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RTPI South West
Royal Town Planning Institute

www.rtpi.org.uk/southwest

BRANCHOUT

NEWS

No 179

AUTUMN 2019

Message from the Chair

Welcome from the Chair...

As I approach the end of my year as Chair of the South West there are a couple of things that I want to get off my chest!

The first relates to the role of politics in planning and the second relates to member engagement with the RTPI. The UK planning system is underpinned by our democratic institutions. At a national level Central Government and ultimately Parliament set the rules by which the game is played and local planning authorities are then given the responsibility for plan making and development management decisions. While much of this responsibility is devolved to officers the influence of planning committees comprised of elected members cannot be avoided.

When the system works it works well but all too often planning can become bedevilled by politics. At a national level the constant changes of planning minister and a prevailing ideology which sees planning as an obstacle to growth results in ill-considered measures such as changes to PD Rights in the name of deregulation. This undermines the ability of planning to balance public and private interests and community, economic and environmental factors. At a local level, planning committees are subject to ever increasing scrutiny by communities emboldened by the power of social media and a growing rejection of experts. This can lead to decisions which fly in the face of officer recommendations resulting in control being handed to Inspectors at appeal.

So what's the answer? Can we reduce the impact of politics on planning? At the national level I am sceptical that change will come quickly given the increasingly riven nature of the body politic. However, at the local level perhaps we can look to the governance model of National Parks which combine local democratic input with individuals appointed for their knowledge and expertise.

The RTPI has a key role in championing the value of planning and in serving the needs of its members. With a new 10-year Corporate Strategy due to be launched in the coming year it is to be hoped that there will be a new clarity and energy to drive planning forward to a position of greater influence and respect. However, as I come towards the end of my year as Chair, I am reminded that the Institute is no more than the sum of its members. I believe that the key to success is engendering a sense of pride in and commitment

to our status as professional planners. This is best achieved by involving its membership as much as possible in the activities of the Institute. I think the RTPI South West does a good job in providing services and support to our members with the resources at our disposal. But if we want to do more and do better we need the active engagement of more members. We will be in good hands with Dawn de Vries and Angharad Williams as Regional Chairs for the coming two years - but they and Charlotte Daborn, our tireless Regional Co-ordinator, deserve all the support they can get.

YOUR INSTITUTE NEEDS YOU!



Chris Balch

Chair, RTPI South West
Emeritus Professor of Planning
at Plymouth University

Editor's blog

Well, here it is – the last edition of Branchout 2019... and what an edition it is! The year has flown by but over the last few months we have covered a variety of legal updates; reviewed housing delivery and s.106 obligations; we have had an insight into the Environment Agency, as well as celebrated success in the RTPI awards!

This edition, is no different! We cover an interesting array of topics, starting with coverage on the Biennial of European Towns and Town Planners, before diving in to the Presidential Visit where we have an insight into the challenges facing the National Park Authority, before getting an insight into Poundbury and some key learning points.

We then move on to the South West Young Planners learning who they are and what they do! They share their experiences and share news regarding past and future events so if you're interested, roll up roll up! We are seeking out new Committee Members to help run the events going forward, and we would be interested to hear from you!

Moving into the year 2020, we have an insight into our forthcoming Chair, Dawn deVries in profiling our Committee Members, together with a roundup from our Planning Ambassador Fern Lynch, where we learn how the RTPI are encouraging planning as a future career in early education.

We all know that self-build is becoming more and more popular in the South West, but what does this mean for LPA's? We look at two articles on this topic, exploring how recent legislation and appeal decisions have an impact on the Right to Build Register.

The Habitat Regulations, the aftermath of People Over Wind and the challenges planners face in the relationship between this legislation and the GPDO is then explored, together with a spotlight on Greater Horseshoe Bats, where we learn how we can continue to protect these extraordinary creatures as we move forward with future development.

We finish this edition with a review on our recent RTPI event 'Planning for a Low Carbon World'. With a climate emergency having been declared, what will we need to do in 2020 to ensure we continue to do all we can to protect our world? This is something Planning will need to continue to have a passion about given the influence we all have.

This edition of Branchout is also my last as Editor, as I move on to become Senior Vice Chair for 2020. It has been a great experience and I have enjoyed being Editor. It will be exciting to see what our new Junior Vice Chair will bring to Branchout as we move into the new year and what new challenges it will bring. As always, enjoy!

Do you have news to share or an article to contribute?
Contact
southwest@rtpi.org.uk



Angharad Williams BSc (Hons), MSc MRTPI
Senior Planning Officer at Teignbridge District Council
RTPI South West Junior Vice Chair 2019

Presidential visit to the South West

Ian Tant, RTPI President told me that he wanted to travel ‘the road less travelled’ on his Presidential Visit to the South West which took place on the 10th and 11th October. I took him at his word and decided to devise a programme which showcased the best of planning in England’s most rural region.

Meeting him off the 09.15 train at Tiverton Parkway he was whisked up the Exe Valley Road to the Exmoor National Park Headquarters in Dulverton for a conversation with Robin Milton, Chair of the National Park Authority, Cllr Steven Pugsley, Chair of the Development Management Committee, Sarah Bryan, CEO and most of the professional planning team. The key challenges in one of England’s smallest and least well-connected National Parks were highlighted, in particular, sustaining rural enterprises in the face of uncertainty over the impact of Brexit, maintaining local services and delivering affordable housing. It is evident that there is a strong working relationship between the National Park Authority and its local communities and some concern that this might be weakened by changes in governance arrangements recommended in the recently published Glover Report.

Planning is a key function of the Park Authority and like many authorities resourcing is a constant challenge but it was evident from our discussions that Exmoor is a unique and rewarding place to work.

This was highlighted from a visit to a project underway at Simonsbath in the heart of the Moor. Here the old village school has been acquired by the National Park Authority and is being restored as a community and educational resource from which to interpret the surrounding landscape which was created in the early 19th Century by John Knight who acquired a large area of barren moorland and set about ‘improving’ it, including the creation of a landscaped garden in the romantic tradition. We were also told about the Exmoor Mires project where ‘improved’ moorland is now being restored to promote peatland restoration which has a key role to play in water management and the capture of carbon emphasising the value of the natural capital which our National Parks continue to provide. 70 years after their designation.

From Simonsbath we definitely followed ‘the road less travelled’ through to Chagford to visit a 93-home development under construction. By way of explanation Chagford is a small, historic stannery town in Dartmoor National Park where one would not normally expect to find a such a large-scale development taking place. The history of the scheme was explained by Dan Janota, Head of Forward Planning, the Head of Development Management and Philip Sanders, the Park Authority’s Chair of Development Management Committee. Originating as a community led initiative which predated Neighbourhood Planning a site was identified which could provide much needed affordable housing alongside other community benefits, such as improved car parking. The site was then allocated in the Local Plan and subject to an Enquiry by Design process led by the Princes Foundation. Having successfully secured planning consent the development by C G Fry is now half completed to a very high standard of design which sits well within both the built environment and natural landscape. A clear example of positive planning from the bottom up.



In conversation with Exmoor NP planners



In conversation with DNPA planners at Chagford



A cuppa with DNPA planning team in Chagford

Presidential visit to the South West cont...

This approach was also a strong feature of our next visit to Christow on the eastern edge of the National Park where some 17 affordable homes, built to Passivhaus standard have been developed by a Community Land Trust. Recognised by an RTPI SW Award, the origins of the scheme were explained to us by Pamela Woods, local resident and Chair of the National Park Authority. Primarily aimed at meeting local housing need in a location which is within commuting distance of Exeter, the scheme benefitted from the input of the Park's planners to produce high quality homes which are clearly valued by local people.

Taking advantage of the President's overnight stop in Exeter a dinner conversation was held with leading planners from Devon and Somerset Karime Hassan, CEO & Growth Director, Exeter City Council; Paul Barnard, Director for Strategic Planning and Infrastructure, Plymouth City Council, Claire Pearce, until recently Head of Planning Sedgemoor District Council, Rebecca Miller, Lead Planning Specialist, Somerset West and Taunton Council and Simon Thornley, Business manager, Strategic Place, Teignbridge District Council). The focus of the discussion was on the RTPI's campaign to ensure that planners are represented in senior management positions in local authorities.

It was agreed that too often planning can be relegated to a process driven function when its real value is in setting strategy and delivering positive change to places. Karime Hassan used the Met Office relocation to Exeter as an example of how positive planning can secure new investment and deliver long term transformation. There was a clear consensus around the need to achieve effective political and professional leadership for planning to flourish and a concern that too many planning authorities have been damaged by ill-conceived management re-organisations. This is an important message which the President can take back to Botolph Lane.

Day 2 saw an early morning drive to Dorchester where we had the opportunity to meet many of the planning team in the new Dorset Council which came into being as a new Unitary planning authority in April this year. Mike Garrity, Head of Planning gave a presentation on the opportunities and challenges arising from the creation of the new Council, two-thirds of which is designated as AONB.

Benefitting from strong political backing and senior management, the planning team is having to tackle practical issues like harmonising different computer systems, sorting out office locations and dealing with a varied policy base. The aim is to put a new overarching Local Plan in place by 2023. This is likely to involve some interesting discussions with the new neighbouring Council covering Bournemouth, Poole and Christchurch who have a substantial shortfall in provision for new housing. Again the challenge of attracting and retaining planners within the team was raised as an issue with the Council looking to maximise the increasing number of routes to professional membership including the new planning apprenticeships. It was also recognised that attracting people from different professional backgrounds at a later stage in their career provides a valuable recruitment opportunity.



Conversation over dinner with leading SW planners in Exeter



In conversation with Dorset Council planners



Passivhaus affordable housing on the edge of Dartmoor at Christow

Presidential visit to the South West cont...

It was just a short drive to visit the Duchy of Cornwall's base at Poundbury where we were joined by a group of Dorset Young Planners to be taken on a conducted tour of the development which has been underway since 1993 and is now around 80% complete. The Estate Development Manager explained the key principles underlying the development which reflects HRH Prince Charles' vision for quality placemaking. Masterplanned by Leon Krier and delivered by a small number of builders working in partnership with the local planners the result are a new community which appears well integrated with the rest of Dorchester and demonstrates the ability to achieve high quality mixed use development incorporating 30% affordable housing which is completely tenure blind.

Non-conventional approaches to highway design have delivered streets and public realm which are not dominated by the car which is relegated to the rear of perimeter blocks. While much of the architecture is pastiche and tends to be sneered at in certain circles, it shouldn't be taken too seriously and needs to be judged for the sense of place which has been created. There are many learning points which can be taken from Poundbury, perhaps the most significant being the key role of the landowner who has maintained control over the development process and has adopted a patient approach to the creation of value.



Tour of Poundbury with Duchy Development Manager and Dorset Young Planners

The final leg of our journey was over the border into South Somerset driving through the honey coloured hamstone villages on our way to the Newt in Somerset, near Castle Cary. This is an extraordinary development involving the transformation of a small country estate by a South African investor who is bring experience from wine estates in the Western Cape and Tuscany. Recently opened on a phased basis we were shown around by Paul Rawson, Estate manager, planning consultant Martin Harradine of AZ Urban Studio and Simon Fox and Stephen Baimbridge of South Somerset District Council. Despite wet conditions we could not fail to be impressed by the vision and the quality of execution achieved in harmony with a sensitive heritage site containing a Grade II listed country house. Operating as a visitor attraction, cider production unit, and boutique hotel and spa the Newt in Somerset is setting new standards in the quality of new buildings which combine both traditional and contemporary architecture and materials and landscape conservation and creation. Much of what has been achieved to date has resulted from extensive engagement with Historic England and South Somerset planners to create both an economic asset and legacy to serve the rural community surrounding it.

