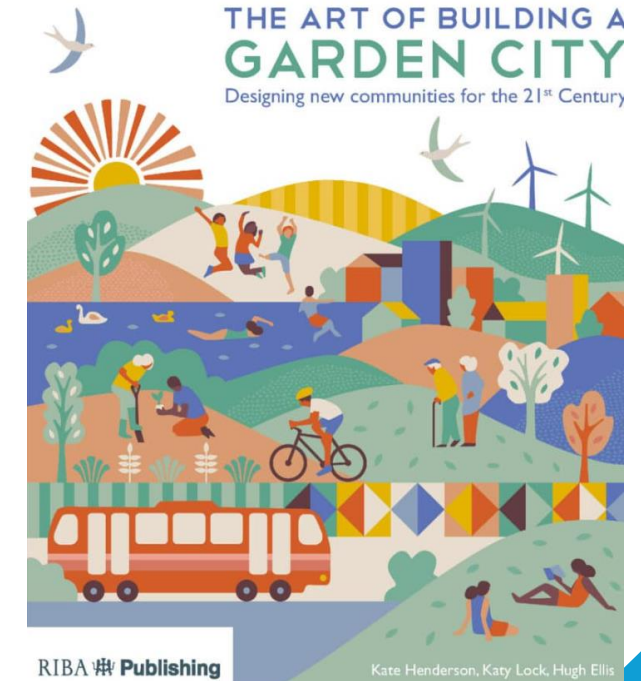
Letchworth Garden City – World's First GC



Site selection requires:

- Significant opportunity for a robust data led approach, in particular highlighting constraints and opportunities
- Understanding key issues such as transport, existing communities, biodiversity etc
- Cannot be solely linked to LA boundaries, but LAs have a significant role
- New towns and Garden Cities were mostly not part of LA consent regime when designated
- Requires central government intervention or leadership, with a national plan and joint working between LAs/regional planning
- Upskilling of staff across sectors and communities

1. Creation of a national spatial plan for housing based on a sound evidence base, underpinned by key locational criteria and garden city principles; the plan would identify areas of search and set out a dedicated consent mechanism for new garden cities.
2. Local authorities, or groups of local authorities, within the areas of search would then undertake needs and site-assessment studies and set out a design brief for the sequential testing of sites (the brief would be consulted on).
3. A public inquiry would be undertaken on the shortlisted site/s, including in its remit the most appropriate delivery vehicle.
4. The site would be designated, and a garden city development corporation created (where this has been identified as the most appropriate delivery vehicle).



The Art of Building a Garden City
(2019)

