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BRANCHOUT **NEWS** SUMMER 2018

No 175

Message from the Chair

Hello Branchout...

I can't believe I am almost halfway through my tenure as the South West Chair. It seems like only five minutes ago that David Lowin was passing the baton over and I was wearing that terrible Christmas jumper and yet here we are in June (still wearing a jumper, though hopefully not so terrible!!)

This time of year is a busy time for me as the Chair. I have recently had the pleasure of attending the RIBA South West Awards and the RICS South West Awards, both in the same week. It was really interesting to see finished projects, which is something we as planners rarely see and there were some interesting and innovative designs, resulting in some worthy winners.

Our very own dinner is rapidly approaching and we (well, mainly Charlotte, RTPI Regional Coordinator) are busily getting the finishing touches in place. There are a few places still available, so if you haven't got your ticket yet, it is well worth attending. Especially this year, with its new home at We the Curious, Bristol and our inspirational speaker Claire Lomax MBE. I am very much looking forward to trying out the science without having to dodge the school children to have a go!

When we launched our 2018 programme of events, we promised something new. On 22 May was the inaugural Delivering Development CPD Day at Sandy Park Conference Centre in Exeter and early reports indicate it was a massive success. It was an interactive, multi-choice day, with a vast range of speakers and topics on offer, not to mention an excellent lunch! Many thanks to all those involved, both speakers, volunteers and delegates for making the day the success that it was and let us know what you want to see next year. I am already looking forward to going back – I have my questions ready!

This spring has also seen the release of the mostly eagerly anticipated sequel, yes even more than Avengers Infinity War – NPPF2! It has been 6 years since the Government reduced the acres of policy into the slim line NPPF we all know and love today. The revised version still includes some old favourites, paragraphs 14 and 49, though in a new guise and introduces a much stronger focus on housing, along with the odd surprise. Whilst it is clear that the Government is very focused on the delivery of new housing, is the revised NPPF robust enough to resist growth at any cost? We all need somewhere to live and planning certainly has an important part to play in that but perhaps the Government needs to pay closer attention to the market itself and house prices rather than continue on its mission to build more and more houses. As part of the consultation process, RTPI Policy visited all the regions to conduct round tables to get feedback from the regions before providing a comprehensive response to the draft. Will the published version take these (and other comments) into account? Watch this space!

To no-one's surprise, the Pre-Commencement Conditions Regulations (PCCR as no one is calling it) has been published. These regulations aim to remove as many pre-commencement conditions from decisions as they create blockages in the system. LPAs will need to be more creative with their triggers and, whilst there is some value in this, will having a slew of difference triggers across the conditions result in conditions being missed. October promises to be an interesting month to see if PCCR as the desired effect.

Looking forward, the summer months hold some interesting visits being held by RTPI South West. Trips to see the WaterSpace project, Wessex Water, Somerdale and Portishead offer members the chance to view some exciting projects across the region and make some new contacts, all while enjoying wine and nibbles. We are always looking for members to host events to show off their achievements, so if you have something, we want to hear from you!



Suzanne D'Arcy
Chair, RTPI South West

Editor's blog

Well after two major dumps of snow, one of which stranded me at Bristol Airport on my way to a skiing holiday, the long awaited spring has arrived. Eternal Spring seems to be the season in the planning world with a new NPPF on the way not to mention a new Secretary of State for Housing, Communities and Local Government, and a new Chief Executive of the RTPI. If planning is all about managing change then the profession certainly has more than its fair share to cope with!

In this edition of Branchout we have three articles each of which deal with the challenge of change. Ian Nockolds, who specialises in demographic forecasting, writes about the need to ensure that new housing growth is accompanied by properly planned education provision. New homes often result in new people – literally - as previously space constrained couples start filling their new home with children!

John Baker discusses the developing experience of Joint Local Planning in the South West which he sees as a positive response by planners to the need for strategic spatial planning across traditional local authority boundaries. Dawn de Vries offers a personal account of her first appearance as an expert witness at a Planning Inquiry. This is a 'must read' for anyone facing the daunting prospect of their first inquiry. I can still remember my first appearance. The Inquiry was adjourned for the summer halfway through my cross examination which rather put a damper on my holiday.

Spotlight returns with a feature on Dartmoor National Park. The issues facing our National Parks pose a unique set of challenges for planners. Most people expect there to be no change in National Parks but change is inevitable even in the most protected parts of our countryside. Branchout is looking for more Spotlight features from local planning authorities in the Region – volunteers please!

Our regular reports include updates from the newly established Young Planner groups in Dorset and Somerset. It is great to see growing levels of involvement from younger members of the planning profession. It's a good sign for the future.



Chris Balch
RTPI South West Editor
Emeritus Professor at University of Plymouth

Do you have news to share
or an article to contribute?
Contact
christopher.balch@plymouth.ac.uk

Better together - Joint Local Planning in the South West

The South West is showing strong in the commitment to joint local plans, surely the way forward now for positive development planning.

Gloucester, Cheltenham and Tewkesbury have a Joint Local Plan adopted, and the West of England authorities, the Greater Exeter authorities, and Plymouth, South Hams and West Devon are all underway with joint plans. Spatially Plymouth and Exeter are classic city regions, Gloucester and Cheltenham is a 'city dumbbell' and the West of England could be either, depending on how the relationship between Bristol and Bath is viewed. In all cases there are issues that need to be addressed by spatial planning that are not defined by administrative boundaries but are related to markets, activities and networks, and are 'of the place'.

This is the fundamental reason for the right groups of authorities to plan together, though the degrees of joint working range from sharing resources in evidence collection through to single joint plans and joint planning under one planning committee. We don't have the latter yet in the south west – the North Northamptonshire Joint Committee and Joint Strategic Planning Unit created in 1998 by four politically diverse authorities and supported through the work of consultants Baker Associates remains unique in the UK. The Mayor of the West of England Combined Authority now has a duty to make a joint spatial plan (raising interesting questions about the relationship with the joint plan submitted by the four authorities including the three WECA authorities).

The West of England represents one of the most important city regions in the country, certainly in terms of economic potential, and with its concentration of creativity has the opportunity to flourish in the new era. The area has seen every form of development planning, culminating in the strategy for the sub-region within the draft South West Regional Strategy. Now the four authorities are preparing a

Joint Spatial Plan, though with the area's political obsession with green belt policy and avoiding sufficient housing provision, there is sadly rather less planning than is needed. There is a heavy onus on the appointed Inspectors if the sub region is to have the strategy it deserves and the country needs.

The greatest innovation so far is coming with the Plymouth and South West Devon Joint Local Plan. Plymouth has had a strong track record in the preparation of development plans (resulting in a clutch of RTP1 awards) and with South Hams and West Devon Councils the three authorities have pursued various cooperative efforts over the years, as well as dealing with some friction from the very different circumstances of the local authority areas. Now the three councils have gone all the way with the preparation and submission of a Joint Local Plan (the Inspectors' – there are two - examination report is awaited) provides for meeting the full housing requirement as well as setting the spatial framework and establishing development management policies. It does the whole job needed of a plan – the most efficient form of development planning. It is the basing of the spatial strategy on policy rather than administrative areas that sets this Plan apart from tradition and allows the Plan to address the needs of the place. The need for housing and economic growth in Plymouth are met in part by an urban extension that lies outside and on the edge of Plymouth City administrative area, but within the defined Plymouth Policy Area. The mainly rural area that is the remainder of South Hams and West Devon forms the Thriving Towns and Villages Policy Area. The two policy areas have their own policies, and probably the most testing issue for the examination (and the housing industry) is that they are territorially distinct from each other and from the district boundaries for the operation of the Framework's five year 'rule'.

The abolition of regional strategies and hence strategic spatial planning to appease the opponents of adequate housing provision was a low point in planning, and the 'duty to cooperate' has proved fairly ineffective where planning authorities don't want to address shared strategic issues. But districts doing it for themselves working together to plan positively for functional areas is a great way forward and lets applaud this evolution of planning in the south west.

