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 **RTPI South West**
Royal Town Planning Institute

www.rtpi.org.uk/southwest

BRANCHOUT

No 178 SUMMER 2019

Message from the Chair

Welcome from the Chair...

With a climate emergency being declared across cities, counties and parishes in the South West, Extinction Rebellion taking to the streets of London and a 16-year-old Swedish schoolgirl being courted by senior politicians one could be forgiven for believing that we are about to see urgent action to preserve the ecological and climate systems on which mankind depends.

The UK Government has established a legal duty to achieve an 80% reduction in carbon emissions by 2050¹ but is struggling to achieve its interim targets and sends mixed messages over plans for airport expansion and new home energy standards. Meanwhile campaigners are demanding the adoption of zero carbon emissions by 2030 citing evidence from climate scientists who say we need to take urgent action if we are to avoid tipping beyond a 2oC rise in average global temperatures with dire consequences².

Meantime sea levels continue to rise, and extreme events occur with greater frequency and growing intensity. So, what does this mean for an island nation where a high proportion of the population live on coasts and estuaries? We are told that 500,000 homes are at risk of flooding now and this will rise to 1.5m by 2080³. Many of these homes are in coastal communities which are recognised as being amongst the most deprived and neglected areas of the country. Hence, the costs of climate change fall most heavily on those least able to bear them.

And yet planning for change seems to progress at a snail's pace, weighed down by process and procedure, the challenge of managing conflict between stakeholders and an inherited built environment constructed in an era of profligate energy usage. When I look at the latest development plans, they seem to promote incremental change delivering more of the same which doesn't match up to the challenges we face.

As the profession whose job it is to worry about the future, are we doing enough to champion the revolution in energy generation and use, travel and consumer behaviours which are needed to achieve true global sustainability? Certainly, we are not helped by politicians who pander to lobbyists, media campaigns and populism over issues such as onshore wind power.

Two forthcoming CPD events will try to grapple with some of these issues. In June we will be exploring the challenges of planning on the coast in Poole, while in July we will be in Plymouth for the launch of research commissioned by the RTPI SW on the implications for planning of the shift towards smart, low carbon energy solutions.

Planning needs to move centre stage in helping society find solutions to the immense challenges which we face in delivering a sustainable future. As a profession that is used to playing by the rules perhaps it's time to get radical!



Chris Balch

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

¹ Climate Change Act 2008

² IPCC Climate Report 2018

³ UK Committee on Climate Change, Oct 2018

Editor's blog

Time flies! Here we are with another edition of Branchout and what an edition it is! We have all sorts of interesting articles for you to review including more legal updates, survey results and engagement with Stakeholders.

Our Chair opens with a very important message to our readers in respect to the Climate Emergency we are facing. Following on from this, we meet the Young Planners of the South West and how our readers can become involved! Alternatively, why not join the Regional Management Board and give something back to Planning by influencing the directions we take as a region?

Geoff Walker pays special tribute to Barry Hutton, Academic Pioneers and Transport Planner, and Planning Aid England shares survey results on engagement with Parish Councils and plan making.

We move on then to look at housing delivery test, with Plymouth exploring whether we will be able to meet the Government targets of delivering 300,000 houses per annum by mid 2020's. Plymouth offer up some suggestions to LPA's on how to speed up house building. It will be interesting to see how LPA move forward with this over the next coming months.

If your still a bit confused over custom and self-build then we have the article for you, written by the Three Dragons, the article defines the difference between the two and advises developers and LPA's how to 'plan' for these developments. Our legal update focuses on the complexities of S.73 applications and helpfully looks into case law about what can and cannot be considered under these applications with some helpful tips going forward.

In a world where climate change is becoming more of a concern, we also engage with the Environment Agency, and the Forest of Avon Trust before getting an insight into the local government in Dorset.

To close this edition of Branchout, we celebrate the success of Plymouth in scooping the top prize at the RTPI Excellence in Planning Awards held last month! Congratulations Plymouth!

So as always, enjoy the read and why not sign up to something new!



Angharad Williams BSc (Hons), MSc MRTPI

Senior Planning Officer
Teignbridge District Council

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

South West Young Planners Round Up

West of England Young Planners

Bristol City Council - Public Sector Housing Delivery 13th February

Kicking off the CPD events for 2019, the West of England Young Planners were thrilled to host Emily Price and Mike Rogers from Bristol City Council at the Architecture Centre in Bristol on 13th February. To a full house of attendees, they explained how BCC is approaching the proactive delivery of high quality and affordable housing on its own land. The talk covered the importance of engagement and quality placemaking throughout the development process as well as commercial understanding of the delivery approach. With a lively Q&A afterwards cut short by the clock, this is clearly a topic of interest and one which the WoE Young Planners hope to expand on in future events.

West of England Young Planners Pub Quiz 27 March

Do you know whether Italy has a larger population than England? Which popular super hero film is an anagram of Anniversary Wine Gift? Or which Bristol pub's door is rumoured to be made of human flesh? Well, if so (or more likely if not), you would have felt right at home at the West of England Young Planner's Annual Pub Quiz which took place at Horts Pub in Bristol on April 5th.

This year's quiz saw Savills quiz team, 'unimaginative table', take the tightly contested winner's prize in a competition of wits between teams of planners from 11 private and public practices based across the West of England. Young planners faced a range of challenging (and not so challenging...) questions ranging from geography and planning to general knowledge and film while also enjoying some delicious complimentary snacks.

It was great to see so many of the South West's Young Planners at the event and a pleasure to see so many planners after, when there was the opportunity for networking and a catch up.

If you missed this event and think you may be interested in future events in the Southwest and missed this one, please do not hesitate to get in touch.



Answers, for those wondering:

It does; Avengers: Infinity War; The Hatchet Inn.

Future events 2019

18 July - Boat Trip, Bristol

August - Cricket game, Bristol

September - Scavenger Hunt, Bristol

24 September - LUC, EIA, Bristol

14 November - Tall Buildings Seminar with RICS matrices, Bristol

Find out more

www.rtpi.org.uk/swyp

South West Young Planners Round Up

Gloucestershire Young Planners

Who are we?

Gloucestershire young planners consists of a group of young planning professionals from a variety of different backgrounds. We believe this diversity is an asset of the group, including our mix of local planning authority, private practice and student representation. We therefore feel that we understand and represent the needs of young planning professionals working and learning in these areas.

The group is made up of the following members:



Chris Moore (*Chair*):

Planning consultant at Plainview Planning Ltd for the past 4 years. Previously spent 6 months working for Oxfordshire County Council as a transport planner. Graduated from Oxford Brookes University with an MSc in Spatial Planning in 2015.



Hollie Snyder

(*Joint Social Media/News*): Graduate Planner at Fowler Architecture and Planning (Wiltshire) currently completing my MSc in Spatial Planning and Development and the University of Reading. Brand new to the planning world!



Fiona Martin (*Secretary*):

Planner at Plan-A Planning and Development Limited (Cirencester) having spent 3 years in Local Government Fiona is now gaining experience in private practice. Graduated from UWE in 2016 with MSc in Urban Planning.



Lorraine Brooks (*Joint Social Media/News*): Minerals and Waste Planning Policy Officer at Gloucestershire County Council since 2007. Graduated from UWE in 2014 with MSc in Urban Planning.



James Lloyd (*Treasurer*): Planning Officer for Tewkesbury Borough Council, started out as an Enforcement Officer, currently completing an MSc in Urban Planning at UWE.



David Ditchett (*Vice Chair*): Planning Officer at Cotswold District Council and postgraduate student at UWE also studying Urban Planning.

How/ Why did we form?

Young planning professionals working in Gloucestershire feel somewhat isolated from where many of the larger RTPI CPD events are held (Bristol, Birmingham, London), therefore we wanted to help ensure that CPD and socialising opportunities could be provided for those who cannot travel further afield.

We also believe that this is an excellent opportunity to engage and get to know many other local young planning professionals and to create a support network in the county for those working towards their RTPI membership.

What events are we planning?

We are an ambitious group looking to run a number of social and CPD events throughout the year. Our long term goal is to use our events as an opportunity for both the private/public sectors to communicate more through upcoming social and CPD events. We are also communicating and engaging with Gloucestershire RIBA and RICS Matrix to widen participation within the built environment sector as a whole.

Whilst we have a number of ideas, we actively encourage communication and engagement from other planners in the county attending upcoming events or meetings. Planners are also encouraged to contact us through social media (twitter and linkedin) to suggest CPD events they would like us to organise in future or to get involved in the group.

Our first CPD event

Our first CPD event was generously hosted by Tyler Grange at their offices in the Cotswolds. There were three talks on Landscaping, trees and biodiversity net gain followed by pizza and beer from the on-site brewery. The event was well attended by a range of young planners, some of whom had travelled from outside Gloucestershire.



Profiling Young Planners

An interview with Mr. Christen Moore BSc MSc



Tell me a bit about yourself:

My mother is German and my father English, so I spent much of my early childhood moving between both countries. Eventually we settled in Oxfordshire, where I attended the European School in Culham. I had the privilege of studying alongside fellow students from many parts of Europe, experiencing a diverse range of cultures and beliefs. At the University of Gloucestershire I studied Geography and History, followed by an MSc in Spatial Planning at Oxford Brookes. During my time at the latter, I also worked as a transport planner for Oxfordshire County Council, where I got my first “hands on” experience of the planning system. After graduating from my MSc I was hired by a private town and country planning consultancy based in Cheltenham. I was glad to return to my old university town and it didn't take me long to buy my first home there and settle into the Cotswold lifestyle.

Why did you decide on a career in planning?

My introduction to planning actually came as a happy accident. I have a passion for the urban environment and wrote my undergraduate thesis on how to approach development on historically sensitive sites. An example that I looked at was the land where the Berlin wall once stood. Through my international upbringing, I have been very fortunate to experience cities, towns and villages all over the world and have tried to grapple with what makes these places special, different and for many feel like home. I am personally very interested in the social impact of the built environment.

My professors at the University of Gloucestershire tried to tell me that I was a natural planner, but I wouldn't listen. I felt drawn to urban design and that was what I initially applied to study for my MSc. However, fate intervened. After speaking to an academic at Oxford Brookes, he kindly suggested that based on my passions I really should be applying to the planning department. So I did, and I have never looked back!

So what does your job involve? What interesting projects are you currently involved with?

When I started at Plainview Planning Ltd, I was thrown straight into the deep end! We are a small close-knit team where you quickly get involved in all parts of the planning process. The variety of projects on a day to day basis and the challenges that they entail are what keeps me motivated in my role. To date, my most interesting projects have included a tourism development on an old quarry and local wildlife site in Essex, as well as a Paragraph 79 (“Grand Design”) proposal near a rural settlement in Sussex.

My current role requires me to assess, advise, prepare, manage, submit and negotiate on a variety of projects and cases. I thrive on working and communicating with others and have submitted proposals in over 200 Local Planning Authorities around the country to date.

Why did you get involved with the Gloucestershire Planners steering group? Or How would you like to see Gloucestershire Young Planners evolve? Or what are your hopes for the group?

One of my deep frustrations with professionals working in the built environment is often the lack of communication and sharing of experiences. As planners, we are members of a community who have an important role in shaping our surroundings (also including architects, surveyors, ecologists, arboriculturalists, barristers, CAD technicians, developers, land managers, etc.). By listening to and communicating with these professionals, a great deal can be learnt to help with the long term development of the sector.