Stages for locating &
permitting Garden Cities

Right Development in the Right Places – Thoughts on a Local Plan

Emma Goodings – Director of Place
Brentwood and Rochford Councils

**TWO COUNCILS
ONE TEAM**



**BRENTWOOD
BOROUGH COUNCIL**

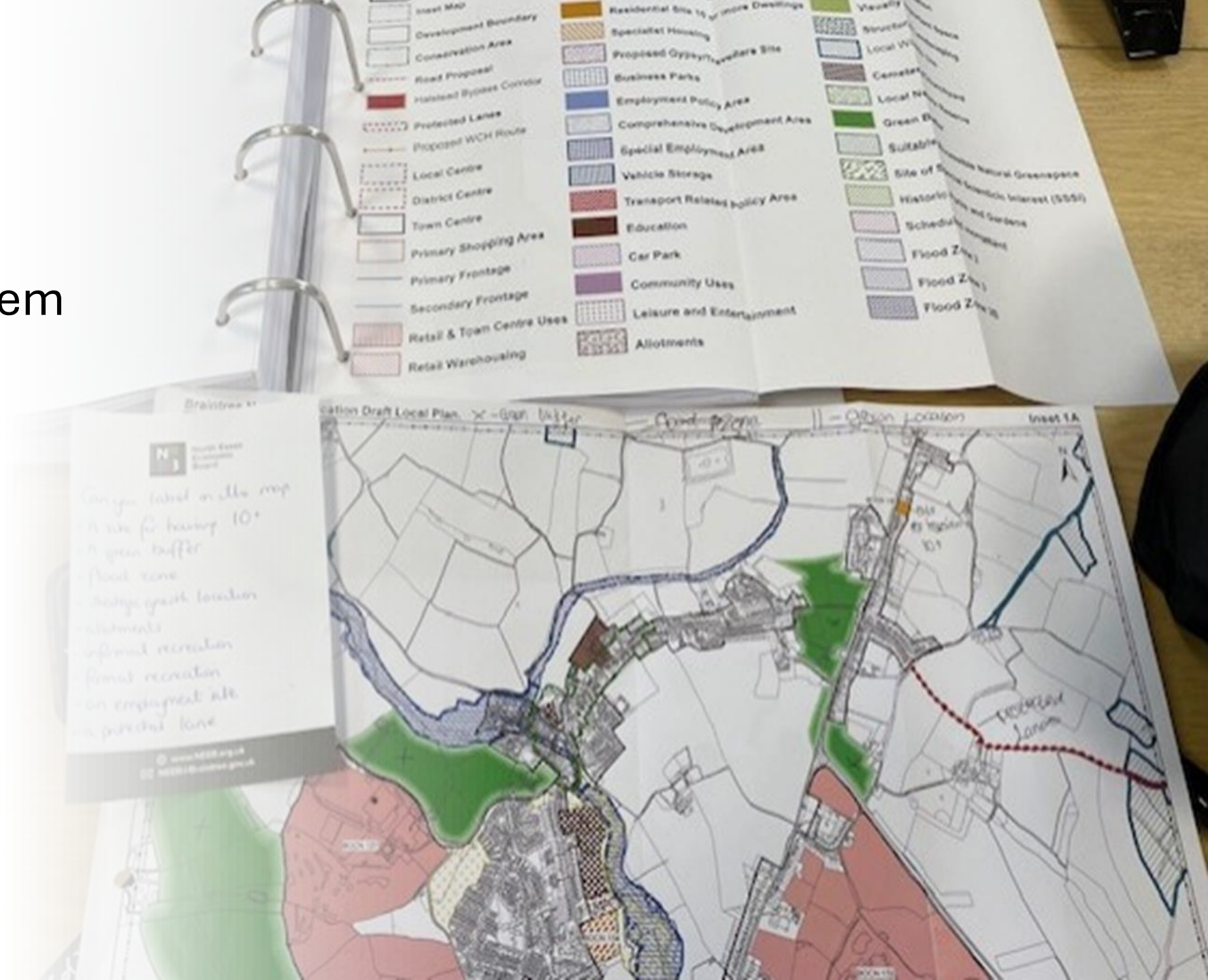


Rochford
District Council

Local Plans

It's a Plan led system

- Professionals
- Community
- Councillors





Starting off

- Despite what they may tell you, planning is not a numbers game
- Our job is to create communities
- Right time as well as right development in the right place
- Understanding members ambitions and key priorities
- Think carefully about your call for sites – what information do you need to start making informed decisions



Resources, resources, resources

- A very important, cross cutting, long term document
- The right team in place
- Making the best use of comms, community engagement management and other internal teams
- It has to work for DM, involve them



Meaningful Community Engagement

- It's an essential!
- Don't let yourself be rushed out of it
- Engaging the whole community
- Demographics matter
- Different people = different views



Final Thoughts

- Fight for the resources you need, the Local Plan is one of the most important and controversial documents that your local authority will produce
- Engage with your members throughout the process, you're a political organisation
- Meaningful engagement with a wide range of the community is an essential not a nice to have
- Don't take public criticism to heart, regardless of the choices you have made their will always be those who don't like the sites that have been proposed
- Get someone who isn't in the planning team to read the document before its published!

Questions ?

Emma.Goodings@brentwood.rochford.gov.uk

**TWO COUNCILS
ONE TEAM**



12TH OCTOBER 2024

How can we achieve the right development in the right place?

Andy Moffat

Planning Director and Head of East of England Planning Team

- Possible tensions between growth and historic preservation
- Possible tensions between growth and the preservation of the natural environment
- Sustainable Tourism and Rural Economies
- Development in the Countryside and Green Belt
- Local Nature Recovery Strategies
- Importance of Clusters to the Life Science Sector and the Changing Dynamic between City and Campus
- Urban Design and Placemaking
- How do we deliver affordable housing?
- Creating Landscape Led Developments
- Connectivity and Infrastructure
- Collaborative Planning: Revolutionising the Planning Service
- Connecting people and place in a rural-urban context