John Baker

Point Consultancy Ltd

10 May 2018



Infrastructure seems to be the hardest word

Whilst it's hard to argue against the Government's commitment to boost house building to achieve 300,000 new homes a year, the language used in recent statements fails to recognise the "elephant in the room". Rhetoric aside, what about the infrastructure that needs to be built alongside such an unprecedented scale of development?

While Secretary of State for Housing and Local Government, Sajid Javid suggested that Councils in England could be stripped of planning powers if not enough homes are built in their areas. The Prime Minister is targeting developers, even threatening to refuse planning permission to firms that have been slow to build new homes.

If you believe that "the dream of home ownership risks being denied to an entire generation", as Theresa May has suggested, then by definition you must be referring to younger people and younger families.

Looking at school places alone, the 300,000 homes a year target is likely to generate a requirement for around 78,000 Primary School places. Is it responsible policy making to build at a rate that is not commensurate with the ability of local infrastructure to cope with the demands being placed upon it? Surely, issues like roads, health care facilities and schooling all need to be considered when managing the build out of new developments?

The Education and Skills Funding Agency (ESFA) is looking at how Local Authorities establish developer contributions for education, using standard pupil yield and school provision cost calculations. As part of this exercise, the ESFA have asked if Local Authorities employ different approaches for new settlements, where pupil yields may be higher and whether multiple phases of development are known to create unusual patterns of need.

Work undertaken by Cognisant Research, suggest that both these circumstances are common place. New homes particularly appeal to families with children, particularly of pre-school age. The demands on school places are often exacerbated by multiple phases of development, with schools regularly full before developments have been completed.

However what is vital to understand are the variations in age between the children and how this will impact on pupil place planning. It is not uncommon to see new dwellings yield twice the number of primary school children in Reception as opposed to the top end of the school, in Year 6. If a 1000 dwelling development generated 60 four year olds, this would suggest a two form of entry school, but the same development might only yield 30 eleven year olds, requiring only one form of entry.

Over time, new developments are likely to normalise with the demand for places exhibited across the rest of an Education authority. Understanding how long this process takes is key to planning how best to upscale provision and accommodate the initial bulge in demand.

While the initial focus on educational needs arising from new development is on Primary school places, local authorities also need to understand how the demand for Secondary School place provision will manifest itself both in the short and longer term. Mark Halsall of Milton Keynes Council explains:

A key issue for local authority school place planners is not only securing enough local school places for the children who first arrive with new housing, but also ensuring there are enough places for them in future years.

Whilst new dwellings often have a much higher pupil yield in infant year groups, the statutory responsibility is still with the local authority to ensure these pupils are able to access junior and secondary school places. This presents difficulties when trying to determine the level of planning obligations a new developer should pay. Although it is not unreasonable

to expect the primary school aged children generated from new development to largely still be in the area for their secondary school education, developers often point to the statutory tests (R122) for the use of section 106 funding; namely, that they must be directly related to the development in question.

Even though a robust pupil yield methodology can assist a local authority in evidencing the demand on primary school places, it remains difficult to justify the future need for those places at a secondary school level".

Clearly, the solution doesn't lie in Central government simply demanding in isolation that more houses are built. Rather we need a partnership approach between central and local government, based on locally generated evidence. The policy debate around housebuilding in this country needs to reconcile whether it places the speed of the build out at its heart, or whether it needs to take a more measured and proportionate approach to delivering infrastructure alongside new housing provision.

If developer contribution continue to be set by a desire to build more homes, rather than an understanding of the true impact of development, Central Government must be prepared to work with Local Authorities to fill the funding gap.

Ian Nockolds Director
Cognisant Research



Spotlight on Dartmoor National Park

Key Facts



Oldest National Park in the South West

Founded in 1951 alongside Lake District, Peak District and Snowdonia

Largest National Park in South West

Covering 954 sq. kms (368 sq. miles) with a population of 34,000 containing settlements such as Ashburton, Buckfastleigh, Chagford and Moretonhampstead and range of villages and hamlets with strong local traditions.

Highest National Park in South West

High Willhays is the highest point in the region at 821m reflecting Dartmoor's granite dome with exposed rocky tors and peat and heather covered moorland with deeply incised valleys. Princetown is the highest settlement in the South West.

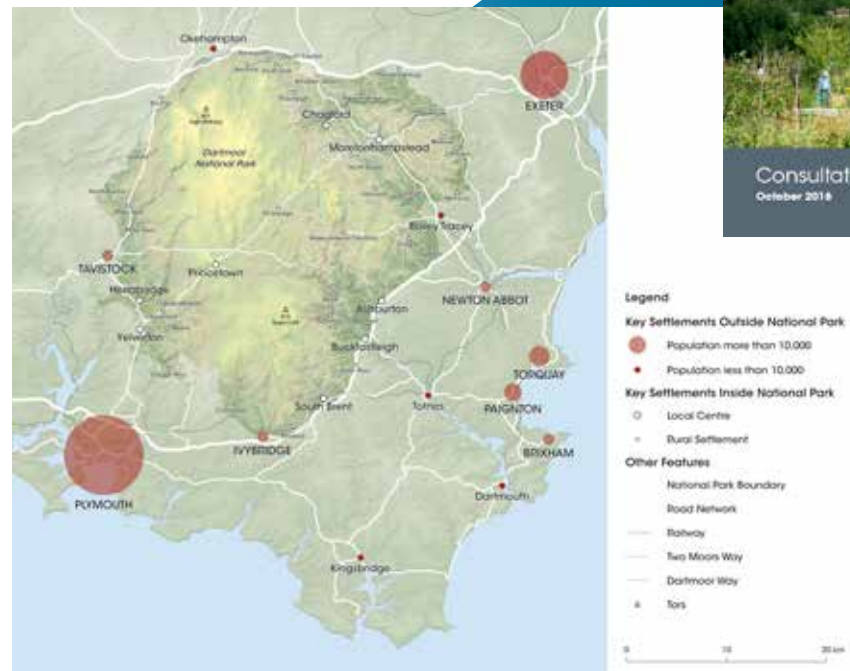
Largest (1,058) number of Scheduled Ancient Monuments of any National Park in the UK.

This reflects the prehistoric settlement of the landscape and the history of mineral exploitation, particularly tin and granite. 26,277 Ha of Dartmoor (28%) is Site of Special Scientific Interest (SSSI), and a stronghold for many protected species, including the largest population of greater horseshoe bats in the UK.

Major focus for tourism and visitor activity attracting an estimated 2.4 million visitors a year serving as a recreational resource for Plymouth and Exeter.

Dartmoor National Park provides a unique set of challenges for its planners who operate within a statutory framework which requires them to conserve and enhance the natural beauty, wildlife and cultural heritage of the area, and promote opportunities for the understanding and enjoyment of the National Park's special qualities by the public whilst at the same time fulfilling a duty to seek to foster the economic and social well-being of local communities within the National Park.

However, many of these challenges are shared with other National Parks and protected landscapes across the UK and with many other rural areas, particularly in the South West. It should therefore come as little surprise that the work which is currently underway to replace the National Park Authority's 2008 Core Strategy and 2012 Development Management and Site Allocations Plan with a new Local Plan has encountered issues familiar across rural communities in the South West.



Spotlight on Dartmoor National Park cont...

Key planning issues:

1 Affordable and new housing provision:

the attractiveness of Dartmoor to incomers and professionals commuting to Exeter and Plymouth has inevitably led to house prices beyond the reach of locals dependent on traditional sectors of employment. While second home ownership is not as significant an issue as in other National Parks, between 2001 and 2011 it doubled to around 8% of the total stock. Despite the construction of around 50 new homes a year, demographic change is resulting in a static population with growing challenges of providing for ageing population. Despite the evident need for some additional homes Dartmoor's planners face an uphill battle in convincing some communities of the need for some additional housing as for many incomers the expectation of living in a National Park is that there will be no development.

2 Housing quality:

with much of the National Park's housing stock involving solid wall construction, and with 2,059 listed buildings, achieving high energy performance on Dartmoor is a challenge. Many homes do not have mains gas supplies leading to reliance on domestic oil and propane fuel. Given that renewable energy generation (wind turbines and solar power) conflicts with strict landscape protection policies the emphasis is therefore on delivering highly efficient new homes. This is reflected in the Christow housing project which won an RTPI SW Award in 2017 for the construction of a community led affordable housing project to Passivhaus accreditation.