Profiling Young Planners cont...

With the support of a small group of like-minded planners in Cheltenham, I founded the "Young Built Environment Social Network", which was run bimonthly in the evenings for all to attend. Architects, surveyors, arboriculturalists, ecologists, developers, case officers, policy officers, transport planners, land managers - a real variety of people began to come along and within a year the group had significantly grown in size. Informal learning also began to organically take place, with discussions becoming the highlight of the events (along with the beer!).

However, whilst I had a lot of success with this network, it was only the start. Through the support of the RTPI, a group of us felt that this type of engagement needed expanding. We believe that networking is a fantastic opportunity to really influence and change the current system for the better. Already we have been in correspondence with the local chairs of RIBA and RICS (Matrix), in addition to neighbouring RTPI Young Planner Groups in the South West, to organise joint CPD and social events to encourage interaction between the professional bodies.

One of the key strengths of the current steering group is the equal representation between public and private sector planners. I hope that this continues in order to ensure that we truly do represent the planning community in the region. The current steering group for Gloucestershire share this approach and I hope as chairman to grow the community over the coming year(s).

And what do you do when you are not planning?

On the weekends, I spend much of my free time enjoying hikes in the Cotswolds. You can often catch me participating in our local Saturday park run in Pittville. I am also a hobby photographer and use this as an excuse to visit local towns, villages and hamlets to photograph the architecture and wildlife.



South West Young Planners Round Up

Devon & Cornwall Young Planners

The group continues to make plans for events around the region. We welcome any ideas and volunteer speakers too!

Future events 2019

20 June - Autonomous vehicles, Exeter

DATES TO NOTE

22 August - Bat Walk with Devon Wildlife Trust

September - Flood Risk and Development CPD, Exeter/Plymouth

Find out more

www.rtpi.org.uk/swyp

Dorset Young Planners

Recent Activities

Dorset Young Planners recently met with final year geography students at Bournemouth University and held a talk about planning as a future career option. The talk explained the work and benefits of the RTPI and the various planning disciplines which students could work within. The students were also advised about which universities offered RTPI accredited post-graduate courses and how they could apply for the 2019 Planning Bursary.

Steering Group Update

We've had two new steering group members join us this year (Simon and Alex) and some existing members have changed roles within the steering group. Our current arrangement is as follows:

- Chris Miell, Pure Town Planning Ltd - Chair
- Carla Fulgoni, The Planning Bureau Ltd - Comms Coordinator
- Rob McDonald, Dorset Councils Partnership - Secretary
- Hayley Richardson, Terence O'Rourke Ltd - Vice Chair
- Richard Mears, Savills - Treasurer
- Millie Rose, Dorset Councils Partnership - General SG Member (new member)
- Simon Ible, Terence O'Rourke Ltd - General SG Member
- Ann The Ha (Alex) - Student member from Vietnam who is studying Urban and rural planning MSc at UWE - General SG Member

Recent Events

On 4th April we held our Spring CPD event at McCarthy & Stone's 'Horizons' development in the centre of Poole. The event explored the topic of how housing an increasingly Ageing Population in the UK is becoming one of Planning's new challenges. There was a talk from Alex Child, a Planning Director who has represented McCarthy & Stone, the UK's Largest Retirement House Builder, for the past 20 Years, and Planning Policy Manager Nick Perrins and Phil Hornsby (Head of Housing & Community Services and Head of Commissioning and Improvement - People Services) who explained how Poole Borough Council (now BCP Council) are tackling this growing challenge.

Future events 2019

4 or 11 July - Summer social, Dorset

26 September - Autumn CPD, Dorset

12 December - Christmas social, Dorset

Find out more

www.rtpi.org.uk/swyp



Regional Management Board & Activities Committee Up-date

Since the publication of the Winter 2019 edition of Branchout, two joint meetings of the RTPI SW Regional Management Board (RMB) and Regional Activities Committee (RAC) have been held in Taunton on the 1st March (replacing that scheduled for 1st February which was postponed because of weather conditions) and the 26th April. Principal issues considered at these two meetings included:

RMB/RAC 2019 2nd joint meeting 1st March 2019

- **RTPI Corporate Strategy 2020-2030** Roisin Willmot, a member of the RTPI National Executive Team, introduced a discussion paper on the proposed RTPI Corporate Strategy. She outlined the timetable for its preparation noting that this agenda item was part of Stage 1 of the consultation. Stage 2 will include a further meeting with RTPI Region Committees during the period May-July based on a skeleton Strategy. A draft will be considered by the Board of Trustees in September, the final document being agreed in December for a launch by the 2020 RTPI President in January 2020. This introduction was followed by comments by the joint committee members relating to text in the discussion paper on the Vision, Mission, Objectives and Deliverables in the Strategy.
- **RTPI SW Awards for Planning Excellence 2018** The meeting received a report on the 2018 Awards ceremony held on the 23rd January at the National College for Nuclear at Cannington near Bridgwater; there were also site tours around the College, the Construction Skills Centre and Cannington Court.
- **RTPI SW Induction Pack** Introducing this paper, the Chair Chris Balch stressed that for some time he had realised that there a lack of information for new members of the Regional Activities Committee on

the role and operation of the RTPI at both National and Regional levels. To meet this need, the Regional Coordinator, Charlotte had prepared a first draft using information drawn both from RTPI SW and the RTPI nationally. The meeting discussed this draft and made a number of suggestions regarding the content; in doing so it was stressed that this draft will be an excellent document to assist both Committee newcomers and also longer serving members.

Up-dates on the activities of the following RTPI SW Working Groups: Planning Aid; Education; Social & Networking; CPD and Policy & Research.

Reports on the activities of the RTPI SW Young Planners Groups

Up-dates on the on-going RTPI SW Research Projects: 'Planning for a Smart Energy Future' and the Good Practice Note 'Delivery and Affordability of Large Scale Housing Developments'. It was reported that the latter, prepared jointly with research staff at Botolph Lane, was now completed and would be launched at the ROOM@RTPI Housing Seminar on the 20th March in Swindon. (This was the case)

RMB/RAC 2019 3rd Joint Meeting 26th April

- **RTPI Finance** The meeting was attended by Jacky Rees, the national RTPI Director of Finance, who gave a presentation on the current position of the Institute finances at both the National and Regional levels. She encouraged RTPI SW to bring forward ideas for one-off projects; they would need to have measurable outcomes and benefit the membership both regionally and nationally.

RTPI SW Awards for Planning Excellence 2019

The meeting agreed the following:

- The timeline for the 2019 Awards including the Awards launch on the 26th April, the deadline for submissions on the 28th June, site visits and

meetings in late August-early October, final decisions in mid-October and a Presentation Ceremony in November/December.

- Two Categories for judging Submissions: 'Excellence in Planning Delivery' (i.e. completed or virtually completed schemes on the ground) and 'Excellence in Other Planning Work' (i.e. Plans, Strategies, Development Management operations, Community involvement schemes).
- The composition of the 2019 Awards for Planning Excellence Judging Panel.
- The introduction of a RTPI SW 'Young Planner of the Year' Award to be judged by members of the RTPI SW Management Board.
- **Visit of RTPI President 2019** to South West - 10th - 11th October 2019 The meeting discussed various options for this visit, the emphasis being on rural issues currently tackled by planners in the South West.
- **Nations and Regions Panel** 12th March A report back received from the RTPI SW Past Chair who had attended on behalf of RTPI SW.
- **Up-Dates** were received on
 - the activities of the RTPISW Young Planners Groups
 - the work of the following RTPI SW Working Groups: Education; Planning Aid; Social & Networking; CPD and Policy & Research.



Join the RMB or RAC

Help us to strengthen the importance of planning

Nominations open 12 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 12th July 2019 with a closing date of Monday 2 September 2019.

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/rmbrac

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



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 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 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

A long and varied career

Barry Hutton, transport planner and academic pioneer, died in hospital in Bristol on 13 February 2019, aged 83. Those of us who knew and worked with Barry as an academic and Head of Department in his Bristol days saw only 12 years of what was, overall, a professional career as a transport planner spanning some 47 years. This career followed undergraduate and postgraduate study in Nottingham and Birmingham and then saw him working respectively in London, Pontefract, Leeds, Cardiff, Bristol, Cairo, Cranfield, Kosovo and Edinburgh. When he finally retired from academic life, he chose to settle in Downend, Bristol, in an eco house designed by his architect son Gavin.

Following two years of National Service with the Royal Engineers, part of which he spent on Christmas Island, the UK H-bomb test site, he worked for a year as a civil servant with the London Traffic Management Unit of the Ministry of Transport. Following this, he worked for a year for the architect John Poulson in Pontefract. 1966 saw him working with consultants, Clifford Culpin & Partners, where he is credited with developing the 1km grid pattern of roads as used in Milton Keynes. Also as a consultant, and many years later, he worked for the ODA (Overseas Development Administration) in Cairo, on the establishment of the Egyptian National Institute of Transport. Between September 2006 and October 2008, he was employed by the UN, preparing a National Transport Strategy for Kosovo. He was a Research Fellow at Cranfield University in the late 1980's and later at Edinburgh Napier University, where he conducted research into speed-related vehicle fuel consumption.

Barry's academic career as a student, researcher and lecturer in transport and transport planning in further and higher education was no less varied. A degree in Geography from Nottingham University in 1957 was followed in 1962 by the award of an MSc in Highway & Traffic Engineering at

Birmingham University, where he was one of the pioneering students of what was the first course of its kind in the UK. Following on from this, he lectured at Leeds College of Art in the mid 1960's; at the University of Wales, Cardiff, from 1968 to 1972; at Bristol Polytechnic / UWE Bristol, between 1972 and 1984 and subsequently, at Edinburgh Napier University between 1994 and 2006.

Barry's skills as a writer were apparent throughout his years as an academic, but culminated in his final published work. 'Planning Sustainable Transport', Earthscan from Routledge, June 2013, a wide-ranging tome of over 600 pages. He had planned a second book, on the 'Complex Simplicities of Transport', based on his expert knowledge of public transport networks, but sadly, this was never to see the light of day.

His academic career really took off when, in August 1972, he joined the staff of the Town & Country Planning Department of what was then the fledgling Bristol Polytechnic, which was then rapidly developing its courses for direct professional recognition by the Royal Town Planning Institute. Shortly afterwards he became Head of Department. This was to signal the start of a partnership which was to last for 12 years, over which time full-time and part-time student numbers grew significantly, full RTPI recognition was secured, and Bristol became one of the UK's largest and most successful Planning Schools. In 1992, the Polytechnic became the University of the West of England (UWE), with Barry's work having laid many of the foundations for the creation of a new Faculty of the Built Environment, with its own brand new building on the Frenchay Campus, of which Planning was a major Department.

Barry had a pioneering spirit, and as a leading built environment academic at Bristol, was always keen to embrace new technology, especially of the IT and computing variety. He was also always equally keen to see that his Department's accommodation and facilities matched up to the growing needs of both his staff and of its courses. His

management approach could be summed up as 'do your homework, make a decision and then quickly get things done'. As a result, he had little time for any bureaucracy which he considered over-heavy or non-constructive.