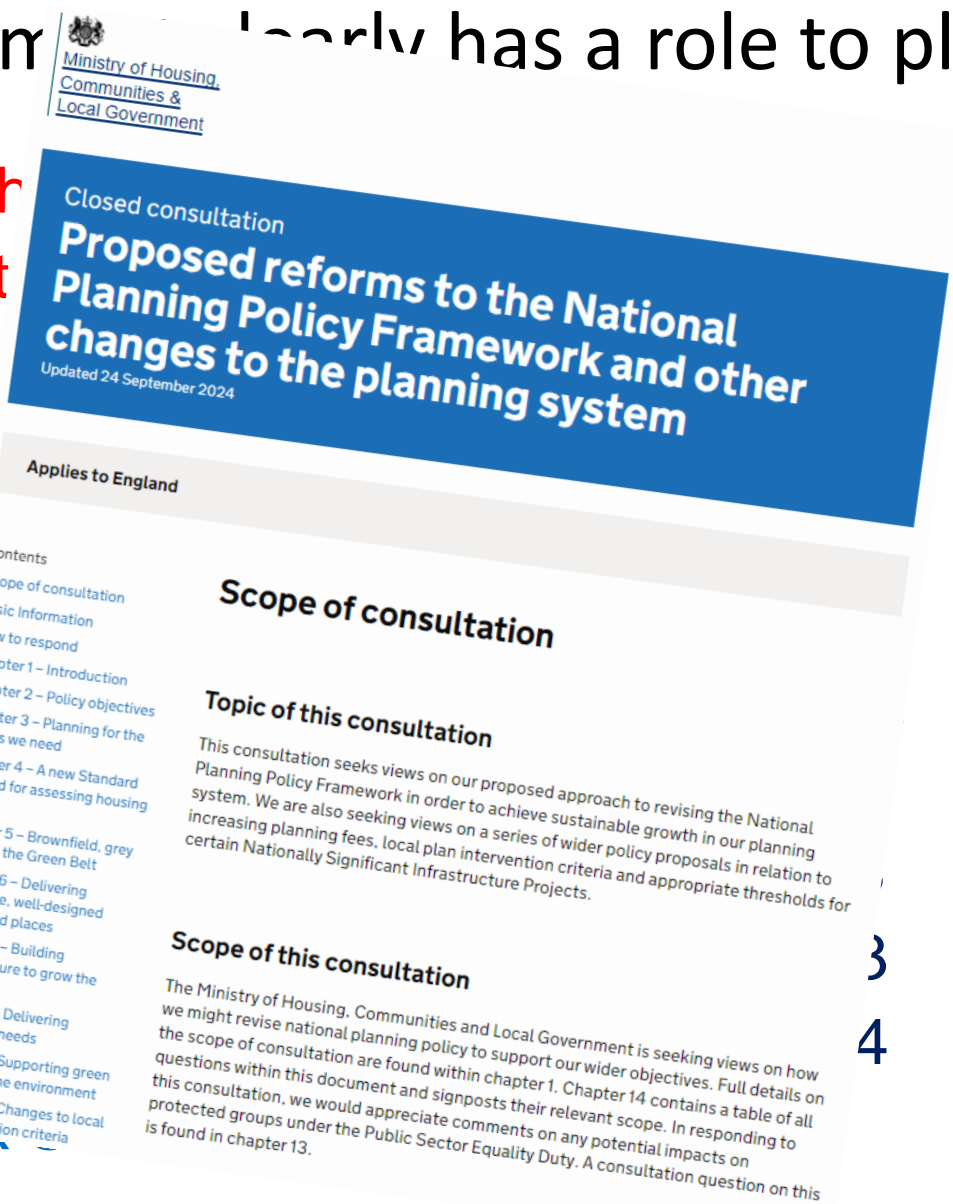
How can we achieve the
right development in the right
place?

and at the right time!

National Government already has a role to play

June 2003
May 2005
Jan 2008
Oct 2008
June 2009
May 2010
Sept 2012
Sept 2012
Oct 2013
July 2014
July 2016
June 2017

Keith
Yvet
Caro
Mar
Joh
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MICK



Dominic Rabb
Kit Malthouse
Esther McVey
Christopher Pincher
Stuart Andrew
Marcus Jones
Lee Rowley
Lucy Frazer
Rachel Maclean
Lee Rowley
Matthew Pennycock

What's in a name?

Development Control

- to order, limit, or rule something, or someone's actions or behaviour

Development Management

- the activity of controlling something, or of using or dealing with something in a way that is effective

What's in a name?