3 Managing growth pressures:

Recent and planned development around the National Park, particularly to the north and east of Plymouth but also more generally in the Greater Exeter area, is increasing pressures on Dartmoor's landscape and recreational resources. While the National Park Authority planners enjoy a good relationship with its neighbours, reflected in joint work and collaboration with the teams working on the Plymouth and South West Devon

and Greater Exeter Joint Local Plans, there is no clear mechanism to require development outside the National Park to contribute to environmental protection. Dartmoor is currently working closely with Exeter University's South West Economic and Environmental Partnership (SWEEP) team to model potential recreational impacts arising from future growth.

4 Promoting local economic prosperity:

while traditional agriculture and the visitor economy play a key role in providing livelihoods on Dartmoor, the National Park's economy is actually very broad.. The National Park is a popular base for professionals commuting to surrounding urban centres and home working is being supported by the roll out of mobile broadband services as part of the Connecting Devon and Somerset initiative. However in common with other rural parts of the South West there is a challenge to achieve the scale of 'offer' needed to attract attention and funding, such as from the Heart of the South West LEP.

5 Managing natural ecological and landscape assets:

protecting and enhancing the natural assets of Dartmoor remains central to the National Park Authority's mission as reflected in its Management Plan. For example the role of Dartmoor's peat resource in capturing carbon, managing the quantity and quality of water run-off and providing valued habitat demonstrates the ecosystem services which are being enhanced through the Dartmoor Mires Project. However landscape change is occurring as a consequence of farm restructuring leading to greater fragmentation as a result of the growth of hobby farming and equine development. While many of these changes lie outside the scope of planning, emphasis is being given to securing incremental improvements through net gain in biodiversity associated with development schemes.

For Dartmoor's planners this represents a challenging agenda. The National Park Authority, which depends on funding from DEFRA was substantially reduced as part of central Government austerity measures, no longer has a Head of Planning. A forward planning team of three, which also covers minerals and waste planning issues, is led by Dan Janota while Chris Hart heads a development management team of 5 officers and 2 enforcement and monitoring officers.

Good working relationships exist with surrounding planning authorities with work on Joint Local Plans providing a shared evidence base on strategic issues. However, the specific circumstances facing the National Park require bespoke research with the additional task of matching data sets to the boundaries of the Park. Despite all these challenges there is little doubt that working to deliver a Living Working Countryside on Dartmoor is an inspiring task for the National Park's planners. Picture of National Park offices at Parke

Written by

Chris Balch with contributions from Daniel Janota, Head of Forward Planning and Economy at Dartmoor National Park

Illustrations provided by

Dartmoor National Park Authority



South West Young Planners Round Up

West of England Young Planners

What have we been doing

Pub quiz

In April the West of England Young Planners hosted a pub quiz at The Boardroom, Bristol. 28 planners came along to test their knowledge of planning (of course), geography, celebrities and general knowledge. Congratulations to winners, The Womble Wigs (Arup), followed by The Savillians (Savills). Thank you to everyone who attended, who helped raise £58 for The Bristol Soup Run Trust.

Wapping Wharf site tour

In April we hosted an event at Wapping Wharf, along Bristol's Harbourside. The event kicked off with presentations from, Joy Stone at Alec French Architects who were responsible for creating the vision, and Duncan Cumberland at Muse Developments who worked alongside Umberslade to bring the vision to life. This allowed the audience to understand the project from different perspectives and gain a fuller understanding of how the development came to fruition. The walking tour commenced, with speakers highlighting the subtle public art elements which add value to the overall space, making it a quirky place to live. There was a discussion about the inclusion of cargo containers, which have successfully been taken over by local eateries and businesses. The Cargo containers at Wapping Wharf have worked exceptionally well and have become an iconic destination within their own right.

The Wapping Wharf development is a genuine mixed use, mixed tenure community with a lot of personality. The entire development is due to be completed by Summer 2020, therefore another site visit and walking tour could be on the cards in the future so keep your eyes peeled...

Planning in 2048 Seminar

Alongside the RTPI South West, the West of England Young Planners were delighted to host over 160 delegates at the Marriott City Hotel in Bristol for a full day conference to debate, discuss and interrogate the future of planning. A series of panels and speakers throughout the day focussed on a wide-ranging programme including digitalisation and automation of the planning system and consultation tools that are affecting how we plan, followed by speakers and panel discussions on how new technology, the smart cities movement and the potential of autonomous vehicles is affecting place-making and what we plan. We were also excited to invite exhibitors to the day, which included live demonstrations of virtual reality ('VR') technology in action and digital visualisation tools, together with speakers providing real case study examples of how planning and places are changing.

Following an interesting and engaging day, it was clear that the planning system has a lot to do to catch up with the pace of technological change. However, there are a number of innovative and exciting initiatives that demonstrate the opportunities to create a more efficient system that can truly work to make modern places fit for the 21st Century and beyond.



Future events

The steering group continue to organise events. Here is what we have in the pipeline:

- We will be hosting our **annual summer boat trip** on the 14th June. This will include a tour around Bristol's historic floating harbour, starting at Temple Quay and ending at the famous cider boat. Tickets include fish and chips (or a vegetarian alternative).
Book now: www.rtpi.org.uk/summerboat
- In September we will be organising a **walking tour** looking at regeneration projects in the centre of Bath
- We will be holding a **Planning Policy update** in September. This will consider the implications of the revised NPPF, and other recent policy.
- In September we also hope to hold an event at **Weston Super Mare**, looking at regeneration projects that have taken place within the town centre.
- The **'tall buildings'** joint event planned with RICS is still being progressed and is likely to take place during the summer.
- In Autumn we are hoping to hold an event on **planning for the dead**. This will focus on cemetery provision in the UK, specifically how much is required, how and where it can be delivered, and how the needs of different religious groups can be provided for.

As always, feedback on the content of future events is much appreciated. If there are any events you would like to see please let us know, and we will look at how these can be accommodated.

South West Young Planners Round Up

Being a Young Planner

This section provides an insight into the type of projects Young Planners have been working on. This edition's insight is provided by Jennifer Joule, a Planner at Lichfields.

"I have been working on a project to gain permission for a small battery storage plant on the edge of an airfield in an AONB. Located in what at first glance appeared the most 'empty' square kilometre in the country, the range of constraints the site has brought forward is quite remarkable. It has been a great learning experience in working around unexpected challenges.

The site was originally located on an area of hard standing used for the storage of aeroplanes. It needed to be located away from the runway (for obvious reasons), away from the parachuting club's landing zone, outside of the setting of the Grade II watch office, close to the national grid connection, away from the public highway and hidden by the sloping topography as a result of landscape sensitivity in the AONB. However, it emerged during consultation that the site was towards the edge of a fireworks storage licence zone. After this rather unexpected constraint, it was decided to move the site 80m west. However, examination of Google Earth revealed the site did in fact have an electricity line across it. Not an insurmountable challenge, but a good lesson in the importance of taking photographs at site visits. Suffice to say we are now hoping for permission at round two."

Dorset Young Planners

What have we been doing

Hosted our second event with the CPD session 'Pitfalls of P.D.- Residential conversions and noise considerations' in March followed by a social event with pizza and refreshments at Terence O'Rourke's Bournemouth offices. The two speakers who graciously volunteered for the event were Graham Gover and Ed Clarke.

Graham Gover has specialised in planning law for over 20 years. He started his own practice in 2005 and has both public and private sector clients. Graham gave a great and interactive talk about the challenges and opportunities associated with Permitted Development Part 3 Class O, Q & PA with some great case studies which provided much food for thought.

After a break for refreshments Ed Clarke, Managing Director at Clarke Saunders Acoustics, gave another great and engaging talk on how noise assessments affect the success of these PD conversions. The event was a great opportunity to meet up with fellow young planners and the pizza and wine provided after the event proved to be very popular.

The event had to be rescheduled at short notice due to the unseasonal snowfall that hit the South West of England on March 1st 2018. We would like to thank our speakers and all attendees for their understanding and flexibility in attending the rescheduled event. We also would like to thank Terence O'Rourke for sponsoring the event.