Nowhere is this spirit and approach better illustrated than by the successful launch, in 1984, of the national Joint Distance Learning course in Town & Country Planning which was commissioned by the RTPI as a replacement for its own internal examinations which were being phased out. Barry's Department headed a consortium involving Leeds Polytechnic, as a major partner, together with South Bank Polytechnic, London; Duncan of Jordanstone College of Art, University of Dundee; University College Dublin; and the Open University, which not only shared its distance learning expertise, but also provided 'credits' and 'half-credits' within the overall course.

The successful launch of the JDL (which is still running, though in a slightly different form and still managed by staff at UWE) was achieved against considerable odds, not least financial ones, and amidst scepticism across many parts of planning academia. This success was due in no small measure to the vision and determination shown by Barry in Bristol and Dick Mordey, the then Head of the Planning School at Leeds Polytechnic. In the uncertain times for planning higher education at the start of the 1980's, this was no small feat! Over the course of his professional life, Barry did much to inform and challenge hundreds, if not a few thousands of students about planning for transport, laced with his own particular style of humour.

Geoff Walker

Member of RTPI SW Regional Activities Committee



Planning Aid England South West Update

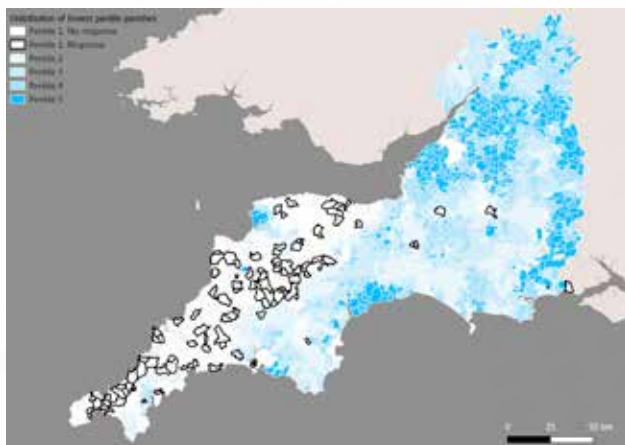
Following on from a project carried out in 2017/18 with University of Plymouth, the task group for Planning Aid England (PAE) in the South West (SW), part of the Royal Town Planning Institute (RTPI), commissioned a 2nd research project in Autumn 2018 with MSc Planning students from University of Plymouth.

The aim was to help understand awareness of PAE services in the South West, as well as identifying outreach work that supports communities/groups in the region. PAE have 444 volunteers (nationwide) and 50 in the SW, 36 of these being MRTPI. Volunteers help to deliver free, independent professional planning advice.

This is an opportunity to focus the work of PAE, and that of our volunteers, on projects which really delivered support to communities and groups in need. This was also an opportunity to further build our relationship with one of our successful, high profile Planning Schools in the region.

The previous project focused on contacting LPA officers, ward councillors and coastal community teams. This year's project focused on parish and town councils. 385 people were contacted representing the 403 town and parish councils, in the 20% most deprived areas of the South West.

As part of this process, representatives from the PAE task group presented to the students and were able to feedback and inform the content of the questionnaire, before being sent out. When the results were received, Jo from the task group listened to students presenting the results from the survey.



Distribution of responses from town and parish councils in the most 20 per cent deprived areas of South West England (the white areas are the most 20% deprived parishes with responses outlined in black) (Courtesy Shaun Lewin, Cartographic and GIS Mapping Unit).

Satisfaction with LPA's support for Neighbourhood Plan formulation

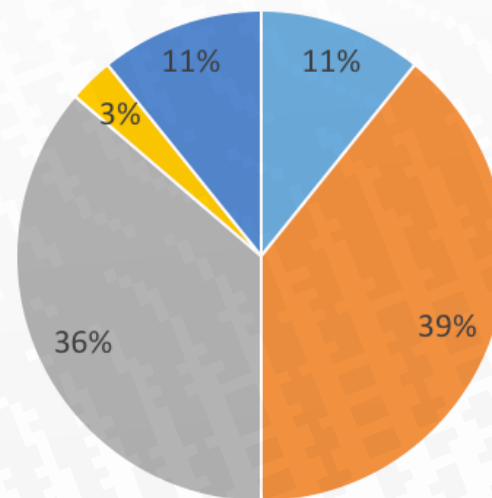


Figure 3. Satisfaction with LPA's support for Neighbourhood Plan formulation as expressed by town and parish councils (n=38)

Satisfaction with public engagement over Local Plan

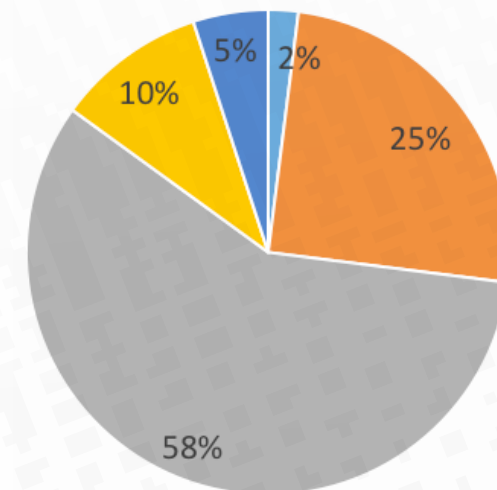


Figure 4. Satisfaction expressed by town and parish councils with public engagement over Local Plan (n=59)

- Very satisfied
- Satisfied
- Neither Satisfied or dissatisfied
- Dissatisfied
- Very dissatisfied

Planning Aid England South West Update cont...

What Next?

Following the last project, the task group were really aware of the need to act quickly after questionnaire results were in. Unlike the last project, the GDPR is now in force and this has resulted in a challenge for the task group, as follow up contact details cannot now be provided. This has meant instead of a more focused approach, the task group have subsequently had to contact all 385 survey contacts to follow up on any potential outreach opportunities.

Working with planning students has again provided valuable information about the lack of awareness of PAE across communities in the SW and how PAE needs to better promote what it is and does. It has also provided an opportunity to raise awareness of PAE's services including its dedicated advice website:

<https://planningaid.zendesk.com/hc/en-us>

Katie from the task group will be attending a PAE volunteer workshop in Birmingham in May. This is an opportunity to share ideas and best practice with volunteers from across the country.

How to get involved

Are you aware of a group or community within a deprived area (top 30% most deprived as measured by the Government's Index of Multiple Deprivation) that could use planning support? We are always looking for opportunities to support local communities/hard to reach groups, so please do get in touch.

This could be in relation to planning applications affecting communities, advice on community led projects, consultation advice, and neighborhood planning.

If you are an existing volunteer, it would be great to hear from you, about how you would like to get more involved and your experiences as a volunteer - so we can share stories and best practice?

The task group are contemplating running another CPD event for volunteers, what topics, would you like covered?

Please contact:

Katherine.graham@plymouth.gov.uk
jo.widdecombe@gmail.com
Holly.McLaren@rtpi.org.uk

Katie Graham

Plymouth City Council



You can register as a volunteer here:

www.rtpi.org.uk/planning-aid/volunteering/how-to-apply/

Planning Aid Survey 2019

During the Autumn of 2018, students on the MSc Planning programme at the University of Plymouth completed a research project into the types of outreach work that would best support local communities in the 20 per cent most deprived town and parish council areas in the South West England region for the Task Group for Planning Aid England (PAE). The students were taking the research methods module (PLG503 Environmental Knowledge: from field to stakeholder, led by Dr Stephen Essex) and followed last year's surveys for PAE of local planning authorities, local councillors and Coastal Community Teams.

This year's survey drew from the 403 town and parish councils in the 20 per cent most deprived areas of the South West region. Email addresses were obtained for 385 of these councils: from which 111 responses to the questionnaire survey were received (29% response rate) (see map). Nearly three-quarters of the responses had been completed by the town or parish clerk (73%), with a further nine having been completed by chairs of the town or parish council and five by councillors. The town and parish councils were actively involved in planning matters, with 97% commenting on planning applications, 42% being involved in public consultations over the formulation of Local Plans and

36% having been involved in the formulation of Neighbourhood Plans. Nearly three-quarters of the councils were engaged in planning-related matters on frequency of a once a month or less (71%). Identification of hard-to-reach or seldom heard groups by the town and parish councils were predominantly youths aged 14-18 (22%), older people (20%) and lower income groups (20%). Many councils felt that most needs had already been recognised in the community, although engaging with the population on low income or as farm workers was difficult. The respondents indicated a preference for planning-related support through guidance and information on websites together with face-to-face advice. Only just over a quarter had heard of Planning Aid England (27%) and none had worked with the organisation.

The responses from the town and parish councils indicated that there is a demand for further support in planning-related work in deprived communities, especially in the formulation of Neighbourhood Plans. A total of 37 neighbourhood plans had already been instigated in the sample population (33%), with a further 35 town and parish councils identifying a need for one (32%). The main reasons for an absence of a Neighbourhood Plan in a community were a lack of skills and capacity, disinterest and a lack of time/funds. Nearly two-thirds of those councils with a Neighbourhood Plan in their area (37) had received support from the local planning authority (64%), particularly in terms of understanding the process (68%), reviewing the evidence base (28%) and writing policies (21%). Over half were very satisfied or satisfied with this support, with only 14% expressing dissatisfaction (see Figure 3). The dissatisfaction related to inconsistent advice from officers and the Local Plan being approved after the Neighbourhood Plan.

Town and parish councils had also engaged with the consultations for the Local Plan in their area. A high level of awareness was demonstrated of the various engagement events and activities: internet (63%), meetings (52%), leaflets (52%), exhibitions (51%), media coverage (46%) and workshops (20%). The level of satisfaction with these activities were lower than for the support provided for the neighbourhood plans (see Figure 4).

Meeting the demand for face-to-face support represents a challenge for PAE as it is a labour intensive activity and is often requested in areas where there are fewer volunteers available. The implications for PAE would appear to be the promotion and signposting of services offered, namely through the PAE Direct website (and to ensure up-to-date information); offering bespoke work in development management; and support through local planning authorities for consultation support. There also appears to be lack of basic knowledge and/or misunderstandings about planning in the communities. A number of councils

expressed confusion over the difference between parish, neighbourhood and local plans. These more fundamental issues require broader campaigns to improve the public's understanding of planning and the benefits of community engagement with a range of partners (RTPI and RICS).

The Plymouth MSc Planning students benefited from the experience of undertaking an applied survey for a real client/stakeholder. Lessons were learnt over the targeting of appropriate respondents and the wording of questions to avoid assumed knowledge and overly technical language. These lessons will place the students in good stead for their dissertation preparations over the next few months.



Presentation & discussion of the results from the PAE Survey, 17 January, 2019.

Housing Delivery

Will the provisions of the new NPPF/NPPG and the Housing Delivery Test (HDT) meet the Government's ambitious target of delivering 300,000 homes per annum by the mid 2020's?