Development Facilitation / Development Enablement

- the process of making something possible or easier
- the process of making someone able to do something, or making something possible

Facilitation of the Right Development / Enablement of the Right Development

Communities

The silent majority

NIMBYs / YIMBYs / LTIMBYs

- 'how' not 'if' housing is built



Thank you

[savills.com](https://www.savills.com)

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Closing remarks

Simeon Shtebunaev
Principal Social Value & Town Planning
Consultant, Arcadis



Do you think the name "Young Planners" needs to change?

Multiple Choice Poll



69 votes

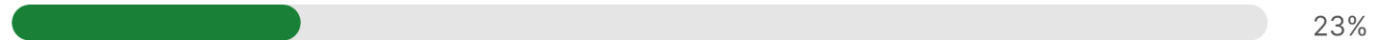


69 participants

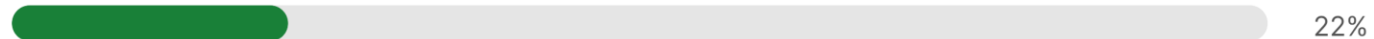
Yes, definitely - 7 votes



Yes, it might be a good idea - 16 votes



I don't mind - 15 votes



No, I like the name Young Planners - 20 votes



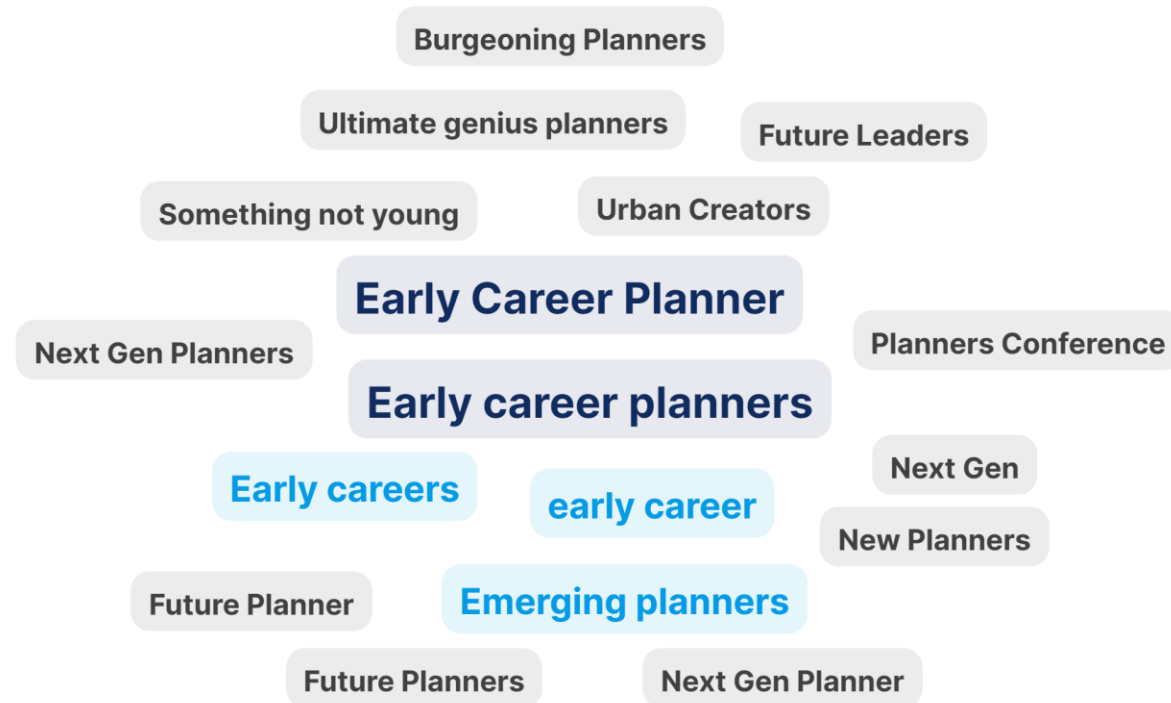
No, Young Planners is more than a name, it's a brand and I want to keep it. - 11 votes





If you think the 'Young Planner' names needs to change, what would you change it to?

Wordcloud Poll 24 responses 24 participants





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Royal Town Planning Institute

Closing remarks

Errin Marshall

RTPI East of England Young Planner Chair
& Senior Planner, Savills

**Next years Young Planners'
Conference will be hosted by...**

The background is a solid blue color with several large, overlapping, semi-transparent circles in various shades of blue, creating a layered, organic effect.

LONDON



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Royal Town Planning Institute

Event close

Thank you