Steering group update

Dorset Young Planners has also recently welcomed Richard Mears, a Planning Consultant at Pure Planning as a member of the steering group. The group now has eight core members but is always open to ideas from Young Planners in Dorset on ideas for networking socials and CPD events.

Future events

Poole Quay & Firework Cruise Social

Thursday 26 July from 5pm

The two hour trip will take you on a cruise past Brownsea Island; a wildlife sanctuary for a variety of animals, including the famous red squirrels.

Enjoy the cash bar as we cruise past Studland Bay & its beaches with a stunning sunset backdrop that leads the way to the Jurassic Coast & Old Harry Rocks.

End your evening admiring the magnificent firework display in Poole harbour with the glowing night lights of Poole Quay in the background.

Book now at www.rtpi.org.uk/dorsetboatsocial

For more information on...



South West Young Planners Round Up

Somerset Young Planners

What have we been doing

The Somerset Young Planners Steering Group met for the first time at the end of January this year at The Firehouse pub in Curry Rivel. After some food and drinks, conversation got going around the table about the formation of a committee, and lots of ideas were shared about potential future events. Soon after this meeting, a committee was formed.

Currently the committee is made up of just three members and we would welcome more. Although only small, we are just as passionate about creating and strengthening a community of Young Planners in the Somerset area.

Our committee members include:

Stephen Baimbridge - Chair
Rebecca Randall - Vice Chair
Mark Willitts - Treasurer

Future events

The Young Planners Group has been working hard to bring forward its first event, a site visit to the **Hinkley Point C project**. The site visit will take place on **22nd June 2018** will include a site tour led by Planners from EDF Energy. There will also be presentations from EDF Energy, Environment Agency and Sedgemoor District Council Planners involved in the project.

Book now www.rtpi.org.uk/hinkleypointc

We are also planning an **APC Seminar** for the **8 August**, details will be published on www.rtpi.org.uk/swyp

Devon and Cornwall Young Planers

What have we been doing

In March we held a Design Workshop. The workshop saw Young Planners from across Cornwall and Exeter come together for a presentation from experienced planners within Cornwall Council. This focussed on the efforts that the Council are making to improve the quality of design across Cornwall, using the Cornwall Local Plan, Chief Officer Notes and the Cornwall Design Guide. We looked at some case studies and discussed how well the developments had achieved a sense of place. We then separated into small groups to work on the redevelopment of a site for housing. We discussed our ideas and the proposals each had different interpretations of how best to use the space, although, each incorporated the valuable lessons learned from the presentation.

Steering Group Update

We welcome a few new members to the committee including to Keegan Ferreday, Devon County Council and Beatrice Scott, WYG which brings our steering group to 8.

Get in touch...

If you would like to get in touch with us.

✉ Southwest@rtpi.org.uk 🐦 [@swyoungplanners](https://twitter.com/swyoungplanners)

📘 Join the 'South West Young Planners' group

🌐 Join the 'RTPI Young Planners Network' group

Future events

Melville Building, Royal William Yard

A 'before conversion' chance to look at a listed heritage asset in one of Plymouth's prime regeneration sites and discuss plans for its new future

APC Surgery

For those already on the journey to becoming a chartered town planner. An opportunity to speak to those who have recently gone through the process, ask questions, get support and tips for a successful submission.

Dawlish SANGS

A study tour to look at the sensitive location, understand the need for designating a SANG and the impacts and effectiveness of land management since this was introduced

Cranbrook energy centre visit

Social - quiz night

25 October - L-APC Seminar, Plymouth University

An introduction to the L-APC process, requirements, the value of RTPI membership

Profiling Young Planners

Stephen Baimbridge BA MSc



Tell me a bit about yourself:

I was born in Manchester spending my early childhood in Moston. And yes, I am a City fan! I then moved to Poole, with my parents before spending three years at University in Portsmouth. After graduating I moved to Yeovil.

In the last year or so I started a new job as a Policy Planner with South Somerset DC, bought and renovated my first home, got married, graduated from my Masters (with a distinction), embarked on my Licentiate APC pathway to Chartered Membership and became the Chair of the Somerset Young Planners Group.

Why did you decide on a career in planning?

As with many planners, I started with an early love for Geography. My passion for Geography was brought out by a great secondary school teacher who brought the subject to life. The next step was studying Geography at university where, over the three years, I became more interested in the human side of the discipline.

After a brief stint in audit, I realised I had to do something that allowed me to apply my 'inner-geographer'. I undertook an internship with South Somerset District Council to develop my understanding and appreciation of Planning. I transitioned from the internship to a temporary role as a Planning/ Enforcement Assistant, that then became permanent.

Whilst at work I studied for my Masters in Urban and Rural Planning at the UWE. This gave me a much deeper understanding of the planning system and the issues surrounding it. I'm convinced that the role of the planner is vital for the creation and maintenance of great places for people to live, work, and play – and whatever else they want to do!

So what does your job involve?

Working in a relatively small team, I have benefitted from involvement in quite wide range of projects over a short space of time in Spatial Planning.

On my arrival, I was asked to be the Council's lead on a joint Strategic Flood Risk Assessment, and to write settlement profiles for the District's top 14 settlements. Now, my time is largely shared between work on the 'Local Plan Review', the 'Employment Land Review', and monitoring of the District's housing and employment, as well as the vitality of its town centres.

Why did you get involved with the Dorset Young Planners steering group?

I heard about Young Planners at an RTPI conference so e-mailed Charlotte Daborn for further information. Charlotte informed me that there was a Dorset group and a group that meets in the Bristol area, but no group covering the rest of Somerset. Charlotte asked me if I would be interested in starting a group, I responded positively but did not think that I would end up chairing the group but here I am!

What do you do when you are not planning?

On weekends I generally play football for a local village team, go to church, and either stay in or go out for a nice meal. We are still renovating our home so quite a bit of my time is spent gardening and doing DIY – both of which I must get better at!



Stephen Baimbridge
Policy Planner
South Somerset District Council

Planning Aid England (PAE) Update

Planning the Future of Planning Aid England in the South West

We are pleased to welcome Julie O'Rourke to our Planning Aid Task Group and look forward to working with her to deliver more projects this year.

In Autumn 2017 the Task Group for Planning Aid England (PAE) in the South West, commissioned a research project with the MSc Planning students at the University of Plymouth as part of their Research Methods module (led by Dr Stephen Essex). The aim of the research was to examine the awareness of PAE services in the South West and to identify the types of outreach work that would best support local communities and groups in the region. PAE provides free and independent professional planning advice, which is delivered by around 300 volunteers across the country. The Task Group saw this research project as a real chance to prioritise the work of PAE on projects which were likely to support communities and groups in the South West over the next few years as well as to build a relationship with one of the region's key Planning Schools.

The results of this research were shared at the end of last year and PAE met in spring to review the exciting opportunities that have been identified. These opportunities cover major urban extensions, neighbourhood plans and wider regeneration schemes where it is considered that Planning Aid could offer support. A questionnaire will be sent out to volunteers shortly to prioritise these.

In 2016 the PAE SW led a CPD training evening in Taunton and collated a questionnaire following this event, identifying areas of further training or support that volunteers were interested in. These included Development Management, Flood risk and Community Infrastructure Levy.

This year, following the completion of the above research project, and building on the feedback from our volunteers, we held our second free training evening with three speakers covering Planning Legal Updates, Community Infrastructure Levy and Development and Flooding, Gavin Collett from Magdalen Chambers opened the event with a whistle stop tour of recent changes in case law covering: 'isolated' dwellings, HRA mitigation screening and the importance of replicating conditions on Section 73 applications. He also provided a brief overview considering the differences between the current and emerging NPPF. As always with Planning Law updates the content was packed in!

Rebecca Randall from WYG Consultancy followed, covering the Community Infrastructure Levy: who is charging; what it means for development viability, and potential pit falls. As a charging Authority this was a very enlightening presentation. The evening concluded with a strategic overview of Development and Flood Risk by Mark Willitts from the Environment Agency, highlighting the challenges in the South West and the Environment Agencies role in respect of Planning Consultation as well as emergency response. The slides were provocative and locally relevant, with examples of localised flooding events. The evening was well attended and received, with open questions after each presentation.