Context

The Government have set themselves a challenging and very ambitious target of building 300,000 homes per year by the mid 2020's. The recent National Audit Office (NAO) report "Planning for new homes" amplified the extent of the challenge by pointing out that "The average number of new homes each year between 2005-06 and 2017-18 was 177,000 per year and has never exceeded 224,000. Compared with average number of new homes per year since 2005/06, the Department will need to oversee a 69% rise to meet its ambition from the mid-2020's"

Look a little closer (fig.1) and we can see that 300,000 homes per annum last occurred in the late 1970's and approx.50% of housing was delivered by the Public Sector. Private enterprise house building has been at reasonable consistent levels of between around 125,000 dpa and 200,000 dpa depending on market conditions. It is the significant falls in public sector housebuilding since the early 1980's that have reduced the overall housing supply from over 300,000 dpa to averaging under 200,000 dpa.

The Affordability Crisis

The under supply of housing just over the past 20 years has contributed significantly to the National affordability crisis. In 1997 (fig.2) the ratio of average property price to average earnings was below 5 in the majority of the country and between 5 and 7 in high value areas. In 2017 (fig.3) hardly anywhere has a ratio below 5 and in the south west the ratio ranges between 7 and 19! We have to face up this housing crisis, face up to the housing need for future generations trying to access the housing market and we have to care about doing all we can to prioritise housing delivery and quality places to live.

Figure 2: 'Affordability Ratios 1997'

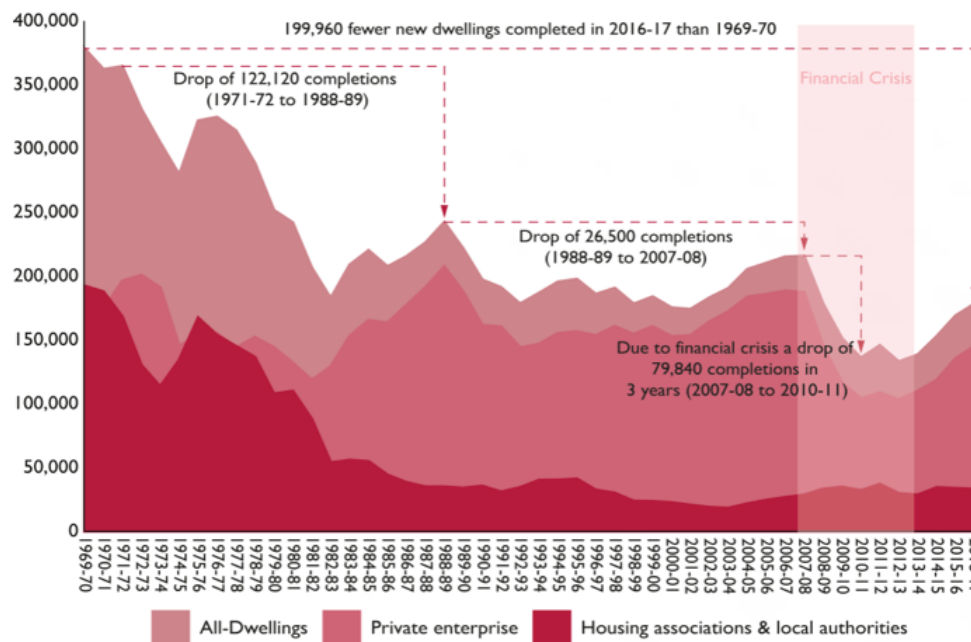
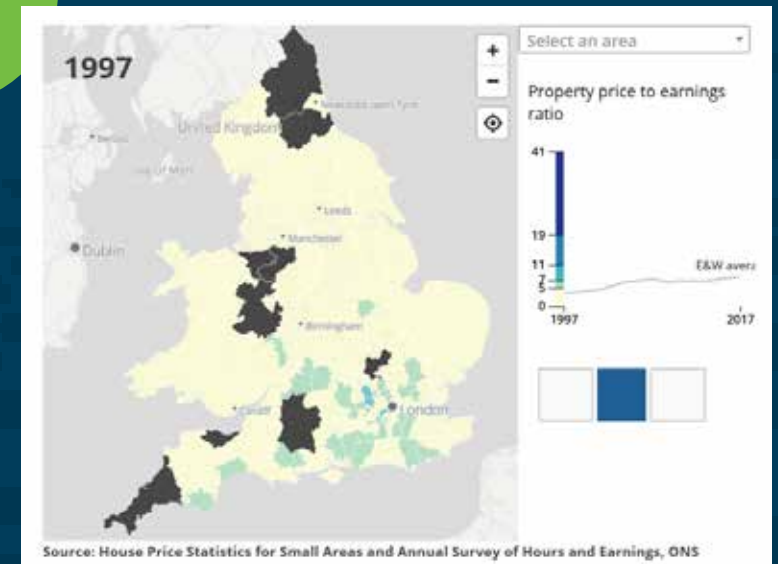
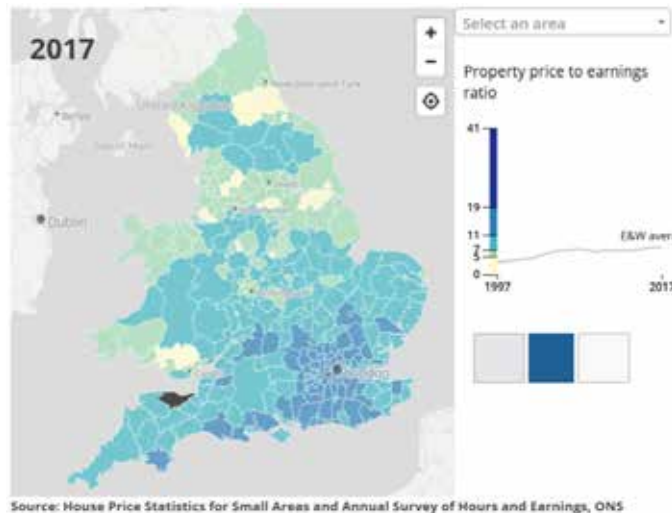


Figure 1: 'Housebuilding in the UK' (Source: House of Lords Briefing Paper, "Housebuilding in the UK", 11 January 2018)



Housing Delivery cont...

Figure 3: Affordability Ratios 2017



What tools have we been given to do the job and will they succeed?

LHN standard methodology

The standard methodology is volatile. When applied to the 2016 Household projections it reduced the overall housing need for the country from approx. 270,000 homes per annum to around 213,000 homes per annum. Subsequently they are now to be ignored and the Government intends to revise the methodology again prior to the release of the 2018 projections (next year) indicating that the revision ought to be aligned to the ambitious 300,000 dpa target. The ever evolving standard methodology and its volatility is likely to delay/slow down plan making and risks undermining recently adopted plans rendering them out of date.

The Government stresses however that the standard methodology does not represent a mandatory target for Local Authorities (LA) to plan for, rather the starting point of the process. LA's may decide that exceptional circumstances justify the use of an alternative method but will be required to identify these reasons and can expect them to be tested by the Planning Inspectorate during the examination of their plans. LA'S may also not be able to meet their identified housing need in full, for example because of land constraints (such as green belt) in their area and it maybe that need is better met elsewhere.

Many authorities may want/need to divert from the standard methodology because it produces undeliverable figures. To that end does it not follow that the country's plans cumulatively could not actually end up planning for 300,000 dpa which would seem fundamental to achieving the ambitious target!

How realistic and deliverable therefore is achieving 300,000 homes per annum or 270,000 homes per annum? (Approx. total of current LHN using 2014HH projections). We are warned by economists and the Governor of the bank of England of stagnating/falling house prices under both a deal and no deal Brexit and this could be damaging to the housing market and slow down housebuilding. At this point however I'm tempted to point out that in essence the objective of the Government's standard methodology for housing need is for house prices to fall, right? The objective must be therefore to reduce house prices at least in real terms alongside increasing average earnings to ensure the most unaffordable places become more affordable in the future?

However is it realistic to assume that house builders will operate to meet that objective? How will house builders react to stagnating/ falling house prices? Well we don't have to look too far back in history to examine how the market reacts to such events. Housebuilding plummeted (Fig.1) dropping 79,840 dwellings between 2007/8 and 2010/11. Some might deduce its simple supply and demand economics as developers will build at a level to maintain their most profitable price point (because they are businesses). Isn't it inevitable that their reaction to falling prices will be to build fewer houses?

A recent 'Knight Frank' house builder survey suggests that only 1% of respondents thought 300,000+ homes per annum was achievable by 2022 and only 13% said levels would reach 250,000-300,000. Some 61% of respondents said between 200,000 and 250,000 net additional homes are achievable and sustainable by 2022 should current market conditions persist! (But what if they don't?) A quarter believe net supply will decline and be fewer than 200,000 homes per annum!

Housing Delivery cont...

This doesn't fill me with confidence, so what other policies, legislation, and initiatives are we provided to ensure house building will increase including in unfavourable market conditions?

The Housing Delivery Test (HDT) and 5 Year Land Supply (5YLS)

Plans can be out of date very quickly if the HDT is failed or a 5YLS cannot be demonstrated. Research from Lichfield's indicates that "in 2021, the presumption in favour of sustainable development would apply to 38% of councils, while only 43% would 'pass' the test and require no action" Any post Brexit economic downturn in the housing market is thus likely to increase this percentage, not forgetting of course that this analysis only relates to the current standard methodology adding up to 270,000 dpa. LPA's and development plans will effectively be judged to be responsible for a market downturn. LA's will no doubt question the point of deploying resources and significant expenditure to produce a long term plan that can so quickly be discarded, as well as the damage to trust of communities involved in the development plan process.

Plans and strategies, and identification of the most appropriate suite of sites for development should not be cast aside on the basis of reduced housebuilding numbers which are responding to market conditions. It does not follow that lower housing delivery renders the plan invalid or not appropriate and in need of review. This merely incentivises the progression of more profitable, less favourable sites in advance of less profitable more sustainable sites. A test should seek to establish cause of lower housing delivery numbers before handing down judgement (Innocent until proven guilty). The evidence is circumstantial at best and does not substantiate a causal effect between the provisions of the development plan, the role and performance of the LA and the reduction in

housing delivery. The Macroeconomic climate, National Policies and developer shareholder interests are more likely to show a causal effect with regard to reduced housing delivery numbers. Unfortunately the system is set up to assume that if delivery is falling away, it must be because planning policies in Local Plans are a constraint stopping developers from building – therefore remove the constraint. But what if the constraint is the economy, and the Local Plan provides the long term strategy out of the short term quagmire?

Some Questions to think about

- The HDT is a Test on LPA's yet LPA's don't control delivery, they set the climate and enable housing delivery. How can LPA's force house builders to build?
- Where is the assessment of cause when houses are not delivered?
- Why is the penalty applied to communities and LA's without any investigation/assessment of cause/blame?
- Why is the long term strategy for delivery scrapped the instant short term choppy waters are experienced? In a storm, the last thing a good captain does is throw the compass and charts overboard!
- Does the policy consequences of the HDT and 5YLS actually incentivise non- delivery/slower delivery of identified sites in favour of progression of unidentified discounted less sustainable sites?
- Is it really a plan-led system?
- Could the HDT & 5YLS policies even be characterised as Greenfield first policies?



The 3 'new' policies

Housing Minister Kit Malthouse (speaking at the Conservative Party Conference last October) referred to the revised NPPF introducing 3 new policies that would allow councils to be 'tougher' with developers on housing delivery.