It was a fitting end to an inspirational two days spent exploring the key role which planning plays in shaping the rural South West.

Chris Balch

RTPI South West Chair 2019



On treetop walk at the Newt with Simon Fox of South Somerset DC

The results are in - RTPI South West Awards for Planning Excellence 2019



EXCELLENCE IN PLANNING DELIVERY

Award for the best submission:

Somerdale (submitted by Barton Willmore)

Successful transformation of the old Somerdale Cadbury's factory at Keynsham into a liveable, mixed use neighbourhood and employment hub with a thriving, diverse new community

Highly Commended:

Swanage Pier Restoration and Regeneration

(submitted by the Swanage Pier Trust)

Securing the future of Swanage Pier, restoring its heritage, economic and tourism potential, creating new jobs, training and business opportunities and providing an outstanding visitor attraction.

EXCELLENCE IN OTHER PLANNING WORK

Award for the best submission:

Silverlake (submitted by Savill's UK Ltd)

Innovative planning led sustainable leisure development, transforming the former Warmwell Quarry in Dorset into a mosaic of habitats, managed for wildlife and biodiversity, delivering local jobs and community benefits.

Highly Commended:

Southmead Regeneration - working for the community

(submitted by the Nash Partnership)

This project in north Bristol is one of the UK's largest community led housing and regeneration schemes. The project aims to improve community facilities, infrastructure and initiatives whilst providing affordable and ethical housing solutions.

Commended:

Estate regeneration in Taunton

(submitted by the Nash Partnership)

A sensitive consultation-led regeneration project for Taunton Deane Council which sought to find a strategy to resolve the structural issues of 186 defective Woolaway homes on the Priorswood Estate in Taunton

OVERALL WINNER OF THE RTPI SW AWARDS FOR PLANNING EXCELLENCE 2018

Somerdale (Submitted by Barton Willmore)



Find out more about each of these projects including copies (where agreed) of their entry document at www.rtpi.org.uk/southwestawards

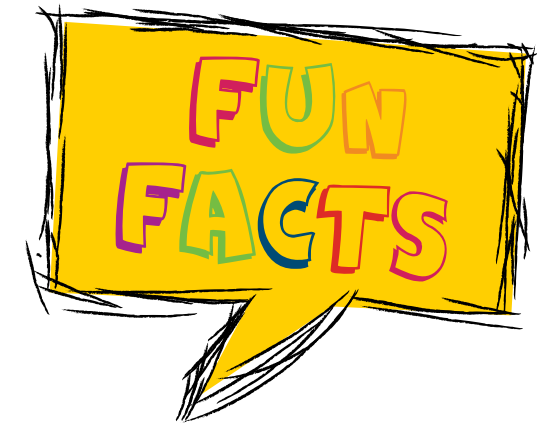
A full report including judges' comments, photos of the ceremony will be included in the Winter edition of Branchout in early 2020.

South West Young Planners Round Up

West of England Young Planners

Who are we?

The West of England Young Planners group consists of a number of young planning professionals from a variety of different backgrounds. We run a number of social and CPD events within the West of England area and are looking to branch out into further areas including Bath, Weston and Taunton. The committee group has changed a lot within the last year and we therefore would like to re-introduce the committee along with a fun fact about ourselves:



Ed Mannings, Planner, PBA now part of Stantec (Co-Vice Chair)

FUN FACT: I used to play in a Blondie and Fleetwood Mac cover band



Emily Johnson, Planner, Turley (Co-Chair)

FUN FACT: I have jumped off the Stratosphere in Las Vegas (open-air leap from 855 feet at 40mph)



Tamsin Sealy, Planner, Arup (Communications Coordinator)

FUN FACT: I once met the Indian Prime Minister, Narendra Modi



Ellen Fortt, Planner, Persimmon Homes:

FUN FACT: I am a keen dinghy sailor back home in Cornwall



Julie O'Rourke, Senior Planner, WYG (Co-Chair)

FUN FACT: I used to work for Robert Del Naja's (Massive Attack) parents in Hotwells, Bristol and regularly meet the band members



Jennifer Joule, Planner, Lichfields (Treasurer)

FUN FACT: Never seen without fluorescent yellow cycling kit



Isabel Brumwell, Graduate Town Planner, Mott Macdonald:

FUN FACT: I'm a little bit addicted to holidays, and have been known to book future trips whilst on holiday



Monica Forde, Town Planner, Arup (Co-Vice Chair)

FUN FACT: Captain barge boats in my spare time...



Laura Eimermann, Assistant Planner, Turley

FUN FACT: I recently ran my first half marathon in Bristol and raised over £400 for charity! I am now hoping to get more in the diary



Lloyd Collins, Assistant Planner, Planning Potential:

FUN FACT: I am learning German

South West Young Planners Round Up

West of England Young Planners

A Young Planners experience of Examination

The first half of 2019 for me can be summed up in one word: Examination. As part of a large, multi-disciplinary team at Arup, I worked on the Development Consent Order (DCO) application for the A30 Chiverton to Carland Cross highways scheme in Cornwall from statutory consultation until its submission in August 2018. However, the new year brought a new experience in my planning career as we prepared for the start of the Examination of the scheme in early February.

Under the Planning Act 2008, the Examination period must not exceed 6 months. The timetable for all parties involved is therefore challenging, with deadlines for written submissions spaced weeks apart, interspersed with public hearings held locally to the scheme. This pressure is confounded by the variable nature of the Examination, in which the specific requirements for deadlines and hearings may not be explicitly defined at the outset. For example, the amount of written questions that the Inspector(s) may issue, or the number of hearings and their detailed agendas, is open to speculation until confirmed as the Examination progresses. This aspect of the Examination requires those participating to be well-prepared and dynamic as the process unfolds.

It probably goes without saying that my first experience of a DCO Examination taught me an awful lot in a technical sense. Working closely with a wide variety of specialists and the legal team has meant that not only did I improve my knowledge of the 2008 Act and the consenting process, but that I now have a much greater understanding of EIA, traffic modelling, engineering and land acquisition – I now know things I never would have expected while doing my planning degree!

The Examination also emphasised to me the importance of teamwork and co-ordination. Beyond the logistical challenges of getting a busy team to Cornwall for hearings, creating written submissions requiring inputs across disciplines - and across geographies in some cases - required effective communication and a lot of commitment from the team. Time spent devising systems to allocate and then collate inputs turned out to be valuable, and whilst it didn't always work perfectly, I picked up a few techniques to take forward to other projects.

Finally, I was struck by the time, effort and commitment involved for members of the public who took part in the Examination, such as affected landowners and interest group representatives. It wasn't easy getting to grips with the process or working to tight timescales as a professional planner, so it must be incredibly challenging for those who do not usually interact with the planning system, even if they may have legal representation to help. Attending and speaking publicly at hearings in particular is an intimidating prospect for anyone, even in the non-adversarial approach taken in DCO hearings. All credit should be given to those who do participate, and I feel that we should, as a profession, be doing all we can to help people feel able to do so.

So, aside from a nice long holiday, what comes after Examination? It's a six month waiting game - the Secretary of State decision on this scheme is due in early 2020.

EVENT REPORT: Environmental Impact Assessment CPD with LUC

In September, the West of England Young Planners hosted a sold out event at Mott Macdonald's offices with LUC (Land Use Consultants), who are an environmental consultancy. The CPD saw presentations from James Hopkins, an Associate Planner at LUC and Katherine Sydney, a Principal Environmental Planner at LUC. The speakers provided an introduction to EIA including what EIA is used for and how it has evolved over time. They then provided some great case studies and presented examples of various challenges associated with them.

Future events 2019

Bath Winter Social

Wednesday 13 November 2019

An opportunity to network with planners in the Bath area and catch up with old and new friends.

www.rtpi.org.uk/xmasbathsocial



*Tamsin Sealy
Planner at WRUP
Member of West of England
Young Planners Steering Group*

Find out more
www.rtpi.org.uk/swyp

South West Young Planners Round Up

Devon & Cornwall Young Planners

DCYP have recently reduced in size with Beatrice Scott stepping down to enjoy her maternity leave. We thank her for all her hard work to-date and we hope to see her again soon. The Steering Group, currently 5 planners strong, will start to look for additional members to join in providing Young Planner support in the region.

Recent Activities

20th June - Autonomous vehicles - Exeter

We heard from a representative of AECOM who spoke to attendees about the positives and negatives of the autonomous vehicle, the types of autonomous vehicles (from partial to fully autonomous), and how the autonomous vehicle may impact the future of how we plan streetscapes and landscapes. The event was well-attended and attendees found the speaker to be engaging and informative.

22nd August - Bat Walk - Buckfastleigh

The event allowed a bit of time for a few nibbles and socialising in advance of a talk by representatives from Devon Wildlife Trust on the protected Greater Horseshoe Bat population. The talk was interspersed with watching bats emerging for their dusk flight. This was the first ticketed event by DCYP, and aside from a few technical issues on location which were out DCYPs control, the event was at full attendance with a good amount of positive feedback along with constructive criticism for future events.

Find out more
www.rtpi.org.uk/swyp

Future events 2019

Christmas Drinks & Indoor Santa Golf

28 November, Plymouth

Join Devon & Cornwall Young Planners for a tour of the new Barcode Development before a fun round of golf at the soon to open Paradise Island Adventure Golf.

www.rtpi.org.uk/christmasgolf

Dorset Young Planners

Recent Activities

RTPI Dorset YP hosted 30 Young Planners at their latest event "Sustainable Transport and the Future". The event started with a (slightly soggy) Beryl bike tour of Bournemouth followed by three thought provoking presentations from Martin Jolly from Beryl, Richard Pearson from BCP Council and Chris Holdup and Cillian O'Reilly from mode transport.

It was really interesting to hear about how Beryl bike usage data will be used to inform BCP Council and assist in improving the cycle network across the conurbation.

A special thank you to Pure Town Planning for sponsoring the event and to McCarthy & Stone for kindly hosting at their offices.

Future events 2019

3rd annual Christmas Social and Quiz

12 December Poole

Early bird tickets cost £6.50 + vat and will include a welcome drink, quiz and food. There will also be prizes for winning teams.

www.rtpi.org.uk/christmasquiz2019

Calling new steering group members

These events above are only made possible by the Young Planner Steering Groups who are able to give a small amount of time in organising events and activities with support of RTPI South West.

Being involved in a steering group is a great way to network with likeminded people early in their career. They could be a sign post for future career opportunities, support for the L-APC and motivation to be positive about what planning can achieve. Not to forget that being involved with a steering group helps to support skills in project management and leadership.

Steering Group Members are needed for all existing groups in Devon & Cornwall, Dorset, West of England and Gloucestershire.

Contact southwest@rtpi.org.uk for more information



Beryl bike tour of Bournemouth

13th Biennial of European Towns and Town Planners

Event Report by Young Planners

The theme for the 13th Biennial of European Towns and Town Planners was, 'Planning on the edge' and was held in September 2019 at the University of Plymouth. The 'edge' was identified as coastlines and peripheral areas which face major challenges given the physical constraints and often economic and social marginality. Planners and professionals at the forefront of planning research and best practice came from around Europe to share their knowledge and experience of 'planning on the edge'.

We took a train from Swindon and arrived in Plymouth Wednesday afternoon, to a reception of coffee and biscuits. This gave us a chance to meet other attendees from across the UK and Europe before heading into the lecture hall for the afternoon of talks from the keynote speakers.