Following the success of this event we are now refocusing on providing volunteering through opportunities from the Plymouth University students research.

To register as a PAE volunteer, please visit
www.rtpi.org.uk/planning-aid/volunteering/how-to-apply/
and complete the online application form.



Julie O'Rourke

Planner at Tetlow King Planning & member of the RTPi SW Regional Activities Committee

RTPI Invitation to Tender: Smart energy systems & the implications for the planning system

Decentralised, 'smart', energy systems offer great promise for the future of the UK's energy network. Amongst other benefits, they present a flexible means of supporting the national shift towards wind and solar energy with local sources, and a way of increasing responsiveness to local demand. Beyond energy generation, they may be central in facilitating our transition to electric vehicles. The South West region of England is particularly well positioned to take advantage of smart grid technology. Already a national leader in several types of green energy, the technology may enable much greater levels of renewable generation in the region, without the need for 'big ticket' work on the national grid.

Effective spatial planning will be central to the delivery of the necessary infrastructure in the South West and elsewhere. So what impact do current regulatory frameworks and planning policy have on the delivery of smart grids? How might planning policy and practice be adjusted to support their delivery, without compromising other important planning objectives? What can we learn from national and international best practice in the field?

The RTPI and RTPI South West are commissioning research to answer these questions. The invitation to tender closes on 25 June 2018. Please see here

http://www.rtpi.org.uk/media/2875129/RTPI_SW_ITT_Smart_energy_systems.pdf

for more information on the project, including budgets, deadlines, eligibility, and contact details.



Regional Management Board & Activities Committee Up-date

At its meeting on the 20th April the agenda of the joint meeting of the Management Board and Activities Committee included the following principal items:

RTPI SW Annual Review 2017

The meeting congratulated the Regional Coordinator, Charlotte Daborn, on an excellent document which once again illustrated the wide range of activities undertaken by RTPI SW.

RTPI Nations and Regions Panel 6th March 2018

The Hon. Secretary, Mike Oakley, reported on a number of issues discussed at the Panel meeting. He said that the Institute is currently updating and simplifying the Regulations and Rules by which the RTPI Regions operate. The meeting endorsed draft responses which he had prepared relating to a series of questions that had been sent to all RTPI Regions. The meeting also considered a number of issues concerned with future business planning which again raised concerns regarding the ever changing template for the Business Plan and Budget.

South West Young Planners Groups

The meeting was pleased with the establishment of the Dorset Group in late 2017 and the recent setting up of a Steering Group for a Somerset Group, as a result there was now an almost complete coverage of Young Planners Groups across the South West, the significant gap being north Gloucestershire where one possibility was to cooperate with RTPI West Midlands in establishing a Group. During a discussion on this issue it was noted that the currently the highest level of 'drop out' from RTPI membership is from the Licentiate class, a particular issue being the very low first time pass rate in the APC process. RMB/RAC members observed that a particular issue is the varying attitude of employers, both public and private, with many no longer linking promotion and salary enhancements to the gaining of RTPI Corporate membership. It was agreed to raise this issue at the pending meeting with South West 'Heads of Planning'. (see below)

Visit to the South West of the 2018 RTPI President

Arrangements for the visit to the South West by the RTPI President 2018, John Acres, over the two days 26th-27th July were considered; visits in the Gloucester/Cheltenham and Bristol areas are likely to be in the programme.

Meeting with the 'Heads of Planning' in the South West

The meeting was informed that there had been a positive reaction from the 18 South West 'Heads of Planning' contacted proposing a meeting with RTPI SW aiming to increase collaboration on planning issues in the region. As a start they will be invited to a lunch with the RTPI President on the 27th July during his Presidential visit.

RTPI SW 2018 Research Project 'Renewable Energy in the South West – Smart Energy Systems and the implications for the Planning System'

Peter Ellis, RTPI SW Research and Policy Officer 2018, reported that work was in hand for the launch of this project during the summer. The tendering process was being undertaken by the Botolph Lane research team. This team will be represented on the Steering Group but the implementation of the research project will be the responsibility of the RTPI SW Research and Policy Working Group.

RTPI SW Awards for Planning Excellence 2018

The meeting considered and agreed the arrangements for the operation of the 2018 Awards including the timetable, judging criteria, judging categories and judging process. The Awards are the subject of another article in this issue of Branchout.

SW Neighbourhood Planning Group

Geoff Walker reported back on a meeting of the Group he had attended on behalf of RTPI SW. Following a discussion, it was agreed that RTPI SW should continue to be involved with the work of this Group with Geoff as its representative.

RTPI SW Working Groups

The meeting also received up-date reports from the following Working Groups: Planning Aid; Education and Future Planners; Research and Policy (in addition to the above report on the 2018 project); CPD and Social and Networking.



The 2018 RMB and RAC Committee

Join the RMB or RAC

Help us to strengthen the importance of planning

Nominations open 13 July

The joint committee of the Regional Management Board (RMB) and the Regional Activities Committee (RAC) represent the regional membership and delivers a range of services. The RMB sets the business plan for the region whilst together with the RAC it delivers, with the Regional Coordinator a range of activities to benefit members including conferences, policy updates, future planners initiatives, commissioning research, organising inter-professional networking opportunities as well as raising the profile of planning.

Nominations and Elections

To join the Regional Management Board or the Regional Activities Committee nominations will open on the 13th July 2018 with a closing date of 3rd September.

Working Groups

To support the RMB and RAC, six Working Groups have been established to prioritise projects and activities and their planning. You do not need to be a member of the RMB or RAC and so any RTPI Member is welcome to join. Some meetings are via email or teleconference which opens this opportunity to members throughout the South West.

The six working groups are:

Environmental Education & Future Planners Working Group
CPD Working Group
Policy and Research Working Group
Editorial Working Group (E-News and Branchout)
Planning Aid Working Group
Social and Networking Events Working Group

Would like to be involved, but can't?

The RMB and RAC are working to make the committee more accessible to members. If you would like to be involved but can't, we would like to know why so we can work to make these opportunities possible.

Find out more at

www.rtpi.org.uk/the-rtpi-near-you/rtpi-south-west/regional-contacts-and-committees/regional-management-board-and-regional-activities-committee/

or Contact southwest@rtpi.org.uk for a copy of the nomination form or to get involved with the working groups.



I joined the Committee because it provided me with the opportunity to speak on behalf of Young Planners across the West Country, enabling their voices to be heard. It also gave me a window into influencing the CPD events that planners across different Authorities and Private sector would be attending, thereby encouraging change about the way we think and consider things as planners. As well as this, sitting on the Committee develops me as a person, and allows me to interact with other likeminded professionals, creating a strong networking opportunity.

Angharad Williams
Teignbridge District Council



I joined the RAC committee in January 2018 because I wanted to get involved with the RTPI at a regional level, and especially to support its work with the CPD programme, education and research. Being on the committee is a great way to get involved and network with other planners across the region from both the public and private sectors.

Olivia Wilson
University of Plymouth



I joined up not knowing what to expect and a few years on as part of the Planning Aid Task Group we have run a CPD session for volunteers, commissioned a research project with a University and opened up a whole new range of outreach opportunities. As part of the wider Panel I have suggested speakers and assisted at the RTPI SW CPD days and created articles for the Branchout magazine covering reviews on emerging policies to reflections on Public Inquiries. I think pick an area you are passionate in and go for it, the opportunities are endless.

Dawn de Vries
Sedgemoor District Council

Profiling RAC Committee members

Julie Tanner



Tell me a bit about yourself:

I am originally from Northern Ireland, but made my home in the East Midlands for about 20 years before moving to be closer to my husband's family in East Devon. I live by the sea and make the most of this amazing location to raise my family – a daughter and two sons. I have had a career predominantly in the public sector – supporting preparation of Structure Plans, Regional Spatial Strategy, Regional Economic Strategy. I had a very young family when I was offered voluntary redundancy in 2010 from East Midlands Development Agency – and used that opportunity to set up what is now PLACE Planning Limited. I work with Opun, in the East Midlands and Creating Excellence (CE) here in the SW. I am CE's Panel Manager for the CE South West Design Review Panel and at Opun I am Chief Executive, ensuring the smooth running of the charity, recently receiving recognition for its design support services on Tresham Garden Village. This year I am Chair of the Design Network – the national group of organisations that manage regional Design Review Panels – we all work to a common purpose. The Design Network was awarded a MHCLG grant to deliver design training to Elected Members in 2018/19.