Reduced consent timeframe i.e. 2 year consents -

This is not new, indeed Plymouth CC has been imposing 2 year consents since 2015 as a result of being unable to demonstrate a 5 year supply against its growth agenda housing target. Now that Plymouth is part of an adopted Joint Local Plan and can demonstrate a 5YLS it intends to revert to the default position. Reducing consent timeframes increases the risk of consents lapsing. This increases the risk of reducing the supply of sites in the 5YLS that meet the new 'deliverability' definition, which increases the risk of the tilted balance applying and the need to review plans to identify alternative perhaps less favourable sites. On the face of it introducing this when being able to demonstrate a 5YLS risks doing more harm than good.

Deallocation of sites - If a site is allocated, then arguably no real risk of losing it, it's in the bag really isn't it? LPA's are unlikely to want to deallocate sustainable brownfield housing sites in favour of bringing forward less sustainable Greenfield sites, as this undermines the plan, politicians and communities. It's not a threat really as even if deallocated or consent has lapsed, if it's a brownfield site in a sustainable location that in principle is acceptable for housing are you really in a position to refuse housing on such a site? Aren't you likely to reallocate it / grant consent at some point because it's an appropriate use?

Housing Delivery cont...

Developer 'track record' a material consideration

for refusal - difficult to justify a track record with house builder mergers and formation of new companies for sites. Refusing applications on this basis seems counter intuitive to speedier delivery and the objective. Refusals of allocated and sustainable sites lead to reduction in sites in 5YLS that meet 'deliverability' definition, which increases risk of tilted balance and plan review and identification of alternative less sustainable/favourable sites.

Transforming the Housing Market and Capacity

To deliver 300,000dpa the Government recognises it requires a transformation of the housing market and increased capacity in all parts of the market i.e. new business models, new small and medium sized house builders, increased role for Housing Associations, Planning Authorities, the Planning Inspectorate and the Construction Industry. This is a significant challenge and not a quick fix.

Every recession has seen big reductions in small and medium size house builders. This coupled with the merging of house builders into bigger companies/partnerships presents significant obstacles for new players to enter the market. How will new developers enter the market and access land to ensure diversification of tenure and mix without National Policy and Legislation changes? How resilient will they be in the event of a post Brexit downturn in the economy? Paragraph 68 of the NPPF merely states that "LPAs should work with developers to encourage the sub-division of large sites where this could speed up the delivery of new homes." Encourage is not the same as enforce, so will be interesting to see what other measures the Government brings forward in response to the 'Letwin' Review to transform the market and increase capacity to achieve the objective.

What can LPA's do to speed up house building?

Regardless of whether the provisions discussed above increase house building and achieve the Government's ambitious target of 300,000dpa, its vital that LPA's do all they can to address the Housing crisis. We must ensure that LPA's set the climate for enabling expedient housing delivery whilst ensuring that place making and quality is still at heart of the agenda.

LA's must face up to the housing and housing affordability crisis and to ensure that meeting housing needs is a corporate priority. This is about meeting people's needs, so we must care about producing plans to address this crisis and care about ensuring plans are delivered.

To ensure LPA's are doing their bit to increase housing supply consider the following:

- Ask not why you should consider producing a Joint Plan, ask why you are even considering not producing one. (the benefits of collaboration and decision making together far outweigh any hurdles/difficulties to get there)
- 'Lobby internally' - Promote the importance and benefits of having an up to date development plan and ensuring housing is delivered as expediently as possible. Set out the costs, benefits and implications to secure adequate resources to do the job – Planning should be at the heart of decision making in LA's or "the top table" as the Housing Minister Kit Malthouse put it this week when addressing the 'National Planning Summit'

- Leave no stone unturned - focus on LPA role and performance to enable delivery i.e.
- Aim and ensure high performance on expedient consent timescales that reduce lead in times for delivering housing sites;
- Ensure expedient discharge of any pre-commencement conditions;
- Monitor progress of all housing sites and intervene - what are the blockages? can the LA remove the blockage through infrastructure provision or funding bids to unlock such sites? Is site acquisition an option?
- Appeals record – i.e. decisions allowed on appeal on housing principle grounds;
- Release LA Land and buildings for housing delivery;
- Be proactive, be concerned, look for solutions and always consider what else the LA could do to drive delivery forward and ensure the development plan is delivered.

By Grant Jackson,

Joint Local Plan Team – Plymouth CC,
South Hams DC & West Devon BC

Custom and Self Build Housing



Custom and Self-build (CSB) housing provides opportunities to add to the range and diversity of housing and can provide affordable routes into home ownership that may not be available through more traditional options. With CSB, the initial owner of the home will have primary input into its final design and layout.

CSB housebuilding is defined in legislation and in National Planning Practice Guidance (PPG) as:

"...where an individual, an association of individuals, or persons working with or for individuals or associations of individuals, build or complete houses to be occupied as homes by those individuals..."

Neither legislation nor guidance distinguishes between Custom and Self-build housebuilding and, in practice, there is a spectrum of options between the two.

As a broad guideline:

- **Custom Build** is where a person commissions a specialist developer to help deliver their own home and has direct input into the design and layout. This may be as a one-off project or as a part of a group of homes on the same site where the developer is co-ordinating the planning and development process.
- **Self-build** is where the person has a more direct "hands on" involvement in the development and design of their home. They may be project managing the process themselves using contractors or they may employ a project manager or use a developer or town planner to help with co-ordinating development. Sometimes they may provide materials and put in much of the labour themselves. Again this could be an individual project or there could be a community group working as Self-builders.

The Government has introduced measures to support the expansion of CSB and local authorities have three main duties - as set out in the legislation. These are to:

- prepare, publicise and maintain a Register of individuals and associations of individuals "who are seeking to acquire serviced plots of land";
- take the Register into account "when carrying out their planning, housing, land disposal and regeneration functions"; and
- give permissions for enough serviced plots of land to meet the demand for CSB in their area.

All local planning authorities in the South West have set up a Register. Using information obtained by NaCSBA, through a Freedom of Information Act request to all planning authorities in England, as at 30 October 2018 in the South West some 6,200 individuals were included on the Registers along with 143 groups.

But the type and scale of information collected from applicants to the Register varies between authorities – some authorities include a 'local connection test' on their Registers and some ask for information about financial viability of the household registering.

In terms of delivery of CSB plots to meet demand, schemes are coming forward as 100% CSB development or as an element within a larger, developer-led, scheme. As local plans are rolled forward, local authorities are having to take a longer-term view of demand for CSB than the registers alone can provide and to introduce policies to ensure the future provision of CSB plots.

There is no single model policy all authorities are following. Some policies provide 'encouragement' or 'support' for this type of housing while other authorities set a minimum target or quota for the number of plots required in a scheme (often limited to sites above a threshold number of dwellings).

For developers and providers, the local plan (and occasionally supplementary guidance) provides the best starting point for identifying what is required in a local area. Depending on how the planning authority is approaching delivery of CSB there are some emerging options they may be used - for instance:

- Design guides and plot passports - where the parameters for development of individual plots are set out and compliance with the passport speeds up planning permission;
- Golden brick - where the developer, working to an agreed specification of the purchaser, provides a serviced plot and slab for the new dwelling.

CSB developments need to meet the same policy requirements as other market housing, including the provision of affordable housing (which can include 'affordable CSB' - typically as an equity share product). However, CSB is exempt from CIL.

When CSB plots are required, it is usual for this to be set out in a s106 agreement. Agreements will vary but often include a mechanism for unsold plots, after a specified time, to revert to the developer.

Further guidance on delivering CSB can be found in the Planning Practice Guidance which includes a section on Self-build and custom housebuilding. The government has announced that they expect to update it later this year.

Lin.cousins@three-dragons.co.uk
Laura.easton@three-dragons.co.uk

by Lin Cousins and Laura Easton,
Three Dragons

Legal Update: Section 73 Applications

In this legal update, Leanne Buckley-Thomson considers section 73 applications exploring recent case law which may help planners to further navigate this tricky area of law.

The planning permission is secured, the conditions are in place, now all that's left is to commence development, right? Not necessarily. As planners you'll be keenly aware that the road to development is not always smooth. Unexpected events occur, problems arise, and sometimes once permission has been obtained people are unable to comply with conditions or have a change of heart. Luckily, there are options available which do not necessarily mean going back to the drawing board.

Two statutory mechanisms are available to assist. Section 73 of the Town and County Planning Act 1990 ('the 1990 Act') allows an application to be made to a LPA for planning permission for the development of land without complying with conditions subject to which a previous planning permission was granted. Further, section 96A allows an application to be made to a LPA for a change to any planning permission or permission in principle relating to land in their area provided they are satisfied the change is not material. Both mechanisms are clearly needed; to start all over again would mean gathering a complete set of documentation rather than simply producing what is necessary, another complete assessment of the merits and the attributable risks, and possible CIL consequences.

That said, such applications are not smooth sailing with inconsistency between the authorities' approaches and a lack of clarity as to dealing with the same. This article will not resolve that – sorry to those who came for a resolution. Rather, it seeks to summarise three recent decisions with a particular focus on section 73 applications, there being no recent case law of note regarding section 96A, which may be of assistance.

JBS Park Homes

JBS Park Homes (A Firm) v Secretary of State for Communities and Local Government [2018] 6 WLUK 349 is a decision from June 2018 in respect of an appeal against the Inspector's decision to uphold the LPA's refusal to grant permission for the Claimant's section 73 application.

Planning permission was granted in May 1988, subject to nine conditions, for the use of the land for holiday static and touring vans. The Claimant took issue with two; condition 2 stipulated that no more than ten touring caravans and twenty static caravans should be stationed on the site at any one time and condition 5 stated that between 1 April and 31 October in any one year, none of the caravans shall be in the same occupation for a continuous period exceeding 31 days, with no return within the following 31 days by the previous occupier.

The Claimant was granted permission for the alteration of condition 5 to allow an extended season from 1st March to 30th November and further obtained an LDC on appeal for "Use of land for the purposes of siting of caravans for the purposes of human habitation, excluding the months of May, July 2nd to August 1st and September 2nd to October 2nd".

A section 73 application was subsequently made for the removal of the aforementioned two conditions to achieve all-year-round residential use with no distinction between static and touring caravans on the basis that though it may have been foreseen that the conditions would create a seasonal holiday caravan site, this was not the result. The caravans had to be vacated by their residents for the relevant three months; nothing prevented them swapping units or staying in touring caravans on-site.

The application was refused on highway safety and sustainability grounds. The Claimant appealed seeking to vary condition 2 so that there should be no more than 30 caravans on the site, and condition 5 so as to limit occupation to over 50s. The appeal was dismissed, the Inspector finding both conditions to be necessary and reasonable.

The Claimant sought remedy from the High Court submitting that though the Inspector had given a reason as to why there should be no more than ten touring caravans on site, no reason was given as to why there should be no more than twenty static caravans nor as to why thirty would cause harm. The Inspector could have imposed a Grampian condition preventing the variation coming into effect unless and until suitable access was created.



No5
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CHAMBERS

Legal Update: Section 73 Applications cont...