Dr Stephen Essex from the University of Plymouth gave an interesting talk regarding the post war reconstruction of Plymouth which was virtually destroyed by incendiary bombs during the 1941 Blitz. As a result, Professor Sir Patrick Abercrombie and James Patton-Watson created 'The Plan for Plymouth'. The ambitious plan outlined the proposed changes to the function layout of the city centre, which included the wide boulevards and parades. Dr Stephen's talk concluded with a reflection that the positive and negative legacies of the post war planning continued to influence the planning and development of the city today, which is relevant in a number of UK cities including Swindon.

The highlight of the first day was Dutch Professor Ronald Waterman, a chemical, environmental civil engineer from Delft University, who gave a fascinating talk of his professional experiences with regards to coastal development and land reclamation based on the principle

of building with nature. The examples he gave of his work included Poole in the UK, where he consulted local government and stakeholders on beach replenishment in Poole Bay. This includes redistributing small amounts of sand placed on the sea bed close to the shore, a much more environmentally friendly coastal erosion prevention method.

In the evening, we got to explore the historic Fort William before drinks with the President of RTPI and the President of the European Council of Spatial Planners. They gave an inspiring speech about maintaining our relationship with European planners and continuing to learn from each other, especially given today's political climate.

Day two was a packed day of talks, where we got the opportunity to choose between a number of different topics, including Planning and Political Borders and the Urban-Rural Fringe. For example, in the Political Borders session, there was a talk on the controversial rail link from China to Hong Kong by Jeffrey Ng from West Berkshire Council, who formerly worked in China. In the session on the Urban-Rural Fringe, talks from Charlotte Morphet, Oliver Norman and Charles Goode reflected on the successes and downfalls of the English Green belts, and potential solutions to the housing crisis in Green Belt authorities.

As the day drew to a close, we got the opportunity to explore the famous Plymouth Hoe, and later the historic Barbican. We emersed ourselves in the culture of Plymouth, even getting to see some Morris Dancers having a Morris Dancing dance off!

The final day concluded with a selection of talks from keynote speakers and researchers. There were a number of different talks to choose from, and we were particularly

interested in the sessions on Waterfront Regeneration. There were a number of fascinating waterfront regeneration case studies, ranging from Marseille to Athens. It was interesting to see the masterplans and planning approaches which differed greatly between all of the cities.

We very much enjoyed our time in Plymouth, networking with European Planners and learning about European planning systems and approaches to 'Planning on the Edge'.

Liz Williams and Amy Colbran

Planning Officers at Swindon Borough Council



Promoting Planning as a Career, an account from RTPI Ambassador Fern Lynch

Statistics show that children living in rural communities typically tend to fall into tertiary sector jobs when they leave school most not going onto study further education. Through its Fantastic futures week, Westfield Primary School in Radstock aims to broaden the horizons and career aspirations of its students.

Fantastic Futures is a fun week of various trips and events that is eagerly anticipated by Westfield's students (and their teachers). The school contacts professionals from the local area to visit the school or host a school trip so that they can engage with students and inspire and inform them about their profession. My mum works within the school and also takes part in the event each year. I was approached by the schools headmaster to visit and talk about being a Town Planner.

'What is Planning'

I spent the day at the school giving interactive workshops which lasted about 45 minutes with groups of 15 students from years 3 and 4. I tried not to be speaking for too long at once and aimed to break up what I was talking about with an animated Prezi presentation and also used cartoon videos and devised my own worksheet called 'What is Planning?'. It was very well received and the children all engaged and asked lots of questions. Notably, *'how long have you been planning for?'* *'Do you enjoy your job?'* *'What is the hardest part of your job?'*

My interactive activity got them thinking about their 'place' and the surroundings in which they live. I asked them to think about what they liked and didn't like about their 'place' followed by what changes (if any) would they make. Generally the answers coming back were along the lines of more open spaces to play as their gardens aren't big enough to not annoy their neighbours. There was also a very strong sustainability and climate change theme coming out of a lot of their answers. With many saying they would put more recycling bins in the public realm.

In preparing for the fantastic futures workshop I contacted the RTPI who made me aware of their ambassador programme, I have since signed up and found a wealth of useful teaching resources I utilised some of the 'Agent Plan-It' cartoon videos created by FunKids in collaboration with the RTPI. These are an excellent resource as they help to summarise the topics I was talking about in a fun and engaging manner.

Like many planners, I began as a Geography student and has to specialise in development management planning after university. I didn't know that planning existed as a profession until I was in my second year of university. I think the earlier that students are made aware of it as a potential career path, the sooner they can make informed choices such as whether not to specialise or opt straight onto a town planning specific course. If I had known that a town planner was a job even as late as college I think that I would have opted straight into that for my undergrad degree.

Initially I was nervous about running a workshop alone with a group 15 children, especially as they can be unpredictable. However, I think it was a valuable

endeavour which hopefully inspired at least one child. Aside from that it is also fun to get away from the day job sometimes and do something proactive. I think it is important that planners be ambassadors for the planning profession, whether it is through the RTPI ambassador program or just by taking part in small local events. One day the planners of today we will retire, but development will still occur, so inspiring planners of the future is a good start.

Fern Lynch

Senior Planning Officer

Planning & Strategic Housing Cotswold District Council



Link to my presentation:

https://prezi.com/-nojrctwcb0/?utm_campaign=share&utm_medium=copy&rc=ex0share

Inspiring our future planners - How the RTPI is leading

Summer's over, we're all back from holidays and the new academic year has begun! We know regional members want to enthuse the next generation of planners and show how planning can make a difference. And a new campaign 'Resource Planning for Climate Action' was recently announced by Ian Tant, RTPI President.

RTPI Ambassadors register to promote the planning profession to students from primary school up to university. So how are the Institute's outreach programmes moving this forward, in time for the RTPI's new 10 year corporate strategy?

I joined the RTPI Education team this summer to support a number of schools projects and here's what we've been up to lately...

RTPI's World Town Planning Day Schools Competition 2019!

This year's competition is set to be bigger and better than ever with over 200 schools already signed up across the UK. With a focus on climate change and sustainability, the competition aims to engage passionate and creative students with a desire to improve and plan their communities.

To find out more and to promote the competition to your contacts in secondary schools: www.rtpi.org.uk/schoolcompetition

Agent Plan-It

With the success of the Agent Plan-it podcast series aimed at 7-13 year olds: www.funkidslive.com/learn/agent/, we are pleased to announce the Agent Plan-it cartoon and comic. The comic is an additional resource jam-packed with various planning related activities, as well as story boards from the web series and information on the profession, with testimonies from some of our RTPI Young Planners! We have developed lesson plans based on the series featuring activities for teachers to use in the classroom, which will become available in 2020. Thank you to regional volunteers who have contributed to the design and development of this UK wide project over the past few years.



Place Makers

The RTPI's secondary school resource Place Makers has been played in nearly 100 schools. Teachers have been providing positive feedback on this pilot from using it in the classroom as a part of existing curricula across the UK.

"For students aged 17-18, it helped develop their decision making and debating skills"

"The pupils very much enjoyed playing it and it helped with introducing the role of planners and the pupils understanding of development issues/mapping that fits in nicely with the course."

"I used the resource with my 14-15 year old students who enjoyed it enormously."

We feel Place Makers is a great way for teachers to introduce real problems planners face with interactive role play, enabling students participating to step into their shoes and work together to find a solution. We hope to scale up and make a revised version available free to far more schools in time, subject to sponsorship.



Inspiring our future planners - How the RTPI is leading

Watch this space - how you can get involved

A revised programme designed to support Ambassadors in their interactions with schools is set for next year. This will focus on guiding volunteers on the key activities that schools respond to. Interested in attending a careers fair, schools talk or workshop? Could you spare a couple of hours a month to discuss the foundations of what makes planning a great career?

We will be surveying our existing national volunteer team soon. For other members, please email ambassadors@rtpi.org.uk to express interest. Already engaged with a school? Please email us with the details and for access to existing RTPI materials and safeguarding policies. We are always looking for case studies of how you and colleagues have made things happen on the ground, which we can be develop into classroom materials and promote to other volunteers. Any photos and information, please let us know!



Find out more

[www.rtpi.org.uk/education-and-careers/
engagement-and-outreach/](http://www.rtpi.org.uk/education-and-careers/engagement-and-outreach/)

Celebrating young planner and student success

RTPI South West Young Planner of the Year 2019

Karen Phimister, Planning Policy Officer,
Swindon Borough Council

The judges said *“Karen was a passionate, knowledgeable planner who uses her previous non planning experience to help inform and enhance her current planning role. Karen’s understanding of current legislation, planning changes and understanding of the benefits of community consultation is exemplarily. Karen has a good breadth of planning experience and is taking on new challenges which will enhance her understanding of planning and enable her to keep growing personally and professionally. Karen’s commitment to learning was also evident as she helped to establish a ‘lunch and learn’ session.*

Overall, Karen is a well-rounded young planner who will be an excellent example to all young planners across the region”.

More RTPI South West 2019 Award winners to be announced soon.

Keep up to date at www.rtpi.org.uk/southwestawards



RTPI SOUTH WEST
AWARDS FOR
PLANNING
EXCELLENCE 2019
WINNER

Celebrating student success at UWE Bristol

Staff, parents and guests recently celebrated student success from UWE Bristol’s suite of undergraduate and postgraduate planning courses. The ceremonies were hosted at the city’s Cathedral, with the weather playing its part to make the day a memorable and rewarding experience. Emily Johnson, joint chair of the Young Planners’ West of England Steering Group attended to award a number of RTPI-sponsored prizes. Joshua-Hoare Matthews (BSc Urban Planning) was recognised by the RTPI South West for academic excellence, while the region also recognised the achievements of Lewis McKay (Master of Planning) on the Planning School’s Agency Project (the 6-week placement that all final-year planning students take). Nationally, the RTPI recognised Anastasia Angeli (Architecture and Planning) as being the best undergraduate student on a undergraduate RTPI-accredited degree. Vanessa Clarke received the same accolade for her efforts on MSc Urban and Rural Planning, the online course in planning that the university delivers in collaboration with Dundee, South Bank, Leeds Beckett and the Open University.



Emily Johnson and Joshua-Hoare Matthews

Celebrating success...

MSc Planning graduates from the University of Plymouth, 2018-19

The graduating cohort from the MSc Planning programme at the University of Plymouth on 14 December, 2018 at the Plymouth Guildhall:



(left to right): Dr Stephen Essex (Programme Leader), Joseph Smithyman (Marine planner at Marine Management Organisation), Ed Crome (Graduate planner, Ministry of Housing, Communities and Local Government, London), Naomi Jackson (Graduate Planner at XL Planning and Design Ltd., Exeter), Oliver Thorogood (Graduate planner, Stags, Exeter), Peter Lambert (Planning Officer, Plymouth City Council); and Dr Olivia Wilson (Lecturer in Spatial Planning).

The graduating cohort from the MSc Planning programme at the University of Plymouth on 18 September, 2019 on Plymouth Hoe:

Right: Rupert Warwick (Project Director, Solar Securities Ltd, Penryn) after the award of his MSc at the ceremony on Plymouth Hoe with Dr Stephen Essex (Programme Leader) and Dr Olivia Wilson (Lecturer in Spatial Planning).



Phil Twamley (Dartmoor National Park Authority) was awarded the RTPI SW Prize for best part-time student and the Cornwall Council Award for best part-time dissertation.



Left: Ed Crome (Graduate planner, Ministry of Housing, Communities and Local Government, London) was presented with three prizes from his MSc studies by Ian Tant (RTPI President) at the ECTP Biennial of Towns and Town Planners conference in Plymouth on 13 September, 2019. Ed was awarded RTPI Botolph Lane prize for overall best student, the RTPI SW Prize for best full-time student and the Cornwall Council Award for best full-time dissertation.

Delivering the Right to Build

The Right to Build Task Force is an independent body advising local authorities and other stakeholders on ways to unlock more custom and self build housing opportunities. Director Mario Wolf shares some of the Task Force's experiences to date.

This October is a watershed for the custom and self build housing sector, when the first full cycle of the 'Right to Build' legislation ends. Since April 2016 all English councils have had a legal duty to maintain and promote a register of anyone wishing to acquire a serviced plot of land for their own housebuilding project. Councils must take account of these registers in their wider planning, housing, land disposal and regeneration functions and permission enough plots to reflect registered demand on a three-year rolling cycle.

On 30 October 2019 councils must collectively show that they have 'permissioned' 18,000 such plots - the number of people that the National Custom and Self Build Association (NaCSBA) found had registered in the first 'base period'. Moving forwards, each October 30 will mark the end of a cycle.

All new legislation comes with challenges around implementation

All new legislation comes with challenges around implementation and the Right to Build has been no different. Councils have responded in a range of ways, delivering mixed results, something NaCSBA has referred to as a "postcode lottery" of custom and self build action.

Responses have, for example, included the imposition of fees and local eligibility criteria. About 1 in 4 councils have introduced local connection tests and about 1 in 10 now apply an affordability test to restrict people from registering. An increasing number also charge people a fee to register. Although some councils have good reason for setting such entry requirements, for example National Park authorities, in our view others are using them to discourage people from registering and, in turn, reduce the pressure to take action. For example, one London authority charges people £150 per year to join their Part 1 register, which is the part they must permission plots for. This means people pay a fee of £450 for the three-year base period, for which they get very little in return as there's no guarantee a permissioned plot may suit that individual's circumstances. Aside from this there is increasing uncertainty about how parts of the legislation should be applied, particularly in the context of the duty to permission serviced plots.

Despite this there are an increasing number of good examples where councils are working hard to deliver greater choice for their residents by introducing ambitious local custom and self build initiatives. Indeed, the Task Force has found that the more active councils are in promotion of the registers, the larger they tend to be, which in turn strengthens their negotiating position with landowners and developers to bring forward new projects.

Actions such as site allocations in local plans, 'percentage policies', land acquisitions and disposals for pilot projects also appear to be growing in popularity, with councils in south west England leading the way in terms of innovation and ambition.

This in itself can be a challenge to the spirit of the legislation. For example, a proactive council may fail in its duty to permission sufficient plots if its register is extensive. This in turn may increase pressure to grant planning permissions, often in unsustainable locations, particularly if they have poorly drafted, or out-of-date local planning policies. Conversely, an authority which has not promoted its register may have far fewer registrations, bringing less pressure to act.



Graven Hill, Bicester, has a range of routes to home ownership on one large site, including self build plots, custom build homes and affordable homes.

Delivering the Right to Build

If unlocked by proactive local action the sector can make a real contribution to the government's annual target of 300,000 homes by the 2020s. It also chimes well with Sir Oliver Letwin's Independent Review of Build Out Rates, which found that the speed of house building is linked to the rate of housing market absorption rates. Therefore, it follows that the inclusion of custom and self build opportunities on larger sites should help accelerate the pace of build out. This is because people who want to build their own home do not compete with market housing and want to build as soon as possible.

The sector also brings many other advantages, boosting local economic activity, housing quality, diversity and affordability. In an atmosphere where build quality, affordable homes and beauty are frequently in the headlines, custom and self build housing often wins favour with local politicians and communities over market housing.

Best practice

In terms of emerging best practice, the Task Force is unique in being able to draw on its wide ranging national and international experience in the delivery of custom and self build housing. These include the preparation of local strategies and policies, delivery models and approaches that unlock site-specific opportunities. The use of design codes in particular is emerging as a standard approach to securing high-quality designs whilst offering stakeholders and homeowners certainty in what form and type of development is permissible on a site.

Multi-plot sites are appearing across the country, and include options to customise pre-approved homes, custom build a home with a chosen developer to shell or 'turn-key' finish or even to enable self builds on serviced

plots. Indeed, there is particularly strong appetite to include serviced plots as part of the housing mix in the growing number of garden settlements coming forward nationally.

Crucially, serviced plots ease the issue of finding land, which remains a significant barrier to sector growth – something the Right to Build legislation is seeking to address front and centre. Local planning and housing departments in councils have a crucial role in enabling such sites to come forward through targeted local initiatives that are based on a sound understanding of local demand and their housing market. Education is key to this – both on a professional and public level.

The best examples of local authority action are where councils share their experiences as a short-cut to best practice, pooling expertise and experiences and actively engage the market.

However, we are able to help, as the Right to Build Task Force works as a consultancy available to planners, housing professionals and others in the public, private and community housing sector, offering expert support to help them deliver more custom and self build opportunities. Crucially, its breadth of experience means that it can support councils to scale-up local provision, helping them to exercise their duties under the legislation whilst also meeting their local housing needs.

The Netherlands has helped the Task Force innovative approaches to self and custom build sites, such as Almere, shown here. ©Right to Build Task Force



Find out about the Task Force's work on the Right to Build Toolkit, a free source of advice and best practice <https://righttobuildtoolkit.org.uk/>

Mario will be speaking at the RTPi South West event: "Living By Numbers":

The Unintended Consequences of Housing Delivery on 14 November 2019, Somerset County Cricket Ground, Taunton www.rtpi.org.uk/roomnovember

Self Build Appeal Provides Clarity on Monitoring

On 25 June 2019 Inspector Harold Stephens allowed the appeal by Astill Planning on behalf of Lauren Land Developments Ltd against North West Leicestershire District Council's refusal of a self-build and custom build development providing 30 plots on land off Hepworth Road, Woodville.

At first glance the decision may not appear particularly out of the ordinary. However, the importance of this decision is that it provides clarification on the way in which local authorities are to monitor Custom and Self Build development in seeking to meet the demand on their Right to Build Register, given the absence of clarity through primary legislation.

The Self-Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) placed a legal duty on authorities to keep a register of individuals and associations of individuals who want to acquire serviced plots of land and required them to have regard to this when carrying out planning functions.

The Housing and Planning Act 2016 placed a legal duty on them to grant sufficient development permissions to meet the demand for self build and custom housebuilding arising in each 'base period' within three years after the end of each base period. This came into force 31 October 2016.

The Planning Practice Guidance enshrined these legislative requirements into policy and required base periods to run 31 October one year to 30 October the next year.

For example, if an authority had 100 registrations on its Register in base period 1 (31 October 2016 to 30 October 2017) then by 31 October 2020 they should have granted 100 suitable development permissions to meet base period 1's demand.

The approach that many local authorities have taken to this has been to assume that all single dwelling permissions count towards meeting demand on their Register.

The appeal Inspector called into question this approach on the basis that no evidence was provided that any of the single dwelling permissions would actually contribute towards the delivery of self build and custom housebuilding in the district. The Inspector found that:

"The Council has not provided any information to suggest that there are provisions in place to ensure that any of the 133 single dwellings would be developed in a manner that accords with the legal definition of self-build and custom housebuilding in the Self-Build and Custom Housebuilding Act 2015 (as amended)".

He went on at paragraph 23 to set out that *"this raises considerable doubts as to whether any single dwelling permissions would count towards the number of planning permissions the Council has granted for serviced plots and thus whether these consents would actually contribute towards the delivery of self-build and custom housebuilding in the district".*

In the absence of such evidence it was unreasonable to include any of these single dwelling permissions as sufficient development permissions to meet demand on the Register. As such the appeal proposal would be necessary to enable the Council to meet its statutory obligations given there is an inadequate supply of serviced plots coming forward in the district.

The decision placed the burden of proof on authorities to demonstrate provisions are in place to ensure permissions to meet demand on their Register would be developed in a manner that accords with the legal definition of self build and custom housebuilding. In the absence of which a site would not constitute the legal definition so should not be counted towards meeting demand on the Register.

In local authority areas where no such evidence is provided and they fall short of meeting demand on their Register, this has the potential to increase the weight attributable to self-build and custom housebuilding in the planning balance.

Andy Moger BA (Hons) MA MRTPI
Associate Director at Tetlow King Planning

 The Planning Inspectorate

Appeal Decisions

Site visit made on 4 June 2019

by Harold Stephens BA MPHil DipTP MRTPI FRSA

an Inspector appointed by the Secretary of State

Decision date: 25 June 2019

Appeal Ref: APP/G2435/W/18/3214451 (Appeal A)

Land off Hepworth Road, Woodville DE11 7DW

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by Lauren Land Developments Ltd against the decision of North West Leicestershire District Council.
- The application Ref 16/Q1191/OUTM, dated 11 October 2016, was refused by notice dated 16 May 2018.
- The development proposed is self and custom build residential development consisting of 30 plots with a new access and supporting infrastructure (outline - access and layout included) at Land Off Hepworth Road, Woodville, Swadlincote.

Appeal Ref: APP/G2435/Q/18/3214498 (Appeal B)

Land off Hepworth Road, Woodville DE11 7DW

- The appeal is made under Section 106B of the Town and Country Planning Act 1990 against a refusal to discharge a planning obligation.
- The appeal is made by Lauren Land Developments Ltd against the decision of North West Leicestershire District Council.
- The development to which the planning obligation relates is Part Three of the Schedule to the 2004 Section 106 Agreement (dated 3 June 2004) relating to application 02/01416/OUT.
- The planning obligation, dated 3 June 2004, was made between South Derbyshire District Council, North West Leicestershire District Council, Derbyshire County Council, Leicestershire County Council, Tapton Properties Limited, the Governor and Company of the Bank of Scotland and George Wimpey North Midlands Limited.
- The application Ref 16/Q1191/106A, dated 11 October 2016, was refused by notice dated 7 August 2018.
- The application sought to have the planning obligation discharged.

Decisions

1. **Appeal A** is allowed and planning permission is granted for self and custom build residential development consisting of 30 plots with a new access and supporting infrastructure (outline - access and layout included) at Land Off Hepworth Road, Woodville, Swadlincote in accordance with the terms of the application, Ref 16/Q1191/OUTM, dated 11 October 2016, and the plans submitted with it, subject to the conditions set out in the Schedule attached to this decision.

<https://www.gov.uk/planning-inspectorate>

Greater Horseshoe Bats

The UK population of greater horseshoe bats, *Rhinolophus ferrumequinum*, has declined by 90% during the last century, with a contraction in range of approximately 50%. This trend has been magnified across northern Europe. Devon is now a stronghold for the species, containing around a third of the UK population. Devon's deep valleys with their mosaics of woodland, orchards and cattle grazed pastures interconnected by extensive hedgerows have for centuries been perfect 'bat country'. The traditional slate roofed barns, caves and mines provide perfect roosting sites. However, recent changes to the way that our countryside is managed have led to fragmentation and loss of the bats' feeding grounds and roosts.

The ecology of the greater horseshoe bat makes it particularly vulnerable to changes in the landscape. They echolocate at a high frequency, 83KHz, creating a highly directional sound through their nose. This sound dissipates rapidly in the open air if it has nothing to bounce back on, meaning that the greater horseshoe bat is normally found within a few metres of a navigational feature, such as a hedge, river or woodland edge. Changing the connectivity of their landscape, and severing commuting routes has an incredibly detrimental effect on them and could lead to roosts being abandoned. Severance could be through physically changing the landscape – removing hedges, or introducing development or new roads, but could also be through more subtle changes. This bat is incredibly light averse, choosing to turn around and avoid brightly lit areas rather than continue on a previously favoured route. In fact, it has been shown that colonies in areas with high ambient night lighting are less successful than those in naturally dark areas. The impact of introduced night lighting cannot be overstated.

Greater horseshoe bats are extremely loyal to their maternity roosts, faithfully returning each year to the places where they were born and raised. Unfortunately, this means that damage to a roost site or the loss of surrounding feeding grounds can place the entire colony's survival at risk. Often these sites are so isolated that if one roost dies out, we could lose a whole local population of bats, and place connected populations further afield in a more vulnerable state. Like all British bats the greater horseshoe eats insects, favouring large prey such as dung beetles, cockchafer and moths. Clearly, insect-rich habitat with well-connected landscapes close to roosts is vital. They also rely on a network of other roosts in their landscape, used at different times of the year and for different purposes, including mating and feeding.

a very bright
future for
the greater
horseshoe bat

What this means for planners and developers is that in order to protect greater horseshoe bats we must think at the landscape scale. Full consideration of direct onsite impacts is critical. However, it is vital to also assess whether the development, alone or in combination, will prevent or deter bat's access to the wider countryside by impeding or blocking commuting and foraging routes. Mitigation features need to be permanent and to function effectively; it would be much better to have a Devon hedge bank to create a dark corridor rather than just a hedge which might be kept short and neatly flailed. Instead of relying on lighting restrictions, a comprehensive lighting plan and thoughtful site design could be far more beneficial. Orienting windows away from the dark corridor and keeping the development away from important habitat features could avert issues associated with external lights being retrospectively fitted. Monitoring of planning conditions is vital to ensure that alterations to lighting schemes or mitigation features does not occur.



Greater Horseshoe Bats

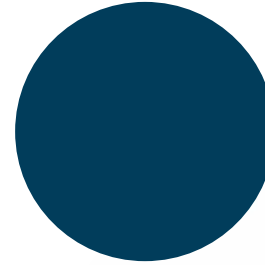
Communities need to be aware of the presence of these special bats, so that they can be proud and champion them. This can play a large part in helping to avoid unsympathetic changes to the landscape.

Where land is included as mitigation for loss of foraging grounds this must be managed in an appropriate way. If cattle grazing is recommended, then the livestock need an appropriate parasite management regime. Failure to take this into account could result in inappropriate use of parasitic wormers, rendering the dung sterile to insects and giving little benefit to greater horseshoe bats. And crucially settlement scale strategic plans need to be produced to ensure cumulative, residual impacts are thoroughly assessed before developments take place.

There could be a very bright future for the greater horseshoe bat, colonies are slowly expanding and engagement with our project in Devon has demonstrated that local landowners and communities love to share their cultural landscapes with the bats. Their route to recovery will only be secured when we consider development at a landscape scale which includes all the functional requirements that they need – roosts (large and small), dark commuting and foraging areas, access to cattle grazed pasture, rough tightly grazed areas to provide cockchafers and species rich meadows full of moths. Ruth Testa is the Project Manager of The Devon Greater Horseshoe Bat Project is a 5-year partnership project made possible by National Lottery players through a National Lottery Heritage Fund grant, led by Devon Wildlife Trust.

Ruth Testa

Project Manager
Devon Greater Horseshoe Bat Project
Devon Wildlife Trust



Habitats Law in Practice

With habitats currently a hot topic in the planning world, it can be hard for any of us to keep up with the recent changes. The aim of this article is to help bring you up to speed by looking at 3 key areas: the aftermath of the People over Wind decision on habitats screening, the interrelationship between the Habitats Regulations and the General Permitted Development Order (GPDO), and the mandating of biodiversity net gain.

The Aftermath of People Over Wind

Since the landmark decision in April 2018 by the European Court of Justice (ECJ) in People Over Wind, alongside new guidance, there have been a number of domestic cases that have grappled with the application of the ruling in practice.

As a brief reminder, People over Wind reversed the previous domestic position on screening when it ruled that mitigation measures cannot be taken into account for the purposes of screening under the Habitats Regulations. The consequence being that, when deciding in the first instance whether or not a project may have a likely significant effect (or LSE) on the integrity of a European site (being a SAC, SPA or SCI), the potential impacts of the project must first be considered without taking into account any of the proposed mitigation measures. If there is a LSE without mitigation measures being considered, then a full appropriate assessment must be undertaken. In practical terms, the effect of this ruling is that many projects that did not previously require a full appropriate assessment are now required to undertake one.

What amounts to a mitigation measure that must be excluded from consideration at the habitats screening stage?

According to People over Wind, any measures which have been introduced 'to avoid or reduce' an effect on the integrity of a European site must be excluded from the screening process. The PINS Guidance Note to Planning Inspectors, issued almost immediately after the decision, draws a distinction between measures which are "integral to a plan" (and which can be taken into account at the screening stage) and measures which are "integrated or additional avoidance or reduction measures" (which cannot). It also states that "if a measure is being introduced to avoid or reduce an effect on a European site, then it can be viewed as mitigation."

The latest National Planning Practice Guidance (NPPG) Update offers similar guidance and confirms that "measures which have been specifically added to achieve the purpose of avoiding or reducing its harmful effects on a habitat site should not be considered at the screening stage". In terms of what is "integral to a plan or project", the NPPG tried to shed some further light by stating that "features that are integral to the design or physical characteristic of the project that is being assessed, for example, the layout, timing and location of a scheme, may be considered at the screening stage." However, a judgement will need to be made in each case because the guidance also emphasises that even elements of design may still be considered as measures to avoid or reduce harm where, for example, "a measure has been included only to respond to likely effects on a habitats site".

Following the cases of Wingfield, Gladman, Canterbury and Crondal, it seems to be the case that the following measures will be considered as mitigation that cannot be taken into account at the screening stage:

- (a) Contributions to a local authority's Strategic Access and Site Management (SAMM) Plan, Project or Strategy;
- (b) Contributions to a local authority's Suitable Alternative Natural Greenspace (SANG) Management Plan, Project or Strategy;
- (c) Provision of natural, accessible greenspace as part of the scheme for the purposes of relieving additional recreational pressure on a protected European site;
- (d) Implementation of a Construction and Environmental Management Plan (CEMP) which included measures to regulate surface water drainage and the appropriate treatment of waste water; and
- (e) Inclusion of greenspace to offer a buffer between the development site and adjacent designated European sites.



Habitats Law in Practice cont...

On slightly trickier ground is the reliance on the regulation of an effect by another body. In the case of *Langton*, the High Court ruled that conditions on badger cull licences preventing badger culling near a SPA should not be classed as mitigation measures because to disregard them at the screening stage would be “contrary to common sense”. However, in *Cumbria*, it was held that the powers of the Environment Agency to regulate the operational effects of the discharge from a temporary waste water outfall pipe could not be taken into account for the purposes of habitats screening.

Overall, the recent guidance and subsequent cases indicate that a precautionary approach must be taken when considering what measures to include in the screening process.

The presumption in favour of sustainable development and Habitats Regulation Assessment

As well as new guidance in the NPPG, the Government has also made a change to policy by amending paragraph 177 of the National Planning Policy Framework (NPPF). The amendment was introduced to clarify that the presumption in favour of sustainable development cannot be dis-applied simply because an appropriate assessment is required for a scheme. The Government consultation that proposed the change confirmed that, given the wider number of projects now subject to full appropriate assessment following *People over Wind*, dis-applying the presumption for any scheme requiring an appropriate assessment was contrary to its original policy intention.

Habitat Regulations & Prior Approvals

Another tricky area to navigate is the slightly uneasy relationship between the Habitats Regulations and Prior Approvals.

Article 3 of the GPDO grants planning permission for the various classes of permitted development set out within the GPDO but confirms that permission is subject to Regulations 75 to 78 of the Habitats Regulations. The effect of Article 3 is that where prior approval is given for permitted development under the GPDO, it is on the condition that the Habitat Regulations are satisfied before the permitted development commences. The issue which arises for many local authorities is how do you make sure that this compliance takes place when you cannot add conditions to a prior approval notice?

A few different approaches can be taken. The most extreme is to require a full planning application to be made in order to formally secure any required mitigation, either as a condition or via a s106 contribution. However, this is not strictly necessary. An applicant making a combined request for prior approval and compliance with the Habitat Regulations can submit a s106 unilateral undertaking to make the necessary contribution to mitigate any impacts on a European site. The wording of s106 of the Town and Country Planning Act 1990 is such that a local authority can accept a s106 unilateral undertaking to deal with habitats mitigation in relation to permitted development rights in the same way as it would in relation to a full planning application.

Clearly, not all cases will require a full s106 obligation to be entered into. The approach will depend on the effects of the development on the protected site and the type of mitigation required. In many cases, it may be sufficient to simply add an informative to a prior approval notice to alert the applicant to the need to comply with the Habitats Regulations.

Biodiversity Net Gain

Whilst the principle of biodiversity net gain is not new, the Environment (Principles and Governance) Bill (the Environment Bill) (which is expected to be published this month) will take a step forwards and impose a mandatory requirement for new developments in England to deliver a biodiversity net gain of at least 10 percent. The aim is to ensure that, wherever possible, a developer leaves a habitat in a better condition than it was before the development started.

The Government's planning practice guidance confirms that biodiversity net gain involves not only avoiding or mitigating harm to natural areas, but also improving them through the creation or enhancement of habitats over and above what is there already. In terms of how relevant measures can be secured through the planning system, the guidance highlights that biodiversity net gain can be achieved through on-site or off-site measures (or through a combination of both) secured by planning conditions or unilateral undertakings. It is also clear from the guidance that, at all times, care must be taken “to ensure that any benefits promised will lead to genuine and demonstrable gains for biodiversity”.

Habitats Law in Practice cont...

How will net gain be measured?

There will need to be a baseline assessment (valid at the point a planning application is made) of any existing habitats on a given site. Evidence will then be required to demonstrate that a net gain has been achieved. Measurements will be made using Natural England's Biodiversity Metric 2.0 (beta test version), an online tool published by Natural England in July 2019. This will be subject to further updates and improvements during the anticipated two-year transition period which the Environment Bill is likely to provide for.

The Biodiversity Metric scores habitats according to their relative biodiversity value with scarce or declining habitats scoring more highly than more common ones. Depending on the condition and location of the habitat, this value is then used to calculate the number of existing 'biodiversity units' within a site. Applicants and local authorities will therefore need to understand the different 'habitat parcels' on a site and what the biodiversity unit value of each parcel is. This will then feed into the design of a development and enable a calculation of the overall change in biodiversity caused by the development. The calculation should show a net gain of at least 10 percent to be maintained for at least 30 years.

What happens if a 10 percent gain is not achieved?

It is likely that either a revised design or off-site compensation will be needed in order to achieve the required 10% minimum net gain. Developers who are unable to achieve a 10% net gain or sufficiently mitigate against biodiversity loss will be required to pay a cash tariff on their shortfall (currently proposed at between £9,000 and £15,000 per biodiversity unit). This will be used to fund compensatory habitats elsewhere.

Are there any exemptions?

Irreplaceable habitats including ancient woodland, veteran trees, blanket bog and salt marshes will remain outside of the mandatory net gain requirement but will continue to be protected by existing law and policy.

For the time being, the Environment Bill is also not expected to cover:

- Nationally significant infrastructure projects (NSIPs) (although in practice many NSIP applications are already looking to deliver a 10% biodiversity net gain);
- Marine development;
- Urban brownfield sites (which do not contain protected or priority habitats and face genuine viability issues); and,
- Permitted development and householder extensions.

The Future for Habitats

With the current uncertainty surrounding Brexit and its potential to impact on both habitats and environmental regulation in this country, it is difficult to clearly predict what will happen over the coming years. In the short term, the EU (Withdrawal) Act 2018 will ensure that the status quo is preserved in terms of maintaining the Habitats Regulations in force as they currently stand. However, it is possible that the domestic courts (being no longer tied to decisions of the ECJ) could radically alter the way the Habitats Regulations are interpreted and in the longer term, Parliament could of course completely revise the relevant legislation. If the Government delivers on its manifesto promise to deliver a Green Brexit, it looks like we won't be seeing either a gradual or rapid de-regulation of habitats protection in the UK any time soon. Certainly the mandating of biodiversity net gain in the forthcoming Environment Bill would seem to point towards a tightening of environmental controls.

Laura Fuller and Lucy Metcalfe, Burges Salmon

Domestic courts
could radically
alter the way
the Habitats
Regulations
are interpreted



Reflection on Planning for a Low carbon world

In the context of Climate Change, increased awareness of plastics and the implication of our current practices on the natural environment, the RTPI hosted a CPD event in Plymouth, 'Planning for the Revolution: Infrastructure, Energy and Waste in a Low Carbon World'. The key speakers included academics, water waste management, electric and information companies, legal director and a practitioner within Cornwall's local energy market.

As was demonstrated by the range of speakers (and if you were anything like I was before the event) you may be asking how does this connect with Planning? What influence do we, or could we, have on achieving a carbon neutral, more sustainable environment by 2050. The messages from all the industries was clear. Reduce, Re-use, Recycle.

The academic response to the ambitious reduction targets rested in part with the development of new technologies but also in significant changes in behavioural attitudes. The benefit of this greater awareness, has encouraged engagement through the 'Blue Planet' momentum, and politically from a community perspective greater 'will' - although any resultant changes may be the challenge.

The balance of maintaining services, customer expectation and increased demand whilst retaining a low carbon focus, was clearly an area being researched with services investigating efficiencies and technologies to realise tangible benefits against current practice. Flexible approaches and views are now being considered in terms of assets and how to re-incorporate energy back into systems. Examples given related to potential re-use of foul waste for energy to move water currently pumped by diesel, and re-cycling of plastics to allow it back into the consumer market. It was enlightening to hear the joint

projects and sharing of knowledge between the sectors already showing the early stages of wider engagement. Interestingly of all the services seeking to 'reduce' and balance the loading of services, electricity requirements are set to increase through the use of electric and hybrid vehicles. Ensuring the infrastructure is upgraded and has capacity for this is key.

This is in context of many Local Authorities registering Climate Change Emergencies and now seeking to put in place action plans for improvements. Some of these may focus on behavioural incentives, but in terms of deliverables many actions identified are likely to link back to infrastructure and energy requirements and, as a result, 'on ground' detail.

The conference also saw the launch of 'Planning for a Smart Future' - the RTPI SW Research Paper - which reviewed the challenges ahead for delivering 'smart energy' and what this means for Planning. This too reflected the need for behavioural changes, although highlighted the need for Planners to accept the importance of their role in supporting the transition to a smart energy system. Politically a policy gap was identified, and a more collaborative approach was suggested as required between the government department responsible for driving the UK industrial strategy and energy policy, and the regulation and management of land use and planning. It also encouraged greater co-ordination between Local Enterprise Partnerships (LEPs) as business led partnerships with local stakeholder, and Local Authorities to allow for greater co-ordination cross sector.

carbon reduction will not & cannot be achieved in isolation

Whilst it was clear that carbon reduction will not and cannot be achieved in isolation - and cross collaboration may cause challenges - there is a vast role that Planning can and should take to streamline this process. In terms of evolution, Planning has changed through time from a more regulative detached process to a more engaging and inclusive one - although the above will result in a greater level of cross sector communication and understanding. Critically, the message is that the public also needs to be involved in this evolution: to understand and engage in the outcomes. Technology can provide part of the response, but behavioural changes will be key to the realisation of reductions by 2050.



Dawn de Vries MRTPI
Principal Planning Officer (West)
Sedgemoor District Council

Planning for Smart Energy Research

RTPI South West has an excellent track-record in funding cutting-edge research and our latest research report doesn't disappoint. Planning for a Smart Energy Future looks at planning's potential to support the delivery of smart, clean energy as a fundamental component of placemaking.

Published this July, only a few weeks after the new 'net-zero' target became law, the report's takeaway headline could not have been more timely. In short, nothing should be planned without demonstrating it is fit to take its place in a net-zero emissions future. It makes no sense for what is planned and built today to be delivered in a way, or in places, that will require costly retrofitting tomorrow.

The report is critical of the disappointing lack of attention given to 'smart energy' in national planning policy and guidance and the gap between what happens on the ground and the opportunities offered by smart energy. There is concern that the perceived lack of attention given to cutting carbon emissions by MHCLG has pushed energy down the list of priorities for many local planning authorities. The report calls for national political clarity that smart energy and climate change have equal status with planning for housing, transport and economic growth. It suggests this could be delivered through a refresh of the National Planning Policy Framework or, with greater immediacy, through a written ministerial statement.

The report highlights examples where notable strides have been taken to cut emissions using the existing planning toolkit, including in the South West. However, based on current progress, the report concludes the pace of change is out of step with the ambitions set out in the Government's Clean Growth Strategy and what is needed to meet the UK's legal commitments to decarbonise. This is a theme taken up by ClientEarth in this summer's batch of letters to local planning authorities and the recent briefing note jointly prepared with the RTPI and TCPA.

As well as recommendations directed at national government, the report includes some hard-hitting messages for planners. The big one is that smart energy should not be seen as a bolt-on extra to placemaking or the preserve of a few specialists. Every planner should see themselves as having an important role in supporting the transition to a smart energy system.

The report underlines the importance of improving planning skills central to tackling climate change. As a starting point, it recommends the RTPI updates its Core Continuous Professional Development (CPD) Framework to include smart energy as a CPD requirement, together with refreshed guidance for members. Here in the South West we're taking a lead: through a 'net zero' golden thread in our 2020 CPD programme. In practice, this means each event will include a climate contribution helping to help bring out 'in the normal course of business' both the immediacy and connectivity of the climate issues we face.

Peter Ellis

Leader of the RTPI South West Policy and Research Working Group



Download your copy of the publication at

www.rtpi.org.uk/knowledge/better-planning/better-planning-climate-change/planning-for-a-smart-energy-future/

Regional Management Board & Activities Committee Up-date

Since the publication of the Summer 2019 edition of Branchout two joint meetings of the Regional Management Board (RMB) and Regional Activities Committee (RAC) have been held in Taunton on the 12th July and the 20th September. In addition a meeting of the RMB was held on the 21st August primarily to assist in the drafting of the RTPI SW Business Plan/Budget 2020 but also to assess the submissions for the RTPI SW 'Young Planner of the Year' 2019 Award. The principal issues considered at the two joint meetings were:

RMB/RAC 12th July 2019

- **RTPI Corporate Strategy 2020-2030 – second stage consultation** Discussion on this item was led by Sue Bridge, the Chair of the RTPI Board of Trustees and Roisin Willmott, a member of the RTPI National Executive Team. The meeting commented on the detailed draft wording of the Strategy's Vision, Mission Statement and proposed Objectives. In relation to the proposed 'Four Pillars' of the Strategy (The Value of Membership; Supporting Planning Services; Raising the Profile of Planning; Diversity and Inclusivity) the meeting expressed concern that there was no direct mention of social media, digitalisation of planning, design, place or quality.
- **RTPI SW Business Plan 2020** The meeting expressed views on the content of this Plan concentrating in particular on the Aim, Objectives and Priorities that had not been comprehensively reviewed for some years. The general view was that the activities in the 2019 Business Plan should continue in 2020 but it was suggested that a new activity should be introduced, 'RTPI SW Employers Network'.

Representatives/Champions from each LPA/ Consultancy/RTPI Learning Partner would be invited to attend a dedicated event/meeting once or twice a year. This would be an opportunity for up-dates to be given on RTPI policies and activities both nationally and in the South West.

- **RTPI Elections** The Honorary Secretary up-dated the meeting on revised procedures that were now in place for the operation of elections in the English RTPI Regions, including common timing. In this context it was agreed that the nominations for the RTPI SW Elections would open on the 2nd September and close on the 25th October.
- **Visit to the South West by the RTPI 2019 President, Ian Tant.** The Chair up-dated the meeting on the proposed programme for this visit on 11th/12th October which would have a rural focus and include visits to projects in West Somerset, Mid/East Devon and West Dorset.
- **RTPI General Assembly and Nations & Regions Panel** Up-dates were presented by the RTPI SW representatives who had attended recent meetings in London.
- **South West Young Planners** Reports were received on the recent activities of the Devon and Cornwall, Gloucestershire and West of England Young Planners Groups.
- **RTPI SW Working Groups** Up-dates were received on recent activities of the following Working Groups: Education and Future Planners; Planning Aid; CPD and Policy and Research.

RMB/RAC 20th September 2019

- **Business plan 2020** A lengthy discussion considered a draft of the Business Plan which had been prepared following discussion at the July RMB/RAC and the RMB meeting in August. During this discussion, the point was made that RTPI SW was unique in its wide geographical area and, as a result, the demands on its budget in providing CPD opportunities accessible to members across the widespread region, and in particular the Channel Islands, were significant and should be recognised by Botolph Lane. In this context the meeting agreed that the communication to the Institute attached to the Business Plan should highlight the planned expenditure on the proposed 2020 CPD event in Guernsey and request that the national RTPI should fund any loss.
- **Research** There was also a lengthy discussion relating to recent and possible future research undertaken by RTPI SW. The Research Officer, Peter Ellis, provided an overview of responses to the research report 'Planning for a Smart Energy Future' launched at the CPD event in Plymouth in July. The meeting was advised that reactions had been generally positive and the report had been well publicised both in the SW and nationally. Disappointingly however, there had been no response from MHCLG to an offer of a meeting to discuss the report's recommendations several of which were directed at MHCLG. The Research Officer stressed that it was important that the RTPI at a national level should respond positively to the report's recommendations addressed to the Institute, in particular the recommendation that the RTPI up-dates its Core Continuous Professional Development (CPD) Framework to include Smart Energy as a CPD

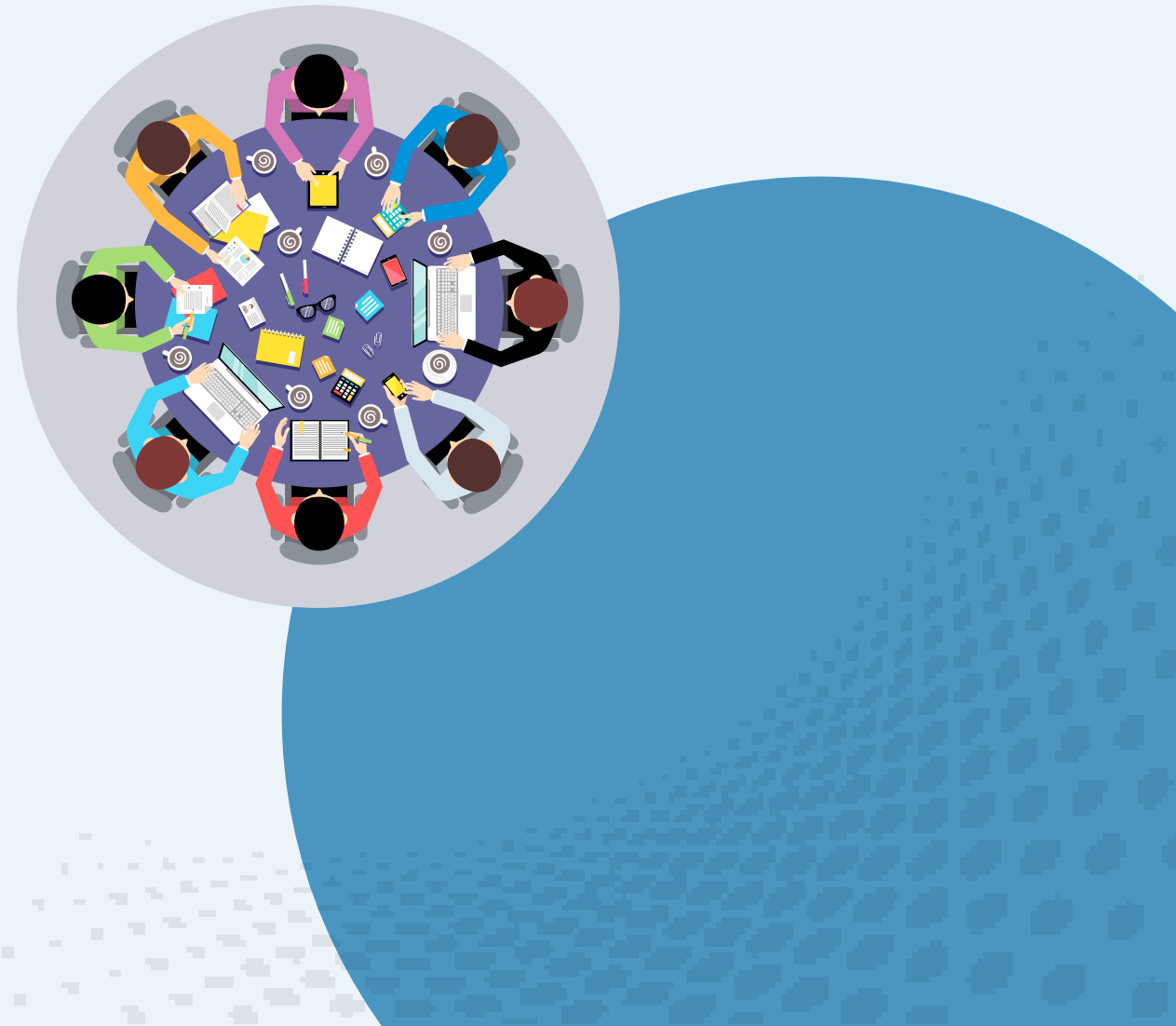
Regional Management Board & Activities Committee Up-date

equipment together with refreshed guidance on the subject to members.

The meeting also discussed various options for future research topics bearing in mind the limited funds available. Links with the Region's Planning Schools were considered a possible option. It was also concluded that it was important that the 2020 Research Officer should have a genuine interest in any future research topic given the investment in time required to progress a topic from inception to publication.

- **Neighbourhood Planning** As the RTPI SW representative on the Group, Geoff Walker reported on a recent meeting of the South West Neighbourhood Planning Officers' Group. He said that one of the issues discussed was how Neighbourhood Plans can address the issue of climate change. Other issues discussed included: the importance of Neighbourhood Planning not by- passing 'hard to reach' communities; the varied support of neighbourhood planning by Local Planning Authorities and the problem of neighbourhood planning being undermined by appeal decisions. The RMB/RAC decided that it would be helpful to ascertain the current RTPI position on Neighbourhood Planning and appropriate action by the Chair to seek this was agreed.
- **Up-dates** The meeting also received up-dates on the programme for the President's visit to the SW in October, the RTPI SW Awards for Planning Excellence 2019, the recent activities of the Young Planners Groups and the Education & Future Planners, Planning Aid, Editorial and CPD Working Groups.

Mike Oakley RTPI SW Hon. Secretary 2019



Profiling RAC Committee Members

Dawn de Vries

Principal Planning Officer, Sedgemoor District Council and incoming RTPI South West Chair for 2020



Why did you choose a career in planning?

When I was talked into junior vice chair in 2018 I had no idea how quickly time could go! Being on the Regional Activities Committee I was already part of the task group for Planning Aid and this year as Senior Vice Chair I have had the privilege of being on the panel for the RTPI SW Awards, shortlisting the entries and seeing so many examples of excellence around the Region. I have already started drafting (with lots of help) next years Continued Professional Development training which given the current Climate Change Emergency is going to consider the role of planning and planners in all aspects from waste, housing, transport and infrastructure priorities and how we can and maybe should influence this agenda.

In addition to the above 'golden thread' running through the events I am hoping to build on the strengths of previous years with a weekend event to the Jersey island to see planning from a different perspective!

That's the future ambition so now a bit of background. I am a Principal Planning Officer working for Sedgemoor District Council, having started life as a Business and Administration Apprentice on the Isle of Wight. I moved to Somerset in 2005 with my husband and three children. Having experienced planning from the beginning to my current position where I manage a caseload of majors, a team of planners and the registration process, I think

it is amazing how the service has evolved from what I remember as a rubber stamping YES/NO process to a much more collaborative and engaging one, where as planner you get the job of trying to co-ordinate cross professions and interests. This can be one of the biggest headaches but at completion can result in a real sense of achievement. I am particularly aware of this being weeks away from issuing a Country Park application that has taken 4 and a half years in the processing!!!

I am passionate about planning because despite what people may think it does make a difference. For better or for worse stalled sites can come forward, expansion sites get developed and new infrastructure can be built. The challenge is to remain as alert and responsive enough to all the challenges to achieve the best result for everyone. If the developer had priority the scheme would be maximum profit, if the environment took precedent there may not be enough development to be viable. Our job is to find the right balance for all and stay awake to all the small features that move a development from being good to being great.

I hope you can join me in this aspiration and this year in particular focus on what we need to do to integrate sustainability as a key principle to move planning from a re-active to a pro-active profession in light of climate change.



Dawn de Vries

Principal Planning Officer,
Sedgemoor District Council

Planning Sans Frontier - an International Outlook

RTPI South West International Group

Do you have an interest in planning outside the UK? Perhaps you have worked, or are working, in other countries? What has been the most valued professional planning advice you have provided and what has been your key learning experience? Have you imported any international initiatives into your UK policy and practice work? Does your organisation (authority; practice; third sector; university) actively encourage international links (job swaps; partnerships; twinning; volunteering); and if so how (opportunities and barriers)? How do RTPI international planning students view the UK planning system compared to policy and practice in their home countries? How is the RTPI engaging in international planning work?

These are some of the key questions which the RTPI South West International Group seeks to address. In addition, the group aims to:

- Build an understanding of planning's role in tackling some of the biggest global challenges eg. urbanisation in the developing world; climate change; sustainable development.
- Highlight some opportunities open to practicing planning overseas - through multi-laterals (eg. UN, World Bank); bi-laterals (eg. UK Government); charities and not-for profit organisations; and the private sector.
- Enable a two way flow of knowledge and promote/showcase excellent practice / ideas Internationally and from the South West (eg. better place making; carbon use reduction; health and well-being improvements).
- Learn about, disseminate and contribute to RTPI International work - particularly European Council of Town and Spatial Planners (humanitarian efforts);

Commonwealth Association of Planners (helping build capacity of planners in various countries); UK Built Environment Advisory Group (linking all built environment professionals); helping the delivery of UN Sustainable Development Goals (eg. SDG 11 - make cities inclusive, safe, resilient and sustainable).

- Provide a two way link with / for RTPI International students studying planning in the South West; both now and when they return home (enhancing opportunities for mutual benefit).

The first group event of the RTPI South West International Group took place in central Bristol on Wednesday 30th October with Richard Williamson as the Chair. The setting was Bristol's oldest building - St James Priory, adjoining the central bus and coach station. Following light refreshments, three stimulating presentations outlined personal experiences including:

- **Janet Askew, Chair of RTPI International Committee** outlined the RTPI International work
- **Mike Fox, Director of Nash Partnership** shared his personal experience of working international
- **Dominik Byrne, Policy Lead at Bristol - Beira Link** talked about how they are helping to build a sustainable future through community based projects in Mozambique.

The lively and informative debate which followed demonstrated a wealth of knowledge and experience amongst the participants; and a strong desire for the RTPI to enable further international group events.

Copies of the presentations maybe found at www.rtpi.org.uk/southwest

Richard Williamson

RTPI South West Representative on General Assembly, member of RTPI International Committee, and member of RTPI South West Regional Management Board



The next group meeting will take place in the New Year.

Register your interest to southwest@rtpi.org.uk

RTPI South West Events 2019

ROOM@RTPI Interactive Workshop 2: "Living By Numbers – The Unintended Consequences of Housing Policy"

Thursday, 14 November at 10-4:30PM

Somerset County Cricket Ground, Taunton TA1 1JT

Do we really understand what the long-term consequences of recent housing policy changes will be on the quality of place-making left behind for future generations arising from the Housing White Paper, the revised NPPF, and its associated legislation? Is planning policy too blunt an instrument to be responsive to rapidly changing national and local housing markets? This event seeks to explore some of these possible consequences which is likely to cover a range of policy issues including second homes in Neighbourhood Plans, affordable housing thresholds, national space standards, age-related housing, design and much more!

Discussion Session 1

"Delivering Housing Need through the Planning System"

Older Persons Housing - How Local Planning Authorities can help delivery

Lex Cumber, Business Development Director at Castleoak

Custom and Self Build Local Plan Policies - the good the bad and the ugly

Mario Wolf, NaCABA Task Force Director

Discussion Session 2

"Green Belts and Housing Delivery"

The Geography and Governance of Green Belt: Conceptualising Alternative Governance Arrangements

Charles Goode, ESRC Doctoral Researcher in Urban and Regional Planning, University of Birmingham

Discussion Session 3

"Securing Housing Standards and Design Quality through the Planning System"

RIBA Quality in the Built Environment Research Programme

Dan Stern, RIBA Senior Policy Advisor

Securing Quality Design and Standards in New Housing Developments

Julie Tanner, Creating Excellence

BOOK NOW



Planning for Future Prosperity

Tuesday, 03 December at 10-4:30PM

The Guildhall, Bath BA1 5AW

Enhanced competitiveness and productivity are key to future prosperity in a post Brexit world. This seminar will examine the contribution of planning to meeting the needs of a rapidly changing economy both directly through the provision of appropriate employment space and indirectly through ensuring access to markets and labour. The relationship of planning with LEPs and local businesses will be explored as will the question of how planning can encourage innovation and sustainable growth in the face of the 'fourth industrial revolution'.

Factors driving competitive local economies

Anthony Breach, Analyst, Centre for Cities

Exeter Growth Area

Andy Wood, Project Director, Exeter and East Devon Growth Point

NSIPs - capturing the benefits through planning

Claire Pearce, Director of planning and economic development for Gravity.

Planning and employment land - allocate or protect?

Simon Prescott, Partner, Barton Willmore

Local industrial strategies - addressing the spatial planning dimension.

Speaker TBC

The limitations and opportunities which the planning system provides to help create prosperity and employment

Chris Cobbold, Wessex Economics

BOOK NOW



RTPI South West CPD Programme for 2020 now launched!

As incoming Chair, it forms part of my role to instigate the next years CPD programme. For 2020 I am responding to your feedback provided from previous CPD events whilst highlighting the importance of Climate Change as part of the evolving national planning agenda.

Sir David Attenborough and Climate Activist Greta Thunberg have had significantly positive affects causing us all to think more about our effect on climate change. They remind us of the influence we can have as an individual and particularly through our work to shape and prepare our built and natural environment for the future.

In 2020, RTPI South West reflects this key principle by placing 'Climate Change' as our golden thread theme of our CPD programme with a view of interpreting its importance in all areas of our practice. Whilst you will see popular topics such as Housing, Transport, Heritage, Design and Planning Law in our programme, each event will discuss, debate and learn from case studies on how planning can and will have an influence on this issue and how we as practitioners can keep striving for betterment.

In 2020 you will see a mix of...

Conferences

Multiple speaker events which focus on the latest updates, current issues and relevant case studies such as Planning Law updates. May include breakout workshops.

Seminars

Less speakers with a focus on practical and technical subjects. The day will allow for more discussion, feedback and may include a variety of workshops.

CPD Days

The return of the popular multiple choice day. You will be able to choose what sessions you would like to attend and tailor the day directly to your professional CPD needs

Study Tours/Networking events/

Informal CPD that may take place on a site with a presentation and tour. Details of these events will be released during 2020 and most likely to take place in the warmer months.

Dawn de Vries

Sedgemoor District Council
RTPI South West Chair 2020

Minerals and Waste - The silent planning partner? Managing supply and demand in a sustainable context.

Supported by the CIWM and MPA

Wednesday 5 February

Somerset County Cricket Ground, Taunton

In the current climate change agenda the focus on conservation and reducing consumption is a key ambition to carbon reduction. Minerals and Waste as a specialised field can be viewed separately from planning although all development could restrict access to limited resources and produce waste which will need to be processed. Has planning got the right approach to this area or is more co-ordination required across the board in order to achieve the most sustainable outcome? This conference aims to provide an overview of Mineral and Waste Plans, the relationship of these to supply and demand issues and a review on challenges and considerations in mineral, waste and planning applications, long term restoration and 'reuse'.

www.rtpi.org.uk/swmineralsandwaste2020



South West Centre

BOOK NOW



This was the first time I have attended the RTPI CPD day. Being able to pick the topics most relevant to your interest's means that you get the most out of the whole day and the smaller groups in each workshop mean that the event is much more interactive.

Currently
15% off
delegate
fees until
28 Feb 2020

Forthcoming Events 2020 cont...

Intervention overload? – Development Management and Planning Law update with Ashfords

Wednesday 4 March

The Mercure Rougemont, Exeter

The legislative and legal framework for Development Management appears permanently in flux. Amongst the UK/EU debates, new legislation and wealth of permitted development rights to increase housing delivery and streamline the planning process, do these interventions work and do they result in appropriate homes or are we reaching intervention overload?

This conference aims to review recent Development Management updates to highlight what climate change means for planners, changes in legislation and interpretation, reviewing the “good, the bad and the ugly”; permitted development rights for residential use and use of conditions from the developer perspective.

www.rtpi.org.uk/swplanninglawmarch2020

ashfords

BOOK NOW



Visit
www.rtpi.org.uk/southwest to book or download a group booking form

Is integrating low carbon transport into the planning process procedurally possible or flippant fiction?

Sponsored by CIHT and supported by the Transport Planning Society

Thursday 26 March

STEAM in Swindon

With the gradual reduction of greenhouse gases the Transport Sector remains as the highest UK contributor. Expectations and the demands on travel have changed with time and convenience constraining sustainable travel choices. How can planning predict and respond to increasing demand and accessibility whilst decreasing the environmental impacts and achieving ‘better places’?

This conference seeks to review the conflict of Urban Design and Transport planning and what can be done to increase compatibility. There will also be a focus on government response to transport, how this is influencing local transport strategies and a reflection on the challenges of securing ‘better planning, better transport, better places’ against carbon reductions.

The Chartered Institute of Highways and Transportation (CIHT) has launched Better planning, better transport, better places. Developed in partnership with the RTPi and the Transport Planning Society (TPS), it provides advice on ways to embed sustainable transport through plan-making and development management.

www.rtpi.org.uk/swtransport2020



TransportPlanningSociety

BOOK NOW



ROOM@RTPI The challenges of delivering Housing and future needs in the current sustainability and political climate

Wednesday 22 April

The Hilton, Bournemouth

With the housing crisis and Governments change in focus from land supply to ‘delivery’ there are political challenges in consenting and delivering ‘faster’ housing designs and concerns as to whether speed and quality are mutually achievable. Amongst the noise of delivery and sustainable construction are we remembering to deliver for future needs?

This seminar seeks to debate the key factors within the housing delivery test, reflect on the primary political challenges in housing delivery and how design innovation can increase sustainability in construction. Consideration will also be given to how planning is meeting the future needs of the population from the older generation to first time buyers.

www.rtpi.org.uk/swhousing2020

BOOK NOW



I liked the different format in the morning where there was some early on-table discussion to focus the day - this made people more engaged early on.

Forthcoming Events 2020 cont...

Planning for the past: sustainable approaches to archaeology and heritage.

In conjunction with Cifa

Wednesday 20 May 2020

University of Plymouth

.....
This event, in conjunction with CIFA, will provide an update on recent policy and practice relating to archaeology and the historic environment. The day will focus on three areas relating to the historic environment. In the first session, we will have a presentation refreshing us all on how archaeology fits into the planning process and a second presentation of interesting archaeology-based case studies that highlight the benefits of collaboration. Climate change is a key issue for planning and how it can be addressed in the historic environment will be explored through case studies of managing energy efficiency retrofitting in historic buildings and how flood risk and coastal change affects heritage preservation. The afternoon will focus on cultural heritage and its challenges and opportunities in the planning process, including reflections on Plymouth's museum extension project (The Box) which is opening in 2020 as part of the Mayflower 400 celebrations.

www.rtpi.org.uk/swheritage2020



Design Leadership & Skills

In conjunction with RIBA and Creating Excellence

Tues 23 June

The Rougemont, Exeter

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The National Design Guide launched in October 2019 is a ground breaking move for the Government, aimed at local authorities, developers, and the community level. Local authorities will be expected to develop their own design codes or guides based on the national design code. Local design guides prepared by local planning authorities and neighbourhood planning groups will set out general principles for development, whilst design codes provide specific, illustrated requirements for the physical development of a site.

This event will not answer all the questions but will provide best practice examples from the South West where efforts have begun to embed design considerations into policy and planning determinations. We will reflect on the Future Places, RIBA-led initiative in Greater Exeter and also how the West of England have formed Design West to support the delivery of the Joint Strategic Plan. The afternoon will comprise of workshops on subjects such as Design Code, SuDS and tree planting, Masterplanning, the Climate Emergency and Modular Construction.

www.rtpi.org.uk/swdesign2020



Planning for a Green Future

Supported by Natural England

Wednesday 15 July

Somerset County Cricket Ground, Taunton

.....
With the publication of the Environment Bill there is an enhanced focus on the importance of biodiversity from all sides with a mandatory duty on developers to provide for a 10% net gain, Local Authorities having a strengthened duty to improve biodiversity when delivering their functions and a new Statutory Body to ensure the proper application of Environmental Law. It is necessary to understand and enhance responses to 'green infrastructure' and biodiversity for developer and authorities alike.

This conference will provide an update on natural environment policy, biodiversity net gain, green infrastructure and nature recovery networks. We will take a look at some of the pragmatic new thinking behind measures to increase, enhance and link habitats through the planning system, illustrated by practical examples of how environmental gains can be achieved and how this can help mitigate and adapt to climate change.

www.rtpi.org.uk/swnaturalenvironment2020



I really value the opportunity to hear from a wide range of organisations and people.

Forthcoming Events 2020 cont...

Planning in the Channel Islands

24-26 September

Radisson Blu, Jersey

Jersey and Guernsey are situated off the French coast of Normandy and form part of the RTPI south west region. As not part of the UK or EU, it has its own independent laws, elections and representative bodies thereby operating under a different planning system.

The challenges of delivering sustainable development within the confines of an island environment and how supply and demand are managed are particularly pertinent.

This event proposes a CPD event starting on the Thursday evening and finishing with local tours on the Saturday. It will look to include a Planning Law updates specific for the Channel Islands, introduction to the planning system and key differences relative to the UK. This will include planning control extending over territorial waters, the challenges and opportunities this brings particularly when reviewing the challenges of encouraging tourism and managing resources in the climate change agenda. The Bailiwicks are well placed as having signed an Environmental Charter which provides a 10-point agreement including pledges to 'control and reduce the negative impacts of the island's activities on the environment; to contribute to the development of scientific knowledge with regard to island marine environments and to move towards a complete ban on single use plastics'. How is this affecting future development in this area and what lessons can we learn to roll out into the UK planning system?

www.rtpi.org.uk/swjersey2020

BOOK NOW



Community Engagement and Marginalised Communities

Supported by Planning Aid England

Thursday 8 October The Eden Project, Cornwall

Within Planning, communities can often feel left behind or confused by the process and language. Through the legislation for Neighbourhood planning, ability for neighbourhoods to allocate sites and community right to build orders introduced by the Localism Act 2011 more communities have more influence so why are there still challenges in engagement?

This event will tackle the issue of community engagement, through neighbourhood planning and the planning process. It will also look at the issues facing marginalised communities, including gypsies and travellers, and how we can better engage with them.

www.rtpi.org.uk/swcommunities2020



BOOK NOW



CPD Day

Tuesday 20 October Sandy Park, Exeter

Following the continued success of our flagship CPD day we will again be offering a wide range of workshops on topics which have been specifically requested by RTPI members in the South West. Attendees will be able to choose up to four interactive sessions covering: specialist and technical planning knowledge; key skills for practicing planners; and issues in professional practice. This provides an opportunity for participants to create a programme which is tailored to their specific interests and needs.

www.rtpi.org.uk/swcpdday2020

BOOK NOW



Planning Law Update with Burges Salmon

Wednesday 18 November

Bristol Marriott City Centre Hotel

This seminar will provide an opportunity to reflect on the key changes in planning legislation and case law in light of the BREXIT debate and climate change emergency. This will review current practice and highlight common pitfalls in drafting.

www.rtpi.org.uk/swplanninglawnov2020



BOOK NOW



Challenges of delivering infrastructure

Thursday 3 December

The Guildhall, Bath

The key to delivery of sustainable development is the integration and provision of appropriate infrastructure to meet the needs of any new community and ideally enhance existing provision. With the Housing delivery focus and the financial constraints of development how can authorities and developers seek to provide appropriate infrastructure provision?

This seminar will review the challenges and mechanisms for delivering physical and social infrastructure in the current climate and the importance of joint working to ensure cross authority solutions.

www.rtpi.org.uk/swinfrastructure2020

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RTPI South West Annual Dinner 2020

Our annual accomplished dinner will take place back at We the Curious... a venue which celebrates science and innovation and invites you to think about how we can influence the future.

Taking place on the top floor, the balcony provides impressive views over Millennium Square and Bristol City.

This dinner is a great opportunity to Network, Reward and Celebrate great planning with colleagues and clients



Network, Reward & be Inspired by the RTPI SW Annual Dinner

We the Curious, Bristol
12th June 2020
7pm - Midnight

.....
Meal, Drinks & Entertainment

Tickets £50 +vat

Enquiries to southwest@rtpi.org.uk