Why did you decide on a career in planning?

When I left school I knew I wanted to follow a vocation and thought originally it was in architecture – and in fact my foundation year at Queen's, Belfast afforded me that opportunity. But, I was more interested in the wider social and economic context and so switched to Planning in my second year. Growing up in Northern Ireland during the 70s and 80s there wasn't a lot of any sort of building going on, but the built environment was under strain. When I moved to Nottingham with my first job it was just at the end of the

miner's strikes and pit closure was a clear focus for the County Council. But I was interested in how places grow and adapt and could see a lot was going wrong and that planning had a clear purpose to manage and attract growth.

What does your job involve?

As a Panel Manager I support the delivery of design support to local planning authorities, developers and communities. Predominantly this is design review, but also enabling capacity and training. Our mission is to raise standards of design and place making. The South West has a range of design review services now available and it is unfortunate that design review is now seen as a consultancy service – as opposed to the independent service it should be. CE works with Swindon Borough Council to deliver its design review services, and we work closely with a large number of other LPAs often when they have a scheme that is large and/or significant. My job is to maintain high standards and continue to challenge conventional market-led approaches to design. In that regard we established the Housing Excellence Design Panel that uses Building for Life 12 in supporting new housing schemes. We've had lots of success with that – reviewing Barratts, Persimmon, Taylor Wimpey, Baker Estates and Cavanna schemes amongst others. Bath & NES have recently awarded CE the contract to deliver design review services for the North Keynsham and Whitchurch Strategic Development Locations.

Why have you got involved with the Regional Activities Committee?

My insight as a Planner has helped me with my role at Opun and Creating Excellence, LPAs and developers know that I understand planning, its purpose and how a development is brought through that process. I joined the RAC to engage 'design' in the wider conversation, but also to meet and get to know better the SW planning community – I still feel quite new, though have been here almost four years!

What do you do when you are not planning?

All three of my children play rugby, and my daughter is the keenest of all, my husband is a coach and I coordinate our local club's girl's teams. We have had lots of success – taking the girls from 5 to 50 members in the last 3 years! I also own a silly dog and do lots of walking with him and plan holidays in an effort to spend quality time with my very active family!



Julie Tanner

Panel Manager of the
South West Design Review Panel
RTPI SW Regional Activities Committee

Surviving Public Inquiry

This March I experienced the planner's "Baptism of Fire": my first Public Inquiry (PI). Rather inconveniently this was scheduled in the same week as our Local Plan Inquiry resulting in the loss of our Policy Team, and the need to employ a Land Supply witness. Now that I am out the back end of the process, I thought I would share learning points - on the off chance you are about to face your first inquiry or, if like me, you wanted to reflect on inquiries past!

I am a Principal Planner for a relatively small District Authority whose last Public Inquiry was around 6 years ago. This means there are a limited number of people employed by the Authority that have been through the inquiry process. Another site within the District was due for an Inquiry which I was intending to shadow for development, but the technical issues were resolved ahead of the date, resulting in the appeal being withdrawn.

On the Planning Inspectorate's website, you can find the time and location of other Public Inquiries and I decided to attend one with a similar theme at a neighbouring District Authority. Unfortunately, after the QC on the appellant's side raised a new issue in opening statements and - due to time constraints (because the Planning witness would be starting a new job as a Planning Inspector the following week) the Inquiry was deferred. This resulted in the sum of my knowledge of how PIs run being limited to opening statements and a one-sided examination of the Education Witness!

First point of advice: try to attend a nearby Public Inquiry way ahead of doing your own!

This is good professional development as I think that first hand observation beats any number of seminars. One of the key things I took away from the 'part' of the Inquiry that I watched was the language and tone of the QC's. This meant I knew what to expect as fortunately the opposing QC at my inquiry was from the same chambers.

My Inquiry started with 4 reasons for refusal. The first being a policy principle: 140 houses outside the settlement boundary. The remaining 3 grounds related to insufficient information including: impact on surrounding archaeology; highway safety, and flood risk given the absence of accurate modelling. These points were addressed by additional information before the opening of the Public Inquiry, resulting in Statements of Common Ground being agreed during the preparation period. This proved problematic in terms of keeping up to date with the application when writing my proof of evidence - particularly as the Statements of Common Ground on highways and flood risk were negotiated and agreed directly with the consultees rather than the LPA.

My second piece of advice would be: cover all the basics in the Appeal Statement such as 'The Local Authority will present evidence to confirm that the development is not in accordance with...' and save your "whys and hows" for the Proof of Evidence. You also need to consider if there is anything that was not covered in the reasons for refusal which should be evidenced as part of this process taking into account the arguments being put forward by the appellant. In my case there was disagreement between the parties as to whether the Council had an adequate 5-year Housing Land Supply. Whilst we provided evidence on this point there was a separate policy highlighting broad locations that were preferred for development, and this site was not one of them. Provided that any new areas are raised in the Appeal Statement and then detailed in the Proof they can become part of the planning case.

I had **good support from work** - my case load was reduced, and I was allowed time to go through the suite of documents that the appellant submitted to assess their relevance. You need to pay attention to elements that change during the build-up to the Inquiry. In my case the affordable housing offer changed from 30% to 40% in the draft Unilateral Undertaking which I took to be the appellant arguing 'significant' wider benefit from the proposal.

In my opinion, it is important to **go through the appellant's Proof of Evidence** to provide rebuttals where relevant, as this is submitted and considered by the Inspector without resulting in additional things for you to remember during cross examination!

"Pick your Armour", someone said to me recently: at Public Inquiry there is an Inspector, smartly dressed people and the Local Authority. Whilst appearance is not a reflection of knowledge you should dress how you want to act - sharp, smooth and professional. Besides there is also an accepted dress code, so you can't wear jeans and a jumper even if you wanted to!

Take a packed lunch. During the inquiry it is likely you will be working, co-ordinating and researching during the breaks to provide the best evidence you can. Pay attention to the information circulated by the appellant's side and consider its relevance and the argument that they may want to raise. In my case the NPPG advice on Prematurity was circulated on Day One, which proved to be an area I was grilled on during my cross examination. It was a lot easier to respond to the 'significant' wider benefit of 40% affordable housing than prematurity as I had not rehearsed the rationale for this ahead of the cross examination.

Surviving Public Inquiry

If you are feeling particularly under pressure while being questioned, it is probably because you have a good point. There are a few little tricks that will help you through cross examination such as: **make sure you have the full suite of policy documents** (sounds simple but having to 'borrow' a clean version of the NPPF rather than the one you refer to daily can unsettle); orientate yourself to face the Inspector to avoid face to face lock in with the appellant's QC; if the questions are coming fast, ask the question again out loud to yourself to allow your brain a few seconds to reflect; and use a pad and pen up to make notes as it helps keep your focus on the question, rather than the way it is being asked. **Watch out for multiple straight "yes/no" questions and always seek to qualify your answer so the positive or negative response is not misinterpreted.**

After you have sat in the hot seat for the duration of the cross examination (and your brain starts to feel like scrambled egg) it is important to **concentrate on the questions you are asked by your QC during re-examination.** These are aimed at resolving any potential conflicts in your evidence and are there to strengthen your case. So do not relax too soon!

After the LPA's witnesses have been heard, it is the weakest point of the case. This is the point where I started reflecting on my responses to everything and all the questions I could have answered differently. Take heart. Once the appellant's witnesses have been cross examined, the weaknesses of their case will have been revealed creating a more level playing field.