The matter was considered by His Honour Judge Cotter Q.C. In summary:

- The Claimant did not advance a clear argument before the Inspector that what was sought through variation was that up to 30 static caravans should be allowed on the site and it had no desire to increase use of touring caravans.
- The Inspector was fully entitled, if not obliged, to proceed on the arguments before him without straining to interpret the intention behind submissions.
- The obligation is to put the case to be considered before the Inspector with nothing held back (*West v First Secretary of State* [2005] EWHC 729 applied).
- The Inspector considered any increased residential use as unsustainable and that the conditions should not be removed and relaxed if they would have this effect. He also plainly considered that any significant increase in the volume of traffic movements was not sustainable given the access/egress from the site.
- Any deficiencies in the presentation of the Inspector's reasoning were the fault of the Claimant's failure to nail its colours to the mast and ground one was an impermissible attack on planning judgment.
- The Claimant had made no suggestion about the possibility of improvement of access and no "material" was provided in respect of any proposal. The Inspector was fully entitled to assume that the Claimant had no proposals to make .
- It was not for the Inspector to make any assumption that potential improvement of the access was a live issue and to construct a condition. Planning Judgement cannot be required to be exercised in a vacuum and it would be wrong to allow the Claimant to now rely on lacuna for which it is responsible.
- Even if the Inspector had fallen into error relief would not have been granted due to the conduct of the Claimant.

Practical Point: This case is a sharp reminder of the importance of putting one's case in full at appeal, presenting appropriate evidence and addressing issues at the relevant time. It highlights the discretionary nature of remedies in statutory reviews.

No5
BARRISTERS
CHAMBERS



Finney

Finney v Welsh Ministers [2018] EWHC 3037 is a recent case from November 2018 currently pending an appeal to the Court of Appeal.

The Claimant applied for an order quashing the decision of Planning Inspector in respect of an appeal against the LPA's refusal to grant planning permission pursuant to section 73.

Planning permission had been granted for the installation and 25-year operation of two wind turbines, with a tip height of up to 100m, and associated infrastructure subject to 22 conditions. Condition 2 provided that the development was to be carried out in accordance with a number of approved plans and documents including figure 3.1 Typical Wind Turbine Elevation 1:500 @ A3" which showed a wind turbine with a tip height of 100m.

A section 73 application was made for the removal or variation of condition 2 to enable a taller turbine type to be erected superseding figure 3.1 with figure 3.1A permitting tip heights of up to 125m. This was refused by the LPA, who considered the proposed increase to have an unacceptable impact upon the landscape contrary to local planning policy. No suggestion was made that the LPA did not have the power to grant the application.

An appeal subsequently took place via hearing in the context of which the Claimant objected on the basis of his residential amenity. The LPA did not suggest that the Inspector, on appeal, had no power to grant the variation sought. The Inspector in allowing the appeal did not in express terms consider the extent of her powers under section 73.

Legal Update: Section 73 Applications cont...

The Claimant sought recourse in the High Court on one ground; that the Inspector should not have allowed the appeal because she had no power under section 73 to amend a condition which had the effect of directly contradicting the description of the development permitted. Further or alternatively, that the Inspector failed to consider at all whether the application before her constituted a “fundamental alteration” of the prior permission .

The application was heard and refused by Sir Wyn Williams. In summary:

- The cases of R v Coventry City Council Ex p. Arrowcroft Group Plc [2000] 7 WLUK 647 (in which it was held that under Section 73 a different condition could be imposed, but only if it did not amount to a fundamental alteration of the original proposal), R (on the application of Wet Finishing Works Ltd) v Taunton Deane BC [2017] EWHC 1837, Pye v The Secretary of State for the Environment & Anor [1999] PLCR 28, and R (on the application of Vue Entertainment Ltd) v City of York Council [2017] EWHC 588 were considered.
- Sir Wyn Williams’ discussion as to the parties’ positions commences at paragraph 36 to the Judgment.
- The ratio of the decision in Arrowcroft is to be found in paragraph 33 of the judgment and that this was followed and applied in Wet Finishing Works.
- Though Mr Justice Collins expressed the view in Vue Entertainment that Arrowcroft was authority for the proposition that it was not open to a LPA to vary conditions pursuant to an application under section 73 “if the variation means that the grant (and one has therefore to look at the precise terms of the grant) are themselves varied”, Sir Wyn Williams was not convinced that paragraph 33 of Arrowcroft was authority for it and did not accept that it formed part of the ratio of Mr Justice Collins’ decision .

- The only proper interpretation of Wet Finishing Works is that a section 73 variation can be lawful notwithstanding that it may necessitate a variation to the terms of the planning permission, and this must be part of the ratio of the decision.
- The reasoning behind that decision was not wrong and Mr Justice Singh’s approach was wholly consistent with the ratio and reasoning of Mr Justice Sullivan in Arrowcroft allowing the words of section 73 to be applied with an appropriate degree of flexibility .
- As to whether the varied condition would create a fundamental alteration to the original proposal , Sir Wyn Williams was “not entirely convinced that the Inspector had in mind that it was necessary for her to consider in terms whether the variation sought would create a fundamental alteration to the original proposal” however nonetheless concluded on balance that she was aware of that obligation and considered it . It was not addressed more directly in the decision letter because it was never the LPA’s case that the application constituted a fundamental alteration.
- A possible reading of the decision letter was that the Inspector had failed to consider whether the application before her constituted a fundamental alteration to the original proposal, however this did not mean that a quashing order would’ve been granted .

Practical Point: This decision establishes that a section 73 variation can be lawful even if it changes the operative part of the permission and contradicts the original description; however, conditions must’ve been such that the LPA could lawfully have imposed them upon the original planning permission and must not amount to a fundamental alteration. This clarity may bring some improved consistency in approach between LPAs. It is pending appeal so watch this space.

Lambeth

Finally, Lambeth LBC v Secretary of State for Communities and Local Government [2018] EWCA Civ 844 is another case which should be borne in mind in the context of Section 73 applications. Though in the context of an appeal following a determination that the first interested party was entitled to a section 192 certificate, it is an important reminder of the care required when granting variations.

The Second Respondent applied to the LPA for a CLEUD to the effect that it would be lawful to use a building currently used as a Homebase store for unrestricted retail purposes within class A1. That application was refused but granted on appeal. The LPA applied to quash that decision and Mrs Justice Lang dismissed their appeal.

The problem arose due to the way in which the LPA had dealt with an application to vary a condition attached to a previous planning permission which had been granted subject to a condition restricting the range of goods permitted to be sold from the site . Though the LPA meant to extend the range of goods permitted to be sold rather than grant unrestricted permission for class A1 use, it did not impose a condition but instead restricted the description of the permitted development.

Legal Update: Section 73 Applications cont...

Considering section 171A of the 1990 Act, failure to comply with a condition is a clear breach of planning control as is carrying out development without permission where required. Therein lies the problem. Per section 55(2) of the 1990 Act the use of the buildings for any other purpose of the same class does not amount to development. As such extending or changing the nature of goods sold does not amount to development, as long as both uses fall within class A1.

The leading Judgment in the Court of Appeal is provided by Lord Justice Lewison. In summary:

- His Lordship confirmed the current approach in *Trump International Golf Club Scotland Ltd v Scottish Ministers* [2015] UKSC 74 which could be taken as representing the law.
- It would be wrong to conclude that the LPA's decision notice permitted the sale of goods other than non-food goods as that would be directly contradictory of the words of the grant.
- Practically, that did not matter because a change of use from the retail sale of non-food goods to food (other than hot food), both in Class A1, would not amount to development. The legal effect of the Decision Notice was that "there were no restrictions on retail sale".
- The only way that the LPA could prevent the change of use was to successfully argue that the change of use would be a breach of condition within section 171A (1)(b), which was not possible.
- To agree with the LPA's argument would add a whole condition with a completely different legal effect to the words they'd used .
- A corrective interpretation could not be used to supply a whole clause which the parties have mistakenly forgotten to include [*Cherry Tree Investments Ltd v Landmain Ltd* [2012] EWCA Civ 736].
- A corrective interpretation can only be invoked where

something has gone wrong with the language of the contract, as opposed to something having gone wrong with the implementation of the bargain, or the mistaken failure to exercise a power [*Honda Motor Europe Ltd v Powell* [2014] EWCA Civ 437].

- The Decision Notice was not arbitrary or irrational nor had anything gone wrong with the language. What went wrong was the LPA's failure to exercise a power that it had under the Act.
- It was not possible to imply words into the permission. The primary purpose of the Decision Notice was to widen the range of goods that could be sold from the store. It achieved that purpose and did not lack practical or commercial coherence. Though the reasonable reader might wonder whether Lambeth had made a mistake in not restating the conditions attached to the previous permission, it was not so obvious that it went without saying.

Practical Point: This serves as an important reminder of the care required when granting variations and the need for express planning conditions if restricting a permitted use. Lambeth is currently pending appeal to the Supreme Court.

Leanne Buckley-Thomson

Barrister
No5 Barristers' Chambers

No5
BARRISTERS
CHAMBERS



An insight into the Environment Agency

The Environment Agency seeks to protect and improve the environment. We can't do this alone. We value working with place makers to promote sustainable development and to help people and wildlife adapt to climate change and reduce its impacts, including flooding, drought, sea level rise and coastal erosion. From experience we know that early engagement with us improves understanding and consideration of environmental risks and opportunities.

We have 3 Sustainable Places teams working across the RTPI's South West area. Our officers have a range of planning skills and experience: those with planning qualifications, those who have previously worked as local authority planning officers, and those who are Members of the RTPI or working towards this.

OUR ROLE:

Through working with place makers, we seek to ensure the right development happens in the right place at the right time, benefitting communities and the economy. We provide expert statutory and chargeable advice on flood risk, water quality, water resources, water-based habitats and species, and waste; provide evidence on the capacity and value of the environment to aid decision-making; and attract investment into the environment. We can also provide an early indication of permitting requirements so you can be confident of what is needed and when.

You can work with us on:

- Strategic engagement
- Plan making
- Site-specific development

STRATEGIC ENGAGEMENT

We work with Local Enterprise Partnerships, combined authorities, local authorities, infrastructure providers and academic institutions. Our work focuses on delivering the 25 Year Environment Plan with the NPPF providing the environmental policy framework to drive economic growth and regeneration. Specifically how we can help secure sustainable and inclusive economic growth through improving the environment and natural capital.

We want to:

- **influence** the content of growth strategies, plans and programmes at the **earliest possible stages**
- make sure that environmental risks and opportunities, and the value of natural capital, are reflected in the minds of place-makers
- secure funding for environmental improvement and environmental infrastructure that helps achieve environmental net gain whilst supporting growth and regeneration
- build good relationships with place makers, unhindered by the pressure of specific development proposals
- build the capacity and knowledge of place-makers
- provide more certainty for developers through getting the strategic framework for development right



Benefitting
communities
and the
economy

Spotlight on Environment Agency cont...

PLAN MAKING

Many of the environmental outcomes that we are committed to deliver through spatial planning can be delivered by working with Local Authority policy planners, minerals and waste planners, community planning groups and development corporations to successfully influence their Plans. Embedding our aims and objectives within local plans can help to reduce effort and conflict at the development management stage, and help to provide greater certainty to developers about what is expected.



Case study: Plymouth & South West Devon joint local plan

Our work on the Plymouth & South West Devon joint local plan (JLP) has been an opportunity for us to take a catchment based approach in respect of environmental risks and opportunities, and the value of natural capital across the plan area.

The proposed growth presented risks to water quality and it needs to be resilient to future flood risks. Through many years of engagement we built good working relationships with the local authorities and South West Water, to ensure our evidence of the risks were fully understood. This led to the inclusion of an innovative policy DEV35 – Managing Flood Risk and Water Quality Impacts, which combines the consideration of flood risk, surface water drainage, sewage and water quality. The policy will ensure a strategic approach to delivering multi-functional benefits including reducing flood risk, improving water quality and enhancing the Green Infrastructure network.



River Dart

Case study: Partnership working with Bath & North East Somerset Council

We established a positive working partnership with Bath & North East Somerset Council (BANES), on a £7.22 million regeneration project in the heart of the City of Bath which will deliver economic regeneration, reduce flood risk and public realm improvements.

We had investigated the feasibility of improving the standard of flood protection in this area because the existing flood defences along the south bank of the River Avon through Bath City centre did not provide a good standard of protection. The aspiration for regeneration in the area provided us with an opportunity to work in partnership with BANES to reduce flood risk and enable sustainable development.

The community is already benefitting from the Riverside Park which opened at the end of 2017 providing a better connection to the riverside. The bridge and development of Bath Quays South commenced in late 2018 which will create new homes and businesses. One hundred existing properties along Lower Bristol Road will benefit from improved flood protection.



Bath Quays Waterfront

The partnership was successful in securing funding from a range of sources; £6.1 million Revolving Infrastructure Fund from the West of England Local Enterprise Partnership, £610,000 Defra Grant in Aid and Local Levy £510,000. Further details about the project can be read [HYPERLINK](#)

Spotlight on Environment Agency cont...

SITE SPECIFIC ADVICE

We work with the Planning Inspectorate, Local Authority planners, Marine Management Organisation, developers, landowners, and consultants on site-specific planning proposals. Whatever role you play in the development process we always encourage early engagement with us.

In addition to our statutory advice, we offer a chargeable planning advice service through which we provide expert technical advice about environmental aspects at the various stages of any planning submission. The provision of this advice provides the customer with certainty as they take their project through the planning system. We value strong working relationships which enable us to identify opportunities to ensure development is sustainable.

Please contact the relevant Area Sustainable Places team if you would like us to be involved with your project.

TEWKESBURY

Tewkesbury team covers Gloucestershire from the Tewkesbury office. **Contact:** shwgplanning@environment-agency.gov.uk

BRIDGWATER & BLANDFORD

Wessex team covering Somerset, Dorset, Wiltshire, Poole and Bournemouth **Contact:** nwx.sp@environment-agency.gov.uk

BODMIN & EXETER

Devon, Cornwall and Isles of Scilly team **Contact:** SPDC@environment-agency.gov.uk

Case study: Working with Highways England on A417 Missing Link

We have been working with Highways England and its consultants Mott MacDonald Sweco on the A417 Missing Link project in Gloucestershire under our chargeable planning advice service.

The project is a £250-500 million Highways England scheme to improve connection between two dual carriageway sections of the A417 at Brockworth and Cowley in Gloucestershire. It is a Nationally Significant Infrastructure Project. The development will improve safety, support the economy, ease congestion and reduce pollution.

The road runs through the Cotswold Escarpment. The environment here is sensitive, with the presence of springs and groundwater, headwaters of rivers and a SSSI. The new road will be 3.4 miles dual carriageway surface route, following the alignment of the existing A417 at Crickley Hill with a reduced gradient. Highways England have used our expert specialist advice to correctly assess the environmental risks presented by the groundworks, including potentially diverting water from its natural course which could result in habitats drying up or increased flood risk in other areas. By engaging with us throughout the early project stages it has enabled Highways England to proceed with confidence that we will be in agreement with the investigatory work it undertakes. This will help to ensure the scheme will protect the environment and avoid objections from us. We anticipate that we will be able to build upon our good working relationship as the project progresses to open up funding opportunities for environmental projects in the future.



A417 Missing Link

LINKS

25 Year Plan www.gov.uk/government/publications/25-year-environment-plan Case Study 1 www.bathnes.gov.uk/services/planning-and-building-control/major-projects/bath-quays-waterside-reconnecting-bath-its Case Study 2 www.plymouth.gov.uk/plymouthandsouthwestdevonjointlocalplan/plymouthandsouthwestdevonjointlocalplanadoption Case Study 3 highwaysengland.co.uk/projects/a417-missing-link

Partnership Working for Trees in Bristol

Since 2017, the Forest of Avon Trust has been working with the Woodland Trust, Bristol Tree Forum and Bristol City Council to help safeguard existing trees on public and private land across the city and to plant many more of them. The partnership was formed in response to significant cuts proposed to the Highway's Maintenance budget, which includes street trees.

Key to our work has been to raise the profile of trees across Bristol and to broaden the constituency of interest in them. As a first step in this the partnership ran the Talking Trees Bristol campaign in 2018, which won the "Local Authority Partnership Award" in the Woodland Trust's annual street trees awards. Alongside this, the partnership recognised the need to further demonstrate the benefits of Bristol's trees and funded an iTree Eco 6 study, undertaken by the Forest of Avon Trust. The results, just published, show that the 600,000 trees in Bristol are worth £280 million to the city and provide annual environmental management services worth £2.7 million: removing 14,000 tonnes of carbon dioxide, 100 tonnes of air pollution and reducing flood risk by absorbing 90,000m³ of water.

The importance of trees to health & wellbeing, climate change resilience and also economic vibrancy is increasingly being acknowledged. Bristol's One City Plan, (January 2019) calls for tree canopy cover across the city to be doubled by 2046. The challenge for the partnership is to help deliver this ambitious target on both public and private land. The two advocacy documents summarising the iTree findings and the other benefits of trees (The Benefits of Bristol's Trees and Bristol's Trees: Key Findings) are an important first step in this and will be incorporated in to a prospectus for trees to be launched in June. The key to success will be continued partnership working by the four partners (guided by a 5-year work plan) and drawing in individuals, organisations and businesses across the public and private sectors.

Making the Case for Trees

The iTree Bristol results summarised in the Bristol's Trees: Key Findings document, help complete a picture of the benefits of trees at both a human and city-scale. These include climate change resilience, with trees specifically countering the impacts of more intense rainfall and hotter summers. They also value these benefits and literally provide a currency understood by all. As envisaged in the Community Forest programme and championed by organisations like the Forest of Avon Trust, trees (individually and collectively) are and need to be part of people's lives. The Planning Profession is critically important to this and not only needs to focus on the importance of safeguarding existing trees (in many cases there because of the far-sighted actions of our forebears) and plant more within existing neighbourhoods, but also forward plan and incorporate trees and woodlands in to our growing and new communities. Too often new residents do not live within or have local access to an existing or new high quality environment, of which trees are a fundamental part. There is a growing imperative to do this in terms of adapting to a changing climate and also, for health & wellbeing, as well as lasting aesthetics. The same also needs to apply to Green Infrastructure, which can manifest itself as a narrow corridor of open land rather than a structural (positive) landscape in which trees and woodlands deliver both strategic and local benefits.

Lifetime care of street and woodland trees clearly has a cost, but is cheap compared to other forms of infrastructure. Also, Planning Agreements offer the opportunity to work with local organisations, to cost effectively design, deliver and work with communities to help manage/ enjoy existing accessible woodlands and new ones. The Lyde Green- Overscourt Wood Access Project which the Forest of Avon Trust is delivering in partnership with South Gloucestershire Council, is a good example.

Jon Clark M.Sc MRTPI CMLI,
Executive Director: Forest of Avon Trust



Enhance our health
and wellbeing, reducing
stress, and boosting our
mental health

To download or view a summary of the iTree Bristol findings please go to:

<https://forestofavontrust.org/admin/resources/documents/bristols-trees-summary.pdf>

<https://forestofavontrust.org/admin/resources/documents/bristols-trees-key-findings.pdf>

A new dawn for local government in Dorset

The former councils of East Dorset, North Dorset, Purbeck, West Dorset, Weymouth & Portland and Dorset County Council were replaced by the new Dorset Council on 1 April 2019, with the new Bournemouth, Christchurch and Poole Council (BCP Council), replacing the councils previously covering these areas.

Much is unknown as to what will be the priorities of the new councils, particularly given the recent elections on 2 May 2019. Whilst Dorset Council has a Conservative majority there was a shock result, with no overall control of any one party in the BCP Council (the preceding councils were very much in Conservative control).

Whilst the Shadow Cabinets set up prior to the formation of the new authorities have established constitutions and set the wheels in motion for the new authorities, it will be for the new elected members to move these forward and consider the new councils priorities.

However, planning is likely to be near the top of the agenda and we know a new local plan is required to be in place by 2024 for both of the new authorities. With the Standard Housing Method likely requiring over 36,000 homes over the next 20 years for Dorset Council, and over 52,000 homes for the BCP Council* this will be a clear challenge as to how the new authorities plan for this.

Where other authorities have combined such as Wiltshire and Cornwall (which both became unitary authorities covering the areas largely covering the former County Council areas in 2009), it was six and seven years respectively for a new local plan to be in place for the new area so the pressure is on for Dorset to achieve this in five years.

The focus will also have to remain on housing delivery. In the BCP Council area, Bournemouth and Poole both failed the housing delivery test published in February 2019, whilst in the Dorset Council area both North Dorset and West Dorset failed the test.

** uncapped 2019 baseline using 2014 household projections and 2018 affordability ratios*

Simon Ible

MRTPI Senior Planner
at Terence O'Rourke Ltd
Member of Dorset Young Planners



**Dorset
Council**



The Councillor's Companion is now available!

Creating Excellence as part of the Design Network is delighted to launch The Councillor's Companion for Design in Planning, this document is available to download for free [HERE](#).

The Design Network received MHCLG support to deliver a design training programme that delivered five Councillor and four Officer training events in 2018/19 in the West and South West. Feedback from these sessions helped in the contribution we made to the Councillor Companion's preparation. This is the first Councillor guide on design since GABE's version in 2003. Our version references NPPF2 throughout -

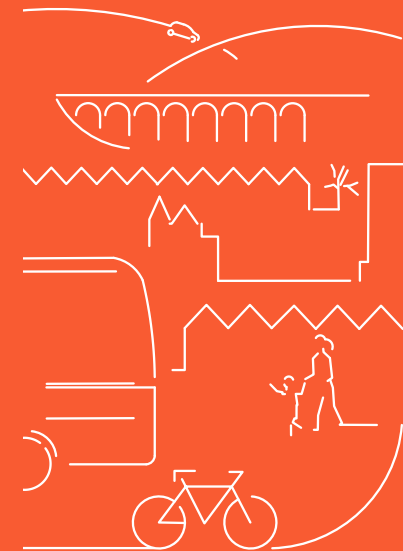
- Why planning and design fit together
- How to achieve well designed places
- The characteristics of well-designed places
- Aspects of development form, and
- Things to watch out for.

The Design Companion is also available at www.ribabookshops.com

Creating Excellence has 25 additional copies, for RTPi SW members, so please get in touch if you would like a hardback version, quoting your RTPi membership number! Requests can be made via designsupport@creatingexcellence.net.

To find out more please refer to a recent Creating Excellence newsletter

Councillor's Companion for Design in Planning



Plymouth City Council scooped the top prize

Plymouth City Council scooped the top prize at the RTPI Excellence in Planning Awards held last month.

The City Change Fund won its category, Excellence in Tech within Planning Practice, as well as the prestigious overall Silver Jubilee Cup. This is the third time the City Council has taken this award, which is quite an achievement!

Plymouth City Council established the City Change Fund as a mechanism to manage the 'Neighbourhood Portion' of the Community Infrastructure Levy (CIL). After adopting its CIL charging schedule, the planning department had the task of finding a way to distribute the neighbourhood portion in line with the requirements of Regulation 59C of the CIL regulations (2013). The Council took this as an opportunity to do something new and exciting while at the same time providing additional support to the community and voluntary sector who continually deliver new and innovative projects across the city. The Council also saw an opportunity to invest the money in projects that were truly important to citizens. The most exciting aspect of this approach was the ability for the community to show public support for projects before the Council decided to pledge funds.

How does it work?

The Council worked in partnership with Crowdfunder UK to develop a Plymouth specific crowdfunding platform called 'Crowdfund Plymouth' with the aim to raise funds for Plymouth-based community projects, charities, businesses and social enterprises.

The way it works, is that a project seeking funding uploads a campaign to Crowdfund Plymouth and individuals or organisations can support a project by pledging funds. This typically works on an 'all or nothing' model, if the fundraising target is reached the project receives the money, if it is unsuccessful no money is taken.

The Council pledges money in the same way as other individuals or organisation and will pledge up to 50% (up to a maximum of £20,000) of a project's target (if the project meets our criteria and is signed up to the terms and conditions). The decision to pledge is only made after the project has reached 25% of its target from other supporters, thereby demonstrating that the project has support from the community. Once this threshold has been reached, and we have concluded our consultation with elected members, the Council will pledge. All the projects the Council have pledged on so far have gone on to reach their target amount, with many receiving overwhelming support and 'overfunding'.

What Impact has this had?

Crowdfund Plymouth puts power back into the hands of the local community. Anyone and everyone can upload projects onto Crowdfund Plymouth, whether as an individual, or as an organisation and, while the Council advertises the fund they do not decide which projects go online.

Since 2015, the Council has pledged over £250,000 on over 66 projects across the city with the Crowdfund Plymouth platform raising over £1.5 million in the city. These projects have included many from social enterprise organisations in the city who are often delivering projects or programmes that are close to local peoples' hearts. Campaigns have included improving local green space, such as Collings Park Trust, which was a project to create a community garden, and Sole of Discretion, who created new employment opportunities by creating a dedicated supply chain for ethically caught fish.



Plymouth City Council scooped the top prize cont...

The City Change Fund demonstrates a new model of engaging with local people and businesses. Distributing the neighbourhood portion through an online platform that utilises social media is an innovative concept for funding, particularly for public money.

It also takes on a new approach to meaningful community engagement, people pledging their own money shows genuine support and it is easy to see those projects which have the support locally.

Members of the City Planning Team attended the awards evening in London last month to receive the awards, a great opportunity to celebrate the work planners do and to hear about exciting projects across the country.

Sadie Morgan, design industry leader and Chair of the judging panel, said:

“ This is a unique and groundbreaking initiative. Plymouth Council went beyond simple community engagement into community involvement by empowering the local community to be proactive and invest with them in the City Change Fund from its inception.

“ The project is a great example of the power of technology and how it can bring people and resources together more quickly than ever before. It will be exciting to see how this will continue to advance and the impacts it will have on planning in the future, as this is an approach that can be replicated globally to mobilise community development and supplement local authority funding in straightened times.”



from left to right: Tom Westrope, Planning Officer; Rebecca Miller, City Planning Manager; Nicki Evans, E-Planning and Graphics Officer; Phil Jones, Mapping Officer from the Council's City Planning Team.

If you would like to find out more, visit www.plymouth.gov.uk/citychange fund or feel free to contact the City Planning Team at citychange fund@plymouth.gov.uk

The South West Awards for Planning Excellence 2019

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.

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

The South West Awards for Planning Excellence 2019 are sponsored by:-

STRIDE TREGLOWN
TOWN PLANNING



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



Dawlish Countryside Park



The National College
for Nuclear

- Free to enter
- Entry deadline: 28 June 2019
- Results of the 2019 Awards announced in mid-October
- The Award Presentation Ceremony will take place in November/December at a location related to the Overall Winner.
- Download the entry form [here](#).
- Check out our handy How to Win guide.

NEW FOR 2019: South West Young Planner of the Year - [download an entry form](#)

PLYMOUTH &
SOUTH WEST
DEVON JOINT
LOCAL PLAN
2014-2034



Plymouth & SW Devon
Joint Local Plan

RTPI South West Events 2019

The planning system explained

Tuesday, 9 July at 9:30-4PM

2 Lower Castle Street, Old Market, Bristol

.....
This masterclass provides an understanding of the planning system for elected members, parish, community and town councillors, non-planning professionals working in place-making, technicians, administrators and support staff. Delegates will gain an invaluable insight into plan making, the role of development management and the way decisions on individual planning applications are made either by the planning committee, by the officers under delegated powers or by appeal.

BOOK NOW



Planning for the revolution: infrastructure, energy and waste in a low carbon world

Thursday, 18 July at 10-4:30PM

Plymouth University

.....
The generation and use of renewable energy are rapidly developing areas which hold significant implications for how we plan our future infrastructure. This seminar will explore the operation of the major infrastructure planning regime introduced by the Planning Act 2008 and present the results of research undertaken for the RTPI SW on the planning implications of the transformation to a low carbon energy future.

BOOK NOW



Putting the country back into planning: planning for change in rural areas

Wednesday, 18 September at 10-4:30PM

The Royal Agricultural University, Cirencester

.....
The context for planning in the rural South West is shifting. Agricultural support mechanisms are changing and the role of protected areas such as National Parks and AONB's is under review. This seminar will consider how planning needs to adapt to ensure a sustainable future for rural communities. This seminar will explore how the planning of our rural areas needs to adapt in a world where the focus is increasingly upon the urban.

BOOK NOW



Development Management/Planning Law Update

Tuesday, 1 October at 10-4:30PM

Mariott Royal, Bristol

.....
This seminar will focus on the legal aspects of development management in the light of recent planning case law and revisions to the NPPF. Presentations will provide a legal update covering topical issues in development management. This will be followed by workshops allowing in-depth discussion and debate on key challenges for planners working in both local planning authorities and consultancies.

BOOK NOW



Planning for healthy lifestyles

Wednesday, 16 October at 10-4:30PM

The Eden Project

.....
With a renewed emphasis on the role of planning in delivering health and well-being this seminar will examine how we plan for and deliver opportunities for sport and recreation and promote active lifestyles. The session will look at the opportunities for and challenges of joint provision for tourists and residents drawing on best practice from across the South West.

BOOK NOW



Visit
[www.rtpi.org.uk/
southwest](http://www.rtpi.org.uk/southwest) to book or
download a group
booking form

The Great Debate





City and town centres are under increasing pressure from challenges to the traditional retail model and uncertainty caused by global and national political change. New homes are required in increasing numbers, especially in our towns and cities. Better transport infrastructure is needed to reduce carbon emissions, congestion and reduce stress. Placemaking, more diverse urban living, and technology need to be embraced to support thriving cities of the future.

Hosted by Elena Marco, Head of Department Architecture and the Built Environment at UWE Bristol, our Great Debate on 4 July brings together built environment professionals and future professionals to hear, discuss and question our panel of experts; and to provide intelligent thinking for the agencies and authorities tasked with leading our cities sustainability and growth.

How can we ensure our city centres thrive?

BOOK NOW



-  4 July 2019
- 5.30pm to 7.30pm
-  Arnolfini, 16 Narrow Quay, Bristol, BS1 4QA
-  Call 0117 972 3777
-  riba.southwest@riba.org
- From £10



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University of the West of England

13th European Biennial of Towns & Town Planners 2019

Planning on the Edge

11-13 September 2019, University of Plymouth

This September planners from all over Europe will gather in Plymouth to discuss how planning can help to bring about sustainable coastal development and bridge regional inequalities across Europe.

New rural-urban divides open up in France; existing gaps between northern and southern Italian regions widen; differences in income level across London and the rest of the UK remain big.

The 13th Biennial of European Towns and Planners, organised by the RTPI, Plymouth City Council, the University of Plymouth and Destination Plymouth - on behalf of the European Council of Spatial Planners - has identified coastlines and peripheral areas as key intervention areas to achieve a balanced spatial and economic development, under the theme "Planning on the Edge".



Mounting inequalities will continue to be major challenges Europeans will be confronted with in the future. These can create social and economic tensions and political instability as regions better integrated in the flows of the global economy leave behind areas less able to compete. Differences can take specifically acute forms on coasts in the UK and in other parts of Europe - especially where coastal settlements underwent deep economic restructuring as a consequence of globalisation. Peripheral regions, such as those lying at the edge of a country or beyond the administrative boundary of a prosperous region, may experience similar issues.

The Biennial invites planners to share their experience of borders and coastlines as factors of inequality and the role of planning in changing that. 'Planning on the edge' will address how integrated spatial policy can turn peripherality into an asset and bridge existing gaps.

A crosscutting theme will be how to achieve sustainable development while striving to address inequality. For example, peripheral areas might be more exposed to the effects of climate change because of their economic and social marginality and therefore might be less able to adapt. Sustainability will need to be the focus of planning efforts in order to find durable and innovative approaches to successfully 'planning on the edge'. In order to address that, the Biennial intends to facilitate knowledge exchange across European planners in order to transfer approaches and inspire innovation. Building new infrastructure, integrating sustainable transport with the delivery of affordable housing,

land value capture mechanisms, and new taxation policies might all be part of the answers to the issues raised by the challenges of 'Planning on the Edge' and European planners may learn from each other's successes and mistakes.



Stefan Schwehofer from Pixabay

Also features an impressive Gala Dinner

A spectacular evening starting with a boat trip leaving the historic Mayflower Steps in Plymouth. The boat trip will include drinks on board and will take you around the coast of Plymouth over to Mount Edgcumbe, a stunning country park on the edge of Cornwall. Here we will be hosting a 3 course Gala Dinner at the Orangery in Mount Edgcumbe, an excellent chance to see the sites and network.

13th European Biennial of Towns & Town Planners 2019

Planning on the Edge cont...

Among the keynote speakers, **Dutch professor Roland Waterman** will address how nature-based solutions can integrate new developments in coastal resilience and adaptation plans in the Netherlands. **Lord Kerslake, Former Head of the UK Civil Service**, will be presenting the current policies for bridging regional inequalities while delivering new housing in the UK. **Lord Matthew Taylor** will also feature as a keynote speaker.

The 13th Biennial of European Town and Town Planners will be a great opportunity for RTPI South West members to engage with sustainable planning in Europe and exchange ideas with European colleagues.

Academics, researchers and especially practitioners from both the private and public sector are welcome to join the conversation in Plymouth and take part in the social activities and visits programmed.



Learn more and
book a place here:
[www.plymouth.ac.uk/whats-on/
european-council-of-town-planners-
biennial-conference-2019](http://www.plymouth.ac.uk/whats-on/european-council-of-town-planners-biennial-conference-2019)