During all of this you may (certainly in our case) still be trying to finalise the Unilateral Undertaking, draft conditions, and be receiving High Court decisions to provide comments on in terms of relevance for the case. **I would actively encourage early review of High Court and Appeal decisions on similar themes and researching historic Appeal decisions against the appellant on other sites (if they are a national land agent or developer).**

At the end of the process when I was asked how it went, I laughed and said: 'It depends what day you would have asked me!'. Day one and two I found really hard work with all the unknowns and the cross examination; but days three and four were a lot easier. As I write I am still awaiting the outcome of the decision, but I'm pleased to say I felt like we put together a good defence and had some positive feedback from those involved in the process. Irrespective of the decision, the process was a massive learning opportunity and I hope in part, that some of this can help you too.

Dawn de Vries MRTPI

Principal Planning Officer (West)
Sedgemoor District Council
RTPI South West Junior Vice Chair



Fantastic results for the South West in the National Awards for Planning Excellence 2018

The RTPI Awards for Planning Excellence are the longest running and most high-profile awards in the industry. For 40 years they have rewarded the brightest talent in the profession; the teams, projects and individuals that transform economies, environments and their communities all over the UK and internationally.

The 2018 winners were announced at a ceremony in central London on 24 May 2018. For full details on all the winners, commendations and shortlist, please visit www.rtpi.org.uk/awards



Excellence in Plan Making Practice - Commended

Excellence in Planning for Homes - Large Schemes (20 or more homes) Winner

Local Authority Planning Team of the Year - Commended

Small Planning Consultancy of the Year - Winner

West of England Joint Spatial Plan
Submitted by West England Partnership

The Nelson Project
submitted by Plymouth City Council

Teignbridge District Council

Situ8 Planning Consultancy



RTPI South West Awards for Planning Excellence 2018 - Call for Entries

Do you consider that a particular planning project is an example of best practice and demonstrates the positive and critical role planning and planners play in place making? Our regional Awards for Planning Excellence celebrate projects and people who have helped create exceptional places and improved the lives of those who live and work there; highlighting how planning and planners work to create a safe, healthy and sustainable future.

Recent overall winners have included the Bath Water Space scheme for the renovation of the River Avon/Kennet and Avon corridor either side of the city (2017), the Plymouth City Council's 'Plan for Homes' (2016), the Exe Estuary Trail (2015) and the Hudson/Manser Streets Cheltenham Housing Regeneration Scheme (2014) Many other schemes received Awards and Commendations.

Winning these prestigious awards is a clear demonstration of quality, and an excellent way to raise the profile of a project, team or individual

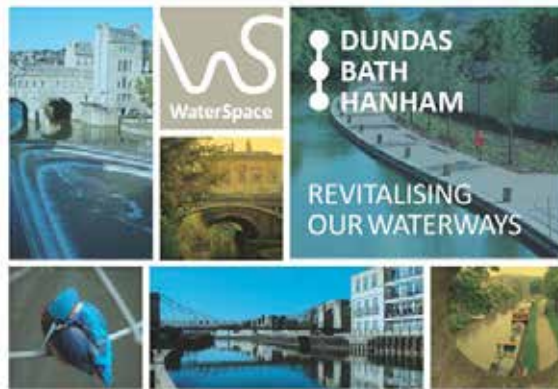
If you would like to discuss any issue regarding an entry contact the Regional Coordinator Charlotte on southwest@rtpi.org.uk or 020 7929 8180 or the Judging Panel Secretary, Mike Oakley (mro6085@virginmedia.com) or 01179 692351.



Excellence in Planning Delivery
Joint Winners: Stafford Close Housing



Excellence in Planning Delivery
Joint Winners: Old Railway Quarter



Overall Winner of the RTPI South West Awards for Planning Excellence 2017

FREE to enter

**Deadline for submission
Monday 23 July at 5pm**

Results of the 2018 Awards announced
in mid-November

The Award Presentation Ceremony
will take place in December /January
at a location related to the Overall Winner.

**Download an entry form and guidance
notes from [here](#)**

**Check out our handy How to
Win guide [here](#)**

**NEW for 2018: Overall Winner
automatically shortlisted to
national Awards in London
for 2019**

RTPI SOUTH WEST
AWARDS FOR
**PLANNING
EXCELLENCE**
2018

Call for new Awards Judging Panel Members

Would you like to join the Judging Panel?

We are on the lookout for RTPI Members, Retired RTPI Members or Young Planners to join the Judging Panel for the 2018 Awards. The aim is for the Panel to include members with a wide range of planning practice and a good knowledge of planning issues across the South West.

Why join?

"I became a judge as I had enjoyed being involved in the competition when my Company sponsored it, the chance to see and experience planning outside of my normal remit and to carefully consider ground-breaking projects added to my professional experience and expertise"

David Lowin, RTPI SW Judging Panel Member

The Commitment:

- Review of the entries submitted documents in late July/early August
- Attendance at the first Judges Panel meeting in late August in Taunton
- Participation in a number of the site visits (not all, and depends on the number of judges and entries received) during September and October
- Completion of the Judges Assessment/Scoring form for each of the site visits you attend.
- Attendance at the final Judges Panel meeting in November in Taunton
- Attendance at the Awards Presentation Ceremony in December/January

Would like to join, but have limited time?

We are also looking for 'reserve Judges' in all corners of the South West who would only be called upon if there was an entry in their area. This adds tremendous value to the Judging Panel in gaining local knowledge on how that project was received.

Find out more...

If you are interested in finding out more, please contact southwest@rtpi.org.uk

The Judging panel will be adopted by the Regional Management Board on the 13 July.

Applications for joining the panel need to be received by 2 July.



Forthcoming Events

Exploring the tensions between development viability and planning Seminar

Thursday, 28 June 10-4:30
Plymouth University, Plymouth

Finding the right balance between maximising land receipts and delivering community benefits is a fundamental challenge for planning. This CPD conference will explore this challenge focusing on public sector land disposals and how these can be managed effectively using a range of planning tools.

- **National Policy Framework and Public Sector Land Disposals**
Stephen Dance, HM Treasury
- **Planning & delivering development on public land**
Tim Johnson, Partner at Cushman & Wakefield
- **Delivering the Vision**
Mark Brunson, Plymouth City Council
Head of Strategic Projects
- **Homes England approach and delivering of housing**
Ian Collinson, Senior Planning Specialist,
Public Sector Land at Homes England
- **DIO/MOD approach, experiences TBC**
- **Car parks and cash machines - Transforming Torbay's Town Centres**
Pat Steward, Town Centre Regeneration
Programme Director at TDA
- **Funding investment in the NHS estate**
Andrew Strange, Senior Strategy Manager at
NHS Property Services Ltd
- **Optional Site Visit**

BOOK NOW



Political Perspectives on Planning in A Post Brexit World

Tuesday, 17 July 2018 10-4:30
STEAM Museum, Swindon SN2 2EY

Politics and planning are intrinsically linked. This event will hear from politicians on their perspectives on the planning process and how planning officers can work closer with politicians to achieve sustainable development. Speakers will include politicians with planning backgrounds to give a unique insight into contemporary challenges.

Speakers include:

- **Reflections on National Government Attempts to Reform the Planning System**
Lord Matthew Taylor of Goss Moor
- **Snakes and Ladders – Negotiating the Political Landscape**
Mike Hayes, CBE, Former RTPi President, Director,
Mike Hayes Consulting
- **The Planner and the Politician - A Personal View of Each Side of the Fence**
Gideon Amos OBE, Amos Ellis Consulting Limited
- **Planning and Local Politics**
Cllr Graham Parker, West Devon Borough Council
- **The Impacts of Brexit on Planning**
Janice Morphet, The Bartlett School of Planning, UCL
- **Conference Energiser – Dealing with the Media on Planning**
Mandy Pearce, Head of Public and Partner
Relations, Plymouth City Council

BOOK NOW



Heritage and Historic Landscapes Seminar Wednesday, 12 September 2018 10-4:30

The Guildhall, Market Place, Guildhall Square,
Salisbury SP1 1JH

The South West is blessed with an abundance of historic buildings, landscapes and archaeological finds. This event sponsored by Lichfields will focus on protecting and enhancing our historic landscapes and archaeology as well as breathing new life into heritage at risk. There will be an opportunity to discuss the topics with colleagues across the region.

Sponsored by

LICHFIELDS

Topics in consideration are:

- **Archaeology and Planning**
Martin Brown, Archaeology Service,
Wiltshire & Swindon History Centre
- **Managing Change in Historic Landscapes**
Deborah Evans, DE Landscape & Heritage Ltd
- **Using Farmsteads Character**
Dr Jeremy Lake, Consultant
- **What is Curtilage listed?**
Nick Bishop, Senior Heritage Consultant, Lichfields
- **Designations and listed buildings under threat**
Simon Hickman, Principal Inspector of Historic
Buildings and Areas for the South west region
of Historic England

BOOK NOW



Forthcoming Events

ROOM@RTPI Seminar: Delivering More Homes with Small Builders

Tuesday 4 October 10-16:30
Plumer House, Plymouth

How can you help small builders make a meaningful contribution to housing delivery in your area? This seminar will draw upon the national research by the Federation of Master Builders and local case studies to explore what you can be doing to maximise housing delivery by smaller builders. The popular interactive seminar format will allow for facilitated discussion sessions and question time with the speakers.

Discussion Session 1:

How Government Policy is supporting a greater role for Small Builders
TBC, Ministry of Housing, Communities and Local Government

Discussion Session 2:

The Challenges and Opportunities of "Small is Beautiful"
Speaker TBC
Federation of Master Builders

Discussion Session 3:

How Planners can help Small Builders Deliver More Homes
Steve Smith, Elliot Design and Build

Case Studies from across the South West on Working with Small Builders

Paul Barnard, South West ROOM@RTPI Chair

Discussion Facilitators:

Mary Ridgeway, Teignbridge Council and Paul Barnard, Plymouth City Council

BOOK NOW



Planning Law Update with Burges Salmon

Wednesday 17 October 10-16:30
The Guildhall, Bath

The latest in case law and appeal decisions including subject to publishing, the new NPPF. This briefing will look to include:

- Revised NPPF
- Local Plan Making
- Conditions/s106
- Housing delivery
- Case Law Review
- Class Q

BOOK NOW



Sponsored by



Planning & Health Conference

Thursday 8 November 10-16:30 at Somerset County Cricket Ground, Taunton

We are an increasingly ageing and more sedentary population. In conjunction with Public Health England, this event will explore how planning can shape our environments to accommodate these changes and improve the experience of the world around us.

- Topics will include:
- Public Health England
- Public health and planning
- Health Impact Assessments, Policy & the Torbay experience
- Planning from another perspective – planning for those with disabilities planning industry
- How design has an impact on various disabilities - recent DM case
- EngAgeNet – planning for older people and housing
- Dementia friendly planning
- Public open space and planning
- Edible Landscapes (tackling poverty)

BOOK NOW



Sustainable Communities & Social Inclusion Seminar

Wednesday 5 December 10-16:30
Jurys Inn, Cheltenham, Gloucestershire

How can we plan for new communities?

This conference will focus on the integration of new residents into existing communities as well as exploring the relationship between the gypsy and traveller community and the settled community.

Topics include:

- Urban extensions and community integration
- Masterplanning a new village for all
- Life as a Romani Gypsy
- Negotiating solutions - An alternative to enforcement for Traveller sites
- Planning with the Travelling Community - A case for engagement
- The Revised NPPF and equality in the planning process
- Social sustainability: the value of communities in planning

BOOK NOW



Don't miss out on forthcoming events

Site Visits

WaterSpace Project in Bath Site Visit

Sponsored by Atkins

Wednesday 20 June 5:15PM - 7:30PM

Brunel Square/Bath Train station exit, Bath

Join us to hear more about the RTPI South West Planning Excellence Awards 2017 winning project - WaterSpace Bath.

The WaterSpace Project aims to improve and encourage development along waterways across the Bath area. The Project is a partnership between Bath and North East Somerset Council, the Canal & River Trust, the Environment Agency and Wessex Water. Major initiatives were undertaken to consult stakeholders, including the boating community moored on the river and canal. Bath's river corridor is a focus for regeneration and growth and work to create a new public park and flood defence have recently been completed as of the Council led Bath Quays development.

This event will take attendees on a walking tour (1.5 hours) of the new Quays Waterside Park, Riverside Linear Park and Bath Riverside Development, which runs through the heart of Bath's Enterprise Zone.

BOOK NOW



Wessex Water Site Visit - How the water industry and land use forward planning integrate

28 June 5:15PM - 7:45P

Wessex Water Operations Centre, Bath

Wessex Water is a regional water and sewerage business serving 2.8 million customers across the south west of England including Dorset, Somerset, Bristol, most of Wiltshire and parts of Gloucestershire and Hampshire.

We would like to invite you to meet and listen to employees from Wessex Water explain how their networks operate and how they plan to provide capacity to accommodate new development.

The event will include presentations from the planning liaison manager and colleagues on capacity planning drawing on local examples including engagement on Local Plan Consultations and the current Frome Valley engineering project. The Frome Valley sewer relief scheme is a multi million project designed to provide additional capacity for the new developments in North Bristol while significantly reducing the risk of sewer flooding in the area.

A tour of Wessex Water's Control Centre will also enable guests to understand the nature of the resources and assets maintained by Wessex Water; the day to day issues and how they are resolved by the people tasked to ensure the safe operation of our waste and water supply services.

BOOK NOW



The Village Quarter, Portishead Study Tour

Sponsored by Barton Willmore

Thursday, 19 July 3:30PM - 6:00PM

Hall and Woodhouse pub, Portishead, Bristol

The Village Quarter is an exciting new mixed-use neighbourhood on the site of the former 'ashlands' where waste from the nearby powerstation was deposited.

All of the 1,650 dwellings are now complete, along with a new primary school, employment and retail uses. Come and join Barton Willmore for a walking tour and hear from those involved in the planning and design of the development to review its successes and what has been learned in drawing up and delivering the proposals.

BOOK NOW



Somerdale Study Tour

Sponsored by Barton Willmore

Wednesday, 25 July 3:30PM - 6:00PM

Somerdale Pavilion, Keynsham

Somerdale is an exciting new mixed-use neighbourhood on the site of the former Cadbury Factory, close to the centre of Keynsham.

Permission for the development was obtained in 2013 and about half of the 600 dwellings are built, along with the new Somerdale Pavilion, primary school, and the conversion of the factory buildings which accommodate St Monica's Trust care home and retirement complex, office space and restaurant.

Come and join Barton Willmore for a walking tour and hear from those involved in the planning and design of the development to review its successes and what has been learned in drawing up and delivering the proposals.

BOOK NOW



RTPI South West Annual Dinner 6th July 2018

Join us for the accomplished South West Annual Networking Dinner.

The 2018 dinner will take place on Friday 6th July at We the Curious (previously known as @Bristol)...a venue which celebrates science and innovation and invites you to think about how we can influence the future. We the Curious provides an inspiring backdrop for the dinner.

The dinner sells out each year so reserve your table/places soon to avoid disappointment.

The evening will include:

Drinks reception amongst the exhibits - get hands on and interactive with many of sciences wonders

Sponsored by: Mott MacDonald

3 course meal and table wine

Entertainment including casino tables

Dress code: black tie

Charity raffle in aid of Mind

After Dinner Speaker:

Claire Lomas MBE

BOOK NOW



To continue in the inspirational theme of the event, RTPI South West are delighted to invite Claire Lomas MBE...

A freak accident left Claire Lomas paralysed from the chest down, but she was determined not to give up. She made worldwide headlines in 2012 when completing the London Marathon in a pioneering robotic suit taking 17 days, and lit the Paralympic cauldron for London 2012.

Claire Lomas Circle

Claire speaks about the split second that changed her life, and candidly describes the darkest times. This is combined with humour which has helped Claire get through some embarrassing moments that her injury has caused. Listening to Claire, you will be taken on an extreme roller-coaster of emotions; you'll cry, you'll laugh and you will admire. You will leave the event believing in yourself, inspired and hugely motivated. When faced with challenges in your own lives, Claire's words stick in your mind.



Whether you believe you can or whether you believe you can't - you are right



Drinks sponsor:



Charity Raffle in aid of:



With thanks to our sponsors:

