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RTPI South West
Royal Town Planning Institute

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BRANCHOUT **NEWS**

No 177

WINTER 2019

Message from the Chair

Welcome from the Chair...

In a year which looks as though it will contain more than its fair share of political surprises, it might be expected that planning will attract a little less attention than normal. However, whether we are in or out of the EU (or halfway in and out) planning needs to remain centre stage if our society is to address many of the concerns which caused people to vote Leave in the first place. These include: delivering affordable homes of the right quality in the right place; promoting a competitive and wealth creating economy which supports secure, well-paid jobs; achieving radical change in the generation, distribution and use of energy to limit climate change; preventing ill-health amongst an ageing population by promoting healthy life styles; and addressing disadvantage in our neglected coastal communities. Meeting these challenges through effective plan and policy making and development management decisions lies at the heart of good planning. Our CPD programme for 2019 aims to tackle these and other issues head on and support your personal and professional development. I look forward to the participation of as many of you as possible and welcome your suggestions and feedback.

For my year as Chair I have set myself three main goals. These are:

- To increase the breath and depth of members' engagement with the Institute in the South West building on the fantastic work started by last year's Chair, Suzanne D'Arcy. There a lot of opportunities to play an active role in the Institute (e.g. informal events, Young Planners groups, membership of the Regional Activities Committee, Working Groups and Awards Panel etc.) In my experience the old cliché is right - 'The more you put in the more you get out'. However, I am keen that we provide support to enable people to become effective active members.
- To ensure that we meet the needs of both public and private sector planners in the region. Having worked in both sectors I have some understanding of the commercial and resource pressures which apply. We need to recognise these and find new ways of ensuring that the Institute meets the needs of all its members and in so doing demonstrate the value of corporate membership of the RTPi.

- To refocus attention on planning in rural areas. It used to be called Town and Country Planning but today planning agendas are increasingly dominated by the 'urban'. As England's most rural region with extensive protected areas we have an opportunity to showcase the role which planning plays in addressing the challenges facing rural communities at a time of impending change in rural economy. I want this to be the subject of the Presidential Visit to the region in October and would welcome suggestions as to places and projects which merit attention.

So an active year beckons which I am very much looking forward to. I particularly value the opportunity to get out and meet as many members as possible from different parts of the region and to engage in active discussion on important topics. There a few professions which offer the opportunity to make the world a better place and, while it may not always work out like that, we should celebrate the chance to make a difference.



Chris Balch

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

Editor's blog

Wow what a start to the new editions of Branchout! 2019 sees our previous editor of Branchout become the South West Chair of the RTPI and some newcomers to the South West Regional Activities Committee. I myself will be taking on the editing of Branchout and am seeking to encourage both private and public sector planners to get more involved and share ideas across the region.

To make a start on this, Branchout has had a bit of a facelift, bringing more energy to the news which will make a show within your email accounts every quarter.

In this edition, cast your eyes over what is a broad collection of articles as well as facts and debates, including opportunities to become more involved with the RTPI going forward in this rollercoaster of a year.

We start by taking a look at the Regional Management Board and Activities Committee membership, these provide the contacts that you may want to forward thoughts and ideas to, or suggestions about where the RTPI should be focussing attention. There is also a summary of the General Assembly, which seeks to provide a better understanding of its purpose and what it comprises.

Get involved and participate in the public consultation that the RTPI has now officially opened in a means to shape its future, and maybe see a project you have been involved in the RTPI Awards for Planning Excellence feature! This article provides coverage from the opening of the awards to the day the awards were received by the finalists and overall winners!

We then dive into the Raynsford Review with Geoff Walker, before getting into the planning of plans, where John Baker provides an overview of Local Plans and how maybe larger, strategic plans are the way forward.

As is tradition, we then have our 'Spotlight' coverage, which in this edition features Torbay Council, and the facts and statistics behind this seaside town. This is followed by our new editions to Branchout - a legal review covered by Ashfords. In this edition we look at Permitted Development Rights and the material consideration that is given to fall backs on agricultural to residential use. We then introduce to you 'Soapbox', providing a professional debate on a much discussed topic – the Challenges of Delivering Housing.

The Young Planners give us a round up on what is new in the South West, and continues to inspire planners to join up and become involved in the events that are organised to build up confidence in planning, assist in obtaining RTPI corporate membership as well as create important relationships through networking.

All this combined with a round up from Planning Aid and a sneaky peak at what 2019 events are in store sets us up for a great start to the year. I approach being editor of Branchout with a positive mindset, hoping we encourage planners to become more involved in speaking out their thoughts and opinions on how we can create great places.

Enjoy!



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

Regional Management Board & Activities Committee Up-date

Since the publication of the Autumn 2018 edition of Branchout, two joint meetings of the RTPI SW Regional Management Board (RMB) and Regional Activities Committee (RAC) were held in Taunton on the 30th November: the 6th joint meeting of the 2018 RMB/RAC and the 1st joint meeting of the 2019 RMB/RAC. Principal issues considered at these two meetings included:

RMB/RAC 2018 6th joint meeting

- **Results of the RTPI SW Awards for Planning Excellence 2018** and proposed arrangements for the Presentation Ceremony in January 2019 hosted by Sedgemoor District Council (See separate article in this Branchout)
- **Report back on the meeting of the RTPI General Assembly** in October attended by the RTPI SW Senior Vice Chair, Chris Balch. In his report he noted that it is unfortunate that RTPI SW is thinly represented on the Assembly particularly because it is frequently referred to as a very active RTPI Region. He urged RMB/RAC members and other RTPI Members in the SW to put themselves forward in the 2019 elections. He stressed however that RTPI SW Members should vote for any SW Member who does stand.
- **Report back on the meeting of the RTPI Nations and Regions Panel** in October by the RTPI SW Hon. Secretary, Mike Oakley. He reported that at the Panel meeting concern had been expressed at a proposed national initiative to collate information on the various sponsorship deals currently established by the RTPI Nations (eg Wales) and Regions. The strong view expressed by the Panel members was that this collation exercise must not evolve into central RTPI control. RMB/RAC members agreed with this view. The Panel also considered the future programme of

action on the preparation of the RTPI Corporate Strategy 2020-2030, this to include a programme of consultation with the RTPI Nations and Regions. It was also reported that the programme of National RTPI Training Events 2019 (Masterclasses/Briefings) included three events in the SW at Bristol, Exeter and Plymouth.

- **The RMB/RAC meeting received up-dates on the activities of the following RTPI SW Working Groups:**
Planning Aid; Education and Future Planners; CPD and Research. (See separate article in this Branchout)
- Reports were received on the activities of the RTPI SW Young Planners Groups (see separate article in this Branchout)
- Up-dates were received 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', the latter being prepared jointly with research staff at Botolph Lane

RMB/RAC 2019 1st Joint Meeting

- Following the elections held in August/September 2018 and the Special Business General meeting held in November 2018 and two resignations, membership of the 2019 Regional Management Board and Regional Activities Committee is as set out in the schedule following this report. The principal role of this first meeting of the 2019 RMB/RAC was to appoint the leaders of the 2019 Working Groups and also make appointments to officer posts not on the Regional Management Board. The results of this process were as follows:

Environmental Education and Future Planners Working Group: Group Leader: Olivia Wilson

CPD Working Group

Joint Group Leaders: Chris Balch
(as RTPI SW Chair 2019);
Dawn de Vries (as RTPI SW Chair 2020)

Social & Networking Group

Group Leader: Suzanne D'Arcy
Policy & Research Working Group
Group Leader/Research Officer: Peter Ellis

Editorial Working Group

Group Leader/Newsletter Editor: Angharad Williams
Planning Aid Working Group
Joint Group Leaders: Jo Widdecombe; Katherine Graham

Other Regional Officer Posts:

RTPI SW Young Planners Groups Link Officer:
Rebecca Miller

RTPI SW Awards for Planning Excellence Judging Panel Secretary: Mike Oakley

RTPI SW Representative on RTPI Nations and Regions Panel: Mike Oakley

(as RTPI SW Hon. Secretary 2019); Deputy Representative: Chis Balch (Chair 2019)

RTPI SW Assistant Secretary: Peter Ellis

- The meeting also received a preliminary report on the 13th meeting of the 'European Council for Spatial Planning' scheduled to be held in Plymouth in September 2019.
- Up-dates were received on the 2019 Programme of Events and the content of the 2019 RTPI SW Business Plan and Budget as approved by the Institute's Board of Trustees.

Regional Management Board & Activities Committee Up-date

RTPI SW REGION MANAGEMENT BOARD AND REGIONAL ACTIVITIES COMMITTEE 2019/2020

The following sets out the composition of the Board and Activities Committee after formal election procedures relating to the years 2019 and 2020.

PRINCIPAL OFFICERS 2019

(CONSTITUTING REGIONAL MANAGEMENT BOARD)

Chair: Chris Balch, University of Plymouth

Senior Vice Chair: Dawn de Vries
Sedgemoor District Council

Junior Vice Chair: Angharad Williams,
Teignbridge District Council

Hon. Secretary: Mike Oakley, Retired

Hon. Treasurer: Mark Felgate,
M.E.D. Planning / Three Dragons

Past Chair: Suzanne D'Arcy,
South Gloucestershire Council

**SW Region Representative
on RTPI General Assembly**

Richard Williamson, Retired

REGIONAL ACTIVITIES COMMITTEE 2019-2020

Principal Officers (Management Board)

as above for Year 2019

Corporate Members 2019/2020

Janthia Algate, Retired

Paul Barnard, Plymouth City Council

Corine Dyke, Natural England

Andy England, Torbay Council

David Lowin, Lowin Associates

George Marshall, Devon County Council

Ian Perry, Teignbridge District Council

1 Vacancy

Corporate Members 2019

Peter Ellis, Freelance

Katherine Graham, Plymouth City Council

Emma Greening, Ridge and Partners

James Holbrook, Mott MacDonald

Katherine King, PINS

Rebecca Miller, Plymouth City Council

Julie O'Rourke, Tetlow King Planning

Julie Tanner, Creating Excellence

Geoff Walker Retired

Jo Widdecombe, Consultant

Olivia Wilson, University of Plymouth

Associate Member 2019

Jonathan Drew, Cornwall Council

Associate Member 2019/2020

2 vacancies

Student/Licentiate Members 2019

Jadine Havill, Turley

Marcel Venn, Marcel Venn Associates

4 vacancies



Nominations for
the RMB & RAC
open in July 2019

Contact

southwest@rtpi.org.uk



Mike Oakley

RTPI SW Hon. Secretary 2019

Profiling RAC Committee Members

Corine Dyke – Natural England - Planning Policy Lead Advisor



Why did you choose a career in planning?

I did not initially choose planning as a career path. I studied biology with environmental science in the Netherlands, but as part of my studies I did my thesis on how the interest of the environment was dealt with in planning policy. It was only much later, after having children, that I became interested in how we should plan for future generations, and decided that I really wanted to become a planner.

I spent the first year of my planning career as an assistant planner with the National Trust, commenting on planning applications across Cornwall. Whilst that was interesting, I wanted to experience 'the cutting edge' of planning so I got a planning assistant job at Carrick District Council where I became fully immersed in development management. As I had no formal planning qualification I enrolled on the distance learning post-graduate planning course at UWE.

When I had completed the planning course I felt ready to move on, and I became a senior planning policy officer at North Cornwall District Council. Being part of a fairly small authority provided me with great opportunity to experience many aspects of forward planning. From development control policies to flood risk management, and gypsies and travellers provision to Habitats Regulations.

When Cornwall became a unitary authority the planning area became much larger and I saw this as a welcome challenge. Here I became responsible for infrastructure planning. I particularly enjoyed dealing with important issues such as funding and viability (and CIL), the intensive partnership working that was required and the fact that infrastructure forms such an important element of 'place making'.

What about your current job?

I now work for Natural England as a lead advisor on planning policy. This involves dealing with consultations on Local Plans and Neighbourhood Plans across Devon, Cornwall, and the Isles of Scilly, but I am also involved in the development of a number of other plans. These include Coastal Change Management Area plans, Green Infrastructure and Net Gain plans, and strategic mitigation plans (for the strategic mitigation of recreational impacts from new development on internationally designated sites for biodiversity importance). It is wonderful to have so many different people to work with and to gain such a good overview of all the plans coming forward in the area. This enables me to help bring people together and share best practice ideas.

Why did you become involved with the Regional Activities Committee?

I am proud to be a planner and I think that planning is a very worthwhile profession. I am keen to help improve the image of planning; hopefully this will help people understand what planning is all about and draw more people into the profession. I think that the Regional Committee does a good job in promoting planning and in supporting planners, and I wanted to give some of my time and energy to its work. I also feel that as a planner working for a nature conservation organisation I can bring slightly different ideas to the Committee.

What do you do when you are not planning?

We moved to Dartmoor a couple of years ago and I love walking on the moor. We have a young dog, a Labrador cross Spaniel, who is very energetic (and can be very naughty!) and requires lots of walking and training. I also enjoy gardening. I basically want to be outdoors when I do not need to be in an office.



Corine Dyke

Natural England – Planning Policy Lead Advisor

Profiling RAC Committee Members cont...

An interview with Ian Perry



Tell me a bit about yourself:

I am originally from Sheffield, but moved to South Devon in 1999 following graduation to pursue a career in planning. Aside from a 7 month move to Kent, Devon is where I have stayed. I currently work for Teignbridge District Council as a Principal Planning Officer in Development Management.

I hold a Bachelor's Degree in Planning Studies and Post Graduate Diplomas in Town Planning and in Urban Design.

Why did you decide on a career in planning?

Whilst at school I had a particular interest in geography so when it came to further education geography alongside economics and English literature formed my A level subjects. When it came time to choose a university course, all I knew was that I wanted something geography based. Using the UCAS course book I flicked through the geography related section and stopped at planning studies. I had absolutely no idea what planning was but the description appealed to me so off I went to Sheffield Hallam University to embark on three years of planning studies. This was followed by an additional year on the RTPI accredited post graduate diploma in Town Planning.

I started University not knowing what planning involved and, to be honest, I left still not really knowing! During my time I carried out a couple of weeks of work experience at Bassetlaw District Council. I assisted in various roles but the words of the Conservation Officer stuck with me. To paraphrase: try Development Control, do six months to get an understanding but then get out or you'll be there for life. I have been working in Development Control (now Management) since starting in my first planning position twenty years ago- seems he was right!

Planning for me is about having a hand in creating characterful, high quality places that allow people to live their lives and create great memories in real communities which they can be proud of.

So what does your job involve?

As a Principal Planning Officer my role is predominantly two fold; I act as case officer on large scale and corporately important planning projects and I lead and manage our three development management teams which comprise 10 Planners, I also deputise for our Business Manager as appropriate.

Due to my interest in Urban Design I was fortunate enough to become an accredited assessor when Building for Life first came in. Whilst the documents have changed with Building for Life 12, my Authority continue to use Building for Life 12 as an indicator of design quality and I carry out assessments of our completed projects as part of our annual monitoring.

Why have you gotten involved with the Regional Activities Committee

After watching the changes in the planning system occur over the last twenty years, leading to me carrying out a job that has become more and more complex in terms of the legislative and legal framework surrounding it I felt I needed to become more of a voice for those within Development Management.

To be able to represent planners and urban designers across the region in shaping policy and influencing the direction the RTPI takes is important to me. The importance of good design is a particular passion of mine and I want to see practising planners have a greater understanding of what this means and how we can try to deliver this in a market dominated by major housebuilders. Be this through influencing training, engaging in responses to policy documents or other means.

I'm at a point in my career when I feel I should be giving back more and the RAC is a means to me starting that part of my journey.

And what do you do when you are not planning?

I have two daughters, aged 7 and 10, who attend various clubs from gymnastics to Guides/Brownies so I have reached the point where I act as a taxi to my children who have a greater social life (and more energy) than I do!

When I am not ferrying around the next generation I, alongside my daughters, practise Shotokan Karate at our local club and I have a keen interest in photography so take advantage of our wonderful surroundings to snap away in.



Ian Perry

BA (Hons), Dip TP, Dip Urb Des, MRTPI
Principal Planning Officer (Major Projects)
Development Management
Teignbridge District Council

RTPI opens public consultation to shape its future

The RTPI has issued an open invitation to anyone interested – from planners and built environment professionals to national and local governments, politicians, business leaders and members of the public – to shape the future of the Institute and the planning profession.

At a time of significant interest in the planning profession, the RTPI is keen to listen to our members and non-members alike on what matters most to them.

The Institute has launched a public consultation online to collect a broad spectrum of views to shape its new corporate strategy that covers the ten-year period from 2020 onwards.

Respondents will be asked to comment on the proposed vision and mission of the RTPI, as well as its draft objectives, priorities and deliverables.

The RTPI is the UK's leading body for spatial planning and is the largest planning institute in Europe with over 25,000 members worldwide.

Its proposed vision and mission is

"to champion the power of planning to deliver quality places for people"

and

"to advance the science and art of planning for the benefit of the public".

The deadline for responding is midnight on Sunday 17 March
Go to the survey [here](#).

“

*Victoria Hills MRTPI,
RTPI Chief Executive, said:*

*"Planning has never been more crucial to society,
or its future direction more debated.*

*"At a time of significant interest in the planning profession,
with delivery pressures and immense opportunities and
challenges facing the UK, the RTPI is keen to listen to our
members and non-members alike on what matters most
to them, to ensure our future work in advancing the
influence and impact of planning can really benefit the
public. I urge all those who care about the places we
live and work to take part."*



RTPI
Royal Town Planning Institute

**RTPI opens public
consultation**

**Complete our
survey**



What is the General Assembly?

General Assembly provides a forum for debate about the development of planning policy and practice, the corporate policy of the Chartered Institute and other issues relevant to the objects of the Chartered Institute. It consists of all trustees and elected members representing corporate members, student and licentiate members, the regions and nations, technical members, and the associations. General Assembly is the electoral college of the six corporate members who sit on the Senior Executive Board. Each year, the Assembly elects members of the Board of Trustees.

rtpi.org.uk/about-the-rtpi/governance/general-assembly

The General Assembly meets three times a year in London. It consists of:-

- Twenty-eight Fellows and Members, elected by the Fellows and Members;
- Two Legal Members or Legal Associates, elected by the corporate members and Legal Associates;
- Two Technical Members, elected by the Technical Members;
- Six Licentiate Members or Students, elected by the Licentiate Members and Students jointly;
- Fourteen corporate members representing Regions and Branches (including two each from Wales and Ireland);
- Two corporate members representing the RTPI in Scotland;
- Two Honorary Members, elected by the Trustees;
- Representatives of Associations, appointed by the Trustees;
- Any Trustee who is not a member of the General Assembly in another capacity.

The SWRTPI is represented this year by Richard Williams, whilst David Edmondson from Cornwall Council is also a corporate member of the Assembly, both of whom would be happy to discuss any issues with south west members and raise with the General Assembly as appropriate.



GA Members at the recent (23 January) Meeting which included the 2019 Presidential Inauguration.

Ian Tant (2019 President),
Victoria Hills (RTPI CEO)
and John Acres Past President

RTPI SW Awards for Planning Excellence 2018

From 2018 the RTPI decided that the operation of the Nation (eg Wales) and Region (eg South West) Awards for Planning Excellence would operate in a consistent manner, including similar categories, entry requirements and judging methods. Two further features were that a) the practice of forwarding entries to the National Awards for Planning Excellence would cease and that all entries for these schemes would be direct to the appropriate Nation/Region and b) the Nation/Region overall 2018 winners would be offered the opportunity to be automatically shortlisted in an appropriate category in the National 2019 Awards for Planning Excellence. This will enable these overall winners to have publicity and recognition at both Nation/Region and National levels.

The RTPI SW Awards for Planning Excellence 2018 was one of the first Region schemes to be launched under these new arrangements with entries invited by the end of July. RTPI SW was pleased that fourteen entries were received. Eight of these were shortlisted by the Judging Panel; issues in this decision included whether the entry document was in accord with the entry requirements (eg length) and whether the project, to which it related, was a potentially an example of 'Planning Excellence in the South West'. Site visits and/or meetings were held during the Autumn with representatives of all shortlisted entries; these were crucial in the final decisions taken by the Judges alongside the standard and content of the entry documents.

The eight shortlisted entries were judged in three categories: **'Excellence in Planning Delivery'** (completed or virtually completed schemes on the ground); **'Excellence in Spatial Planning'** (ie. plan making, masterplans, strategies etc); **'Excellence during the Planning Decision Process'** (ie. Community involvement, Development Management operations, IT initiatives etc.). The final decisions of the Judging Panel are set out below. The Award ceremony was held at Cannington Court near Bridgwater on the 23rd January. RTPI SW is grateful that, as in 2017, the 2018 Awards were sponsored by WYG and Stride Treglown.

CATEGORY: EXCELLENCE IN PLANNING DELIVERY

Winner as Best Entry in the Category:

Dawlish Countryside Park (submitted by Teignbridge District Council)

The submission related to a Countryside Park on the edge of Dawlish that functions as a Suitable Alternative Natural Green Space (SANGS) and in doing so provides a green lung for local communities, in particular in an adjacent 1,700 house extension to Dawlish. The Park provides both a crucial response to the need to protect European protected habitats and also gives residents in the area an invaluable community facility and access to the countryside on their doorstep. Teignbridge planners led a multidisciplinary team of stakeholders all the way from site search to ribbon cutting and beyond. Through a prompt and purposeful process, planners ensured a competent delivery of the Park, which the submission document states is now regarded as a huge success and a blue print for similar projects in the Greater Exeter area. The Judging Panel concluded that that this submission relates to an excellent project that incorporates a number of features of good practice that other local authorities could well follow when faced with issues arising from development close to areas of major conservation importance, in particular the planning and implementation of SANGSs.

RTPI SOUTH WEST AWARDS FOR PLANNING EXCELLENCE 2018



Dawlish Countryside Park

Read more about all these projects
including their full entry at
www.rtpi.org.uk/southwestawards

RTPI SW Awards for Planning Excellence 2018 cont...

Highly Commended

The Carriage Works, Swindon (submitted by Swindon Borough Council)

The Carriage Works redevelopment comprises the sympathetic restoration and conversion of an under-used Grade II Listed Building in Brunel's Great Western Works area into business incubation space. Built around 1876 as part of Brunel's Great Western Works, the Carriage Works buildings were once the largest carriage works in the country, standing at the forefront of Victorian industrial innovation. The development aims to transform Brunel's legacy into twenty-first century uses by providing a venue for knowledge-based businesses close to Swindon's Town Centre and Rail Station. The submission claims that the scheme is an excellent example of how a vision can be delivered on the ground and in a way that best utilises the distinctive opportunities of the area. The Judging Panel agreed and concluded that the scheme is a good example of heritage led planning and, of equal importance, is a key element in delivering the Swindon Town Centre Masterplan.



Finalists

Regeneration of the Railway Lands in Radstock (Submitted by the Norton Radstock Regeneration Company)

With the closure of the last of the 11 pits in the area in 1973 and the decline in railway engineering, together employing many hundreds of skilled workers, Radstock experienced a classic post-industrial collapse. The town lost its employment and vitality heart, resulting in social and environmental challenges. Regeneration of the town centre, through development of the former railway lands, has included housing, retail, heritage, community facilities, wildlife habitats, cycle linkages and provision for the appreciation of the site's former uses. The regeneration scheme was led by a locally appointed Board who engaged Linden Homes for construction. The Judging Panel concluded that the regeneration of the Radstock Railway Lands on a difficult site with natural habitat and other constraints lacked 'place making' quality and could not be judged as an 'Example of Planning Excellence in the South West'. However the delivery of the Radstock Railway Lands regeneration, in the context of all the constraints and problems over many years, by the dogged determination of the local regeneration company fully justified its shortlisting as a finalist.



Waking the Watergate, Bridgwater (submitted by Sedgemoor District Council)

This mixed use scheme involves the conversion and renovation of 11-16 West Quay Bridgwater into a mixed use development; it incorporates interpretation of the historic Bridgwater Castle Water Gate and provides a Gym, Café, serviced apartments and flats. The development has allowed the evolution of the site to be understood and incorporated into new uses providing, what is claimed in the submission document to be, an innovative and economically viable solution to the regeneration of this historic landmark location. The submission states that the scheme has provided accommodation within a town centre location and supported business, which in turn, provides opportunities for social interaction and physical well-being for the proposed and existing residents. The Judging Panel concluded that, although this good project has brought this group of buildings into appropriate new uses whilst preserving the best of the architectural and historic features, there were insufficient grounds for it to be judged as an example of 'Planning Excellence in the South West'. However the quality of the 'Waking the Watergate' scheme fully justified its shortlisting as a finalist.



RTPI SW Awards for Planning Excellence 2018 cont...

CATEGORY: EXCELLENCE IN SPATIAL PLANNING

Highly Commended

Plymouth and SW Devon Joint Local Plan (submitted by Plymouth City Council)

The Plymouth and South West Devon Joint Local Plan, covering the three LPAs of Plymouth City, South Hams District Council and West Devon Borough Council, is one of the only joint plans in the country setting out both strategic and local policies, including site allocations, in one plan. It sets out a strategic spatial strategy which meets the needs for homes and jobs in full, and has been prepared on a timetable projected to culminate in adoption of the Plan just three years after work commenced. The submission states that the Joint Plan is an example of successful and effective collaboration between local authorities committed to meeting the needs of their communities creatively and efficiently. The Judging Panel's view was that although the Plymouth and SW Devon Joint Local Plan is not a unique ground breaking local plan format (other such plans in the South West include the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy), this submission relates to a project that includes excellent examples of practice, in particular a committed and effective Member Steering Group supported by a joint officer group solely devoted to work on the preparation of the Joint Plan. Further features include the comprehensive up to date consistent data base established across the whole Plan area and the wide ranging community involvement drawing on the expertise of the City Council. The Judging Panel concluded that this submission is clearly an example of 'Planning Excellence in the South West'. The Panel was however faced with a serious dilemma, there being only one submission to be judged in the 'Excellence in Spatial Planning' category. The Panel concluded that judging this submission as 'The Winner and Best Entry' in this category

was inappropriate there being no other entries against which it could be bench marked. Therefore the Panel concluded that the only viable option was to 'Highly Commend' the Plymouth and SW Devon Joint Local Plan.

CATEGORY: EXCELLENCE DURING THE PLANNING DECISION PROCESS

Winner as Best Entry in the Category

Planning to Ensure Nationally Significant Infrastructure Projects Realise Tangible Legacies (submitted by Sedgemoor District Council)

The innovative planning approach taken to deliver legacy benefits of the Hinkley Point C Nationally Significant Infrastructure Project (NSIP) is resulting in the delivery of significant projects on the ground including the National College for Nuclear, Cannington, the Somerset Energy Innovation Centre and Bridgwater Gateway employment sites within Bridgwater as well as new education facilities at Bridgwater and Taunton College. These developments are delivering high value jobs, supporting SMEs to engage with the nuclear supply chain, revolutionising the way people are educated through innovation and collaboration with industry and creating positive legacy benefits for the community, economy and environment. It was clear to the Judging Panel that a key action by Sedgemoor Council was the establishment of a Special Projects Team concentrating on the planning and implementation of the wide range of projects associated both with the development of the Power Station itself and associated developments, examples of which are set out above. The submission document states "Delivery of these developments is just one result of many years of hard work that has gone into planning to ensure the local community derives maximum benefit from the HPC project". The Judging Panel concluded that the manner in

which this largely rural Local Authority, working with West Somerset Council and the County Council, has set about dealing with the development management procedures and other implications of the massive Hinkley Point C and other related development must be judged as impressive by any measure. It also demonstrates other hallmarks of excellent planning: partnership working, community engagement and delivery of a fine legacy for future generations in Bridgwater and the surrounding area. In the Panel's view Sedgemoor Council's NSIP project is clearly a very good example of 'Planning Excellence in the South West' and is not only the 'Winner as Best Entry in the Category 'Excellence during the Planning Decision Process' but also the Overall Winner of the 2018 RTPI SW Awards for Planning Excellence.



The National College for Nuclear



Plymouth and
SW Devon
Joint Local Plan

RTPI SW Awards for Planning Excellence 2018 cont...

Highly Commended

McArthurs Yard, Bristol (submitted by the Nash Partnership)

The scheme involves the demolition of an existing warehouse, buildings and structures and redevelopment of the site providing 147 residential units (including 27 affordable), workspace, café, gallery space and associated works on Bristol's historic Harbourside. McArthur's Yard is one of the last remaining undeveloped sites on Harbourside. Despite various redevelopment attempts by others, including an approved 2002 scheme which established the principle of demolishing the main building, the site has been vacant for over 20 years. Nash Partnership provided integrated planning, urban design and architectural services to Guinness Partnership for the site's redevelopment. Extensive collaboration with the local community, the City Council and key stakeholders helped to evolve the detailed planning and design work. The submission document claimed that this process resulted in a contemporary, yet contextually sensitive, proposal that meets the aspirations of all involved. Representatives of the two Partnerships agreed that, in their view, four features of the process should be taken into account in judging this submission in the Category 'Excellence during the Planning Decision Process':



McArthurs Yard, Bristol

The overall partnership approach throughout the process; the successful implementation of the Planning Performance Agreement; the early and on-going consultation/involvement with a range of interested parties and the development of a scheme specifically relating to the unique historic Harbourside context. The City Council's Urban Design Manager indicated to the Panel that in his view the planning process followed in developing the McArthur's Yard scheme was an exemplar, illustrated by its use as a case study for the Bristol Urban Design Forum. The Judging Panel concluded that the McArthur's Yard project is a good example of 'Planning Excellence in the South West' and be judged as Highly Commended in the Category 'Excellence during the Planning Decision Process'.

Finalists

'Making Changes' (submitted by the Bath Preservation Trust)

The 'Making Changes' guidance document was produced by the Trust, with sponsorship from Historic England and the Bath Heritage Site Enhancement Fund, to assist the owners of Bath's listed properties in navigating the planning system. It also provides best practice advice in the Bath heritage context in undertaking alterations in a conservation-sensitive manner. Issues such as extensions, roofs and windows are set in the context of the Bath Conservation Area and World Heritage Site, designations often seen as barriers to change. The document aims to simplify the planning context so that the community can understand and participate confidently in the listed building application process and also provides best practice advice encouraging the application of knowledgeable design and craftsmanship. The Judging Panel concluded that to judge this good guidance document at this point in time as an example of 'Planning Excellence in the South West' would be premature in the current absence

of firm evidence on its beneficial impact upon work being undertaken on the listed buildings in the city. However it was clear to the Panel that its shortlisting as a finalist in the 2018 RTPI SW Awards for Planning Excellence was fully justified.



'Making Changes'
guidance document

Overall Winner
of the RTPI
SW Awards
for Planning
Excellence 2018:

**Planning to Ensure Nationally
Significant Infrastructure Projects
Realise Tangible Legacies**

(Submitted by
Sedgemoor District Council)

RTPI SW Awards for Planning Excellence 2018 cont...

Presentation Ceremony

The ceremony for the presentation of the RTPI South West Awards for Planning Excellence took place on 23 January 2019 at the National College for Nuclear, Cannington.



The Carriage Works, Swindon

Suzanne D'Arcy (RTPI SW Chair 2018), Graham Stephens (Stride Treglown Sponsor), Karen Phimister (Swindon BC Planning Officer Planning Policy Team), Janet Busby MRTPI (Swindon BC Senior Planner Strategic Allocations Team), Rebecca Randall (WYG Sponsor)

Dawlish Countryside Park

Top: Jon Steward (Teignbridge Countryside), Neil Harris (South East Devon Habitat Mitigation Partnership), Anne Mountjoy (South East Devon Habitat Mitigation Partnership), Simon Thornley (Teignbridge District Council), Graham Stephens (Stride Treglown Sponsor) Fergus Pate (Teignbridge District Council), Pete Briscoe (Teignbridge Engineering), Angharad Williams (Teignbridge District Council), Estelle Skinner (Teignbridge District Council), Rebecca Randall (WYG Sponsor), Sian Avon (Teignbridge Countryside), Suzanne D'Arcy (RTPI SW Chair 2018)

RTPI SW Awards for Planning Excellence 2018 cont...



Regeneration of the Railway Lands at Radstock

Anne Woodridge (Norton Radstock Regeneration Company Secretary, Suzanne D'Arcy (RTPI SW Chair 2018), Cate Le Grice Mack (Chair of Norton Radstock Regeneration Company), Rebecca Randall (WYG Sponsor), Graham Stephens (Stride Treglown Sponsor) and Catherine Whybrow (Norton Radstock Regeneration Company Board Member)



Waking the Watergate

James Kinnear (Restoration Design Studio Ltd), Dawn De Vries (Sedgemoor DC), Suzanne D'Arcy (RTPI SW Chair 2018), Rebecca Randall (WYG Sponsor), Graham Stephens (Stride Treglown Sponsor)

RTPI SW Awards for Planning Excellence 2018 cont...



Plymouth and SW Devon Joint Local Plan

Graham Stephens (Stride Treglown Sponsor), Suzanne D'Arcy (RTPI SW Chair 2018), Richard Grant (Plymouth City Council), Jess Vaughan (Plymouth City Council) and Rebecca Randall (WYG Sponsor)

Planning to Ensure Nationally Significant Infrastructure Projects Realise Tangible Legacies

Councillor Mike Cresswell (Council Chairman), Emma Norman (Sedgemoor District Council), Graham Stephens (Stride Treglown Sponsor), Sam Harper (Sedgemoor District Council), Claire Pearce (Sedgemoor District Council), Rebecca Miller (Sedgemoor District Council), Rebecca Randall (WTG Sponsor) and Suzanne D'Arcy (RTPI SW Chair 2018)

RTPI SW Awards for Planning Excellence 2018 cont...



McArthur's Yard, Bristol

Graham Stephens (Stride Treglown Sponsor) Alice Nunn (Nash Partnership), Mike Fox (Nash Partnership) Suzanne D'Arcy (RTPI SW Chair 2018), Rebecca Randall (WYG Sponsor)



Making Changes, Bath

Graham Stephens (Stride Treglown Sponsor), Thomas Sheppard (Chairman of Bath Preservation Trust), Suzanne D'Arcy (RTPI SW Chair 2018) and Rebecca Randall (WYG Sponsor)

Enter a project for our 2019 Awards.....



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.

- Free to enter
- Entry into the Awards will open on Monday 29 April with an entry deadline of Friday 28 June.
- Overall Winner automatically shortlisted to national Awards in London for 2020
- Check out www.rtpi.org.uk/southwestawards for more information and check out our handy how to win guide.

Register your interest to southwest@rtpi.org.uk and an entry form and guidance note will be emailed to you as soon as the Awards open for entries.

Thank you

Stride Treglown are delighted to have continued our sponsorship of the SW RTPI Awards for Planning Excellence in 2018. The quality of the diverse submissions was again high and demonstrated the importance of the input of planners in the development process and the ability to influence the delivery of wider tangible community benefits. Building upon the theme of collaboration which was so strong last year, this year the importance of adaptability and proactivity came through strongly. The successful award entries reflect the benefits generated by forward thinking planning practitioners and the importance of communicating complex processes or procedures in a way that delivers economic, social and environmental objectives. Such exemplar projects offer the opportunity for others to share SW best practice across the national arena.”

In a fast paced and ever changing planning climate, the SW RTPI Awards for Planning Excellence provides an important opportunity to share and reflect upon what can be achieved, and what is indeed being achieved, by planning professionals and communities across the south west. **WYG is proud to sponsor this initiative.** The number, diversity and quality of submissions brought home the commitment of the profession to think outside of the box, maintain momentum and ultimately deliver excellence in the planning field. Congratulations are due to all those involved with the submissions this year, and for the inspiration they may provide for future applicants.

Sponsored by



STRIDE TREGLOWN
TOWN PLANNING

Thank you to the Regional Judges

RTPI South West would like to thank all those who took the time and trouble to enter for a regional award in 2018.

Special thanks to all the volunteer judges who took time out of their busy schedules to appraise the entries, these consisted of:

Mike Oakley, retired former Avon County Planning Officer (Panel Secretary)

Geoff Walker, retired former Principal Lecturer in Planning, UWE (Assistant. Panel Secretary)

Mike Kelly Director Planning Partnership Ltd, former Chief Planning Officer, North Devon D.C.

David Lowin, Consultant Lowin Associates and RTPI SW Chair 2017

Patrick Power, retired former Planning Director, Castlemore Securities

Rebecca Randall Senior Planner, White Young Green (Young Planner)

Sarah Scannell Planning Officer, Poole Borough Council (Young Planner)

Marcel Venn, Planning Consultant

Richard Williamson, retired, former Head -

Sustainable Communities, Government Office for the South West

The Raynsford Review pulls no punches

‘Planning in England is less effective than at any time in the post war era, with an underfunded and deeply demoralised public planning service, conflicting policy objectives’ (emerging from central government) ‘and significant de-regulation’ The system has been subjected to ‘a bewildering rate of change and is now fragmented and confusing’, and does not ‘work effectively in the long-term public interest of communities or the nation’. Neither does it focus its powerful potential to enhance the health, safety and well-being of people and communities. A ‘radical reimagining’ of the English planning system is needed.

Such are the key conclusions drawn from the evidence collected as part of the Raynsford Review. (Planning 2020, Final Report of the Raynsford Review of Planning in England, November 2018) . Contributing to this evidence were eight South West local planning authorities and a similar number of other organisations in the region(See Annex 3) as well as many individual planners, including the author, who made written submissions or attended one or more of the ‘regional engagement events’ during the latter part of 2017.

When this review was launched, by the TCPA, back in June 2017, under the leadership of the Rt. Hon Nick Raynsford, the Association's President and former Housing & Planning Minister under Labour, it promised to be a ‘root and branch review’ of the English planning system. The aim was then to see how this system could be made ‘fairer, better resourced and capable of tackling the major challenges which confront the nation’. These aspirations are in stark contrast to the actions of successive central government administrations – Labour, Coalition and Conservative, which have manifestly avoided such an holistic review. But there has been constant change. In addition to the arrival on the scene of the new NSIP planning consent regime, statutory Neighbourhood Plans and concept of ‘joint high level strategic plans’, there have been repeated adjustments to the system designed essentially to speed it up, promote more new housing development and support ‘economic growth’.

This article looks at the Review's findings and recommendations – the ‘radical reimagining’ of the English planning system, before essaying what might happen next .

Putting together the Review's conclusions and recommendations has involved a two-stage process. After a year of taking extensive and often conflicting evidence, an Interim Report was published in May 2018. Badged as ‘ a high level scan’ of the issues to have emerged, this 59 page document put forward ‘Nine propositions for a new planning system’ in order to generate further and more channelled debate. As background to this were a number of key areas of concern and disagreement raised in the evidence up to that stage which were set out under seven ‘Emerging policy themes’. These included : the purpose and objectives of the planning system – about which there was evidence of widely opposed views, and the extent to which the current system could be regarded as ‘successful’.

In its final report, published in November 2018, the Review pulls no punches about what it terms ‘a system in crisis’. The evidence collected includes some positive things about planners and what planning can achieve, but taken together, overall, it presents a picture of ‘a system that has a conflicted purpose, is based on complex and illogical structures, and is remote from the people whose lives it is intended to improve’. As might have been expected, few of the identified issues will come as a surprise to planning professionals and some politicians – including the strong consensus that the England's planning system is no longer fit for purpose. The need for better community involvement and ‘buy-in’ is now also becoming clear. More of a surprise perhaps is that starkly opposing views persist about what the fundamental purpose of planning should be.

We are certainly not ‘short-changed’ when it comes to the Review's recommendations. Set out in Section 7 of the report are no less than 24 of these, with an accompanying message that these should be seen as an inter-dependent package needed to achieve a ‘radical reimagining’ of planning – no cherry-picking allowed ! Neither has the report flinched from assigning responsibilities . After the need for each recommendation has been explained and the process of progressing it outlined, the body seen to be primarily responsible for actioning this is identified – in the vast majority of cases central and local government, though the challenge is also directed at professional bodies such as the RTPI in many cases as well.

The Raynsford Review pulls no punches cont...

This short piece allows just a flavour of the recommendations. They include, for example, (2) the establishment of a 'cross-sector compact' on the value of planning ; (3) a new kind of positive and more legally powerful local plan ; (7) a new legal duty to promote the 1998 Aarhus Convention rights within the planning system ; (12) a 'smart' new 4-tier structure of development plans ; (14) a new 'Sustainable Development & Wellbeing Act' to consolidate 28 years of planning related legislative changes ; a re-purposed National Infrastructure Commission, on a statutory footing, responsible for strategic national planning and policy; (17) effective land assembly and land value capture powers for public authorities ; (21) attracting, training, developing and supporting high-calibre planners in the necessary numbers ; and (24) the introduction of a 'Do no harm' obligation in built environment professional codes of conduct.

So, what is likely to happen now?

The Review team hopes that discussion will continue and there is certainly now plenty of up to date, well informed material on the table for the 'vital debate' said to be needed. When it comes to action however, the portents are not good , even on the seven 'immediate actions' which the report has identified, such as work on the cross-sector compact , new guidance on public participation , and ensuring that the principles in the forthcoming Environment Bill are applied to the planning system, accepting that action on the 24 Recommendations will take time. There is little sign of a return to the needed high level political will in government and some of the recommendations relate to an agenda of governance, community rights, equality and fiscal policy far wider than just planning. There is also the matter of exactly how meeting the six 'ideal characteristics' of the reimaged system might be tested in practice. Above all, at the moment, radical reform

of the English planning system must surely be well down the list of priorities for a Government grappling with the issues of Brexit!

The RTPI nationally has given a positive, response to the Review's final report , welcoming in particular the strong case made for the public value of planning and the calls to strengthen the system with more resources for planning departments and putting more chief planning officers at the top tables of local government. The Institute

has pointed out that, the English planning system and the professionals operating within it, are World renowned. It has also cautioned against any rush to radical reform without considering unintended consequences. However, it looks forward to 'engaging with the TCPA and others' to explore how to take the report forward. Furthermore, as many readers will know, the Institute is also, currently, seeking views on its own future, especially on its new Corporate Strategy for 2020-2025 .



Geoff Walker
RTPI SW Regional Activities
Committee Member

NB. Any views or opinions expressed in this article, beyond the direct reporting of facts, are those of the author.

Read the RTPI News report on the Raynsford Review [here](#)

Section 106 and Health Survey

New development proposals, housing in particular, have an impact on health infrastructure but is enough regard given to this impact when it comes to negotiating S106 planning obligations?

This short 'snapshot' survey seeks to establish how much regard is being given to health infrastructure as a result of new development and to identify the uses of S106 contributions for health purposes. How might S106 and/or CIL be better used to support the health needs arising from new development? Are there any creative uses of S106 funding for health?

The findings will be shared through Branchout.

Name of Council:

Contact Name:

Contact Email:

Does your council seek S106 contributions to mitigate against the impacts of new development on 'health'? Yes No (please tick)

If yes, what development types do you seek S106 contributions from? (please tick)

- Housing
- Purpose Built Student Accommodation
- Hotels

Other (please state)

What sorts of 'health' infrastructure do you seek S106 contributions towards?

- GP surgeries
- Dentists
- Pharmacy
- Opticians
- Secondary care (hospitals)

Others (please state)

- Is this exclusively for capital costs? Yes No
- Does this include new facilities? Yes No
- Does this include existing facilities? Yes No
- Do you seek financial contributions only? Yes No
- Do you seek the provision of new facilities by the developer? Yes No

Does this include revenue based health improvements? Yes No

If yes, please give examples of revenue based health measures

What evidence do you draw on to identify the impacts of development on health?

How do you calculate the value of S106 health contributions?

If you don't seek S106 contributions towards 'health', why not?

Do you have CIL in place? Yes No

If yes, do you use CIL towards health? Yes No

Would you be interested in further exploring Section 106 and health? Yes No

Please return your responses to:
phil.mitchell@plymouth.gov.uk

Thank you for taking part in this survey. The responses will be collated and the findings will be circulated to you.

Phil Mitchell
Planning Officer Strategic Planning & Infrastructure, Plymouth City Council

Wider and Longer

‘Make no little plans’,

said Daniel Burnham in 1907¹, and I agree with him. Actually I think we need big plans into which little plans are nested, Russian doll like. Statements of what’s needed and how places could be that decisions in the meantime work to deliver. Progressive authorities (as well as ones deploying resources prudently) are working together to prepare spatial plans for functional areas rather than administrative areas to achieve complementary benefits. As well as now promoting joint plans to address the strategic gap it created, Government policy is unequivocally emphasising the need for long term planning. The objective of more sustainable development, and the vital need to arrest climate change in particular, demand it.

I’m doing my bit. As Point Consultancy I am facilitating the preparation of a long term plan for the whole of Gloucestershire, working for all of the local authorities and the LEP, GFirst. Gloucestershire is one of the few two-tier areas in England.

The aim of planning long and wide is a good one. The issues raised are challenging though. An informal plan and hence quick to prepare, or a statutory plan and hence unavoidably binding, but caught by process inertia? What is to be the relationship with the ongoing local plans including the Gloucester / Cheltenham / Tewkesbury Joint Core Strategy which is being reviewed after its adoption in 2017? The authorities, cautious perhaps at the perceived possible loss of autonomy, have not decided to prepare one plan dealing with all that is needed for the whole area, though this would be the simplest, quickest and most efficient way to plan. Neither is there a joint committee.

¹The full quote, which is even better, by Daniel H Burnham, Architect, Urban Designer and Co-author of the ‘City of Chicago Plan’, from 1907, is: ‘Make no little plans; they have no magic to stir men’s blood and probably themselves will not be realized. Make big plans; aim high in hope and work, remembering that a noble, logical diagram once recorded will never die, but long after we are gone be a living thing, asserting itself with ever-growing insistency. Remember that our sons and our grandsons are going to do things that would stagger us. Let your watchword be order and your beacon beauty.’

Given the presence of other plans, what should the time horizon of the Gloucestershire Plan be? It needs to go beyond other plans or it will just be a guide to those plans, a catalogue of development proposals. To have a role, it needs to not just to set out proposals for the bit between its time horizon and those of the other plans, but to be influential over those plans from the time of its agreement (which needs to be soon). This is pointing to the authorities agreeing some kind of fleshed out ‘statement of common ground’ (Framework 2018 para.27) that includes development locations for instance. The requirement for political cooperation is high.

We have already achieved a very positive working process. At the core of the process now underway is a Leaders’ Board. The establishment of this group and its role are very significant. The leaders of all seven authorities are invited participants, though may be represented by planning portfolio holders. The intention is that the Leaders Board will develop the Gloucestershire Plan through a series of meetings facilitated by the Gloucestershire Strategic Planning Coordinator and informed by a parallel series of meetings of a Senior Officer Group. Each meeting of the Leaders’ Board will have a topic and declared purpose (or several), and the outcome will feed into the next meeting as well as being fed back to the individual authorities where the final decisions remain to be made. By this means and with an agreed schedule of regular and frequent meetings, momentum will be maintained and rapid progress can be made.

Looking far ahead takes us into another world, one of taking opportunities and making real changes rather than finding ways to minimise development and make do. Planning for the long term can’t be done by making short term plans and adding a bit through reviews every few years. The tests we apply to make decisions must be those appropriate in the future, not the ones we apply now.

The Gloucestershire Plan is a positive initiative which may or may not succeed according to the high standards I seek, but either way it will be one worth watching.

John Baker

Director
Point Consultancy Ltd



The South West RTPi has a conference on Joint Local Plans in Bristol on 14 February.
Book at rtpi.org.uk/jointlocalplans

Spotlight on Torbay

Torbay is one of England's premier coastal resorts, with an incredible heritage. It is also a vibrant place to live and work. Torbay is naturally inspiring and this makes it an exciting place to plan for.

Torbay encompasses the three towns of Torquay, Paignton and Brixham and provide for over 1 million staying visitors a year with a host of world class experiences. Torbay is more than a premier resort and is home to England's premier fishing port, internationally renowned technology businesses, internationally important heritage recognised by UNESCO, and outstanding further education college (with ambition to become a University). Even the local football team, Torquay United are top of the National League South table at the time of writing!

There has been a recent and significant increase in investment in Torbay. There is about £60M being invested in projects last year and another £140M in pipeline projects. Notably there appears to be a significant investment in tourism accommodation which shows a confidence in the future attraction of Torbay as a place to visit. Many schemes are in various stages of the planning process, including the construction of a new Hilton Hotel in Torquay town centre.

The Planning Background

The Torbay Planning Service is now headed by SWRTPI past Chairman and current Regional Activities Board member Andrew England. Andrew took up the role of Assistant Director of Planning & Transport in December 2018 having moved from Bournemouth Council. He has set about improving the capacity of the service by seeking to recruit key vacant planning posts and building on a strong foundation to enable the authority to successfully deal with future development and

Torbay: Some Key Statistics & Facts

- It has a population of 134,400 - the second largest urban area within the Heart of the South West;
- Torbay's population is projected to grow around 9.6% over the next 20 years;
- The latest figures (Dec 2018) show that GVA per worker in Torbay is £43,812, and Torbay has a growing workforce. GVA growth (at 3.7%) in Torbay is the second fastest across the Heart of the South West;
- The South Devon Highway, opened in December 2015, has had a positive impact with Torbay receiving high levels of direct investment. For example, there is a circa 30 minute drive time between Torbay and Exeter airport;
- Both Paignton and Torquay stations provide easy access to Exeter, Bristol, Plymouth, Cornwall, and London as well as the national rail network. If you fancy a more leisurely trip there is also the Paignton to Kingswear steam railway.



Spotlight on Torbay cont...

economic growth. Critical to this will be the forthcoming review of the Torbay Local Plan which in particular will need to reflect the dynamic situation in respect of the regeneration of Torbay's town centres, and the delivery of housing supported by investment in a modern infrastructure that supports growth.

Andrew is upbeat about the future of Torbay...

"whilst I knew the area quite well it is only when you work here that you start to fully appreciate not only what a great place it is but also the confidence that it is a place with a positive future. This is a perfect situation as you can use your planning skills and experience to help shape that future."

In addition to handling a variety of major planning applications and other case work, the Council is on the verge of having complete neighbourhood plan coverage. The Torquay, Paignton and Brixham Neighbourhood Plans are all shortly to be put to a referendum.

Torbay is one of England's premier coastal resorts

The LPA has also adopted a Local Development Order for South Devon College which is linked to a master plan. The LDO provides for considerable development within it set a framework that will support the growth and success of the College with all the wider benefits that education can bring to the wider area. The LDO can be viewed on the Torbay Council website.



Legal Update - Ashfords

Permitted Development Rights, Material Considerations and the Fall-Back Position

Q. It is becoming increasingly common for a prior approval to be granted for the change of use of an agricultural building to residential use and then for a planning application to be submitted for a substantively larger alternative scheme. To what extent is the prior grant of prior approval a material consideration and how much weight should it be given?

When determining a planning application the Local Planning Authority (LPA) must have regard to and make a decision in accordance with the policies of the development plan unless material considerations indicate otherwise. One such material planning consideration is what any alternatives are for the site. If a proposal is contrary to the development plan, which might often be the case if the proposal is in rural or other ecologically sensitive areas or on design grounds, what otherwise could be developed at the site without the need for planning permission can be a pertinent question.

Alongside existing planning consents and the existing use of a site, development under existing permitted development rights is amongst the types of 'fall-backs' that may be taken into account when a LPA is deciding whether or not to grant planning permission. To what extent however will development under existing permitted development rights qualify as a material planning consideration?

This was considered in *Mansell v Tonbridge and Malling BC* [2017] EWCA Civ 1314. In this case the LPA granted planning permission for the demolition of an agricultural barn and a bungalow and for the construction of four detached dwellings. The planning officer's report recommending approval came under scrutiny in the

courts.

The officer's report highlighted that the existence of permitted development rights under Class Q of the General Permitted Development Order (GPDO), as well as a policy for replacement dwellings, meant that four residential units could be developed and come to the same number of units as the proposed scheme. According to the officer concerned this provided a realistic fall-back position.

At first instance the Court found that the evidence established that there were prior discussions between the Council and the owner. It was clear from that contact that the owners were intending, one way or another, to develop the site. Alternative proposals were advanced to seek the Council's likely reaction to planning applications. The Judge considered it wholly unrealistic to imagine that, were all such proposals to be turned down, the owner of the site would not take advantage of the permitted development provided for by Class Q to the fullest extent possible. The Council argued that the evidence did not demonstrate a "real prospect", as opposed to a merely "theoretical" prospect, of such a development being carried out.

Lord Justice Lindblom in the leading judgement in the Court of Appeal, upholding that finding by the judge at first instance, stated that the officer did not misrepresent the permitted development rights under Class Q in his advice to the committee on the 'fall-back' position.

Lindblom LJ outlined and supported the relevant law as to a 'real prospect' of a fall-back development being implemented as set out in the case of *Samuel Smith Old Brewery*. As Sullivan LJ said in his judgment in that case, in this context a 'real' prospect is the antithesis of one that is 'merely theoretical'. The basic principle was that:

'... for a prospect to be a real prospect, it does not have to be probable or likely: a possibility will suffice... 'fall-back' cases tend to be very fact-specific... [it] is important ... not to constrain what is, or should be, in each case the exercise of a broad planning discretion, based on the individual circumstances of that case, by seeking to constrain appeal decisions within judicial formulations that are not enactments of general application but are themselves simply the judge's response to the facts of the case before the court'.

Therefore, when the court is considering whether a decision-maker has properly identified a "real prospect" of a fall-back development being carried out, there is no rule of law that, in every case, the "real prospect" will depend, for example, on the site having been allocated for the alternative development in the development plan or planning permission having been granted for that development, or on there being a firm design for the alternative scheme, or on the landowner or developer having said precisely how he would make use of any permitted development rights available to him under the GPDO. In some cases that degree of clarity and commitment may be necessary; in others, not. This will always be a matter for the decision-maker's planning judgment in the particular circumstances of the case in hand.

ashfords



Legal Update - Ashfords cont...

Developers will often submit a fall-back option as part of their justification for approval of their proposed larger alternative scheme. The Mansell case sets a very low threshold for the question of whether a fall-back option is a material consideration and it is clear that prior approvals can qualify for such consideration.

Notwithstanding the fact-specific nature of these decisions, key points can be drawn from analysis of recent appeal decisions. Very limited weight has been given to prior approval schemes which:

- had been refused; or
- where development was being undertaken in National Parks or Areas of Outstanding Natural Beauty where Class Q does not apply.

Also limited weight has been given to schemes where:

- no prior approval had been sought under Class Q; or
- upon the inspection of the building concerned it did not appear capable of being converted within the provisions of the GPDO.

Where the grant of prior approval would overall cause less or the same harm than or as the proposed scheme, it has been held to be a significant material consideration. The question of whether these schemes have then been sufficient to outweigh the harm caused by the development has been determined on the facts.

A. According to Mansell, therefore, a fall-back position of a previously granted prior approval decision or even the more than a merely theoretical prospect of a development being carried out (i.e. a “real prospect”) is sufficient for it to be a material consideration. The question of how much weight can be attached to something that has only an outside chance of ever happening is a matter that is determined on the facts and is a matter of planning judgement.

David Richardson
Partner

Simon Curran
Associate

ashfords



Soapbox – The Challenges of Delivering Housing

Planning Consultancy Perspective

What a question! There are many challenges to delivering housing and I am not even going to try to cover them all in this short article. I am however going to focus on one of the many factors contributing to the challenges of delivering housing; the political disconnect between national and local politics which leads to challenges of delivering housing.

The Government has been devolving power to local Councils in a bid to empower and enable local communities as laid out in the Localism Act. The Government has made a commitment to deliver millions of homes to meet the demand for market and affordable housing across England. Councillors, as the voices of the electorate are expected to make decisions on housing development for the greater good. They are expected to arbitrate and solve issues that affect entire wards or whole council areas. However, the Government has given no consideration to culture, perception or misunderstanding at the local level which leads to Councillors being lobbied and being forced into making decisions that they may not personally support. Most decisions that Councillors undertake arise from the expectations of their electorate.

To deliver more housing there needs to be a momentous shift in people's attitudes to housing generally. We need to move away from the mob rule approach of delivering housing, it should not be the case that communities who shout the loudest have no housing. Maybe we should stop listening to the few who loudly shout at planning committees and start listening to the quiet majority?

This would give Councillors the freedom to engage with communities, to inspire them, to set out the benefits of housing and new infrastructure and to spend time understanding the character of their areas and identifying where housing could be delivered. This is after all what

neighbourhood planning is designed to do – not prevent all development but to provide local communities the powers to steer development to where they feel it is most required. Councillors are drawn from the local community which gives them an insight into its problems however they need to be given the freedom to make the uncomfortable decisions and champion the need for more housing within their areas.

Julie O'Rourke MPlan MRTPI Planner
Tetlow King Planning

Local authority perspective

What a subject to kick off these soap box style articles!

We could fill several issues of Branchout with this question (and let's be honest, how many Government papers have we seen on this in recent times) and still be no closer to a solution. Everyone acknowledges that there are issues around the delivery of housing in this country and that planning plays a vital role in the solution. I would argue that the planning system in itself is not "broken" when it comes to delivering housing, as we operate in a commercial market. Housebuilding is a huge business in this country, with many shareholders involved and this plays a part in the types and locations that come forward for development.

Both the previous and current versions of the NPPF state the importance of a local authority having a five year housing land supply, with the tilted balance coming into play if this isn't the case. The 5YLS is based on the number of completions, which is effectively outside of the control of the local authority and yet, if the houses aren't being completed, then the deficit becomes worse and the less plan-led the system becomes. This can then lead to communities feeling under siege from speculative applications in less sustainable, easier to develop locations. It can be incredibly frustrating to work within the system when there is no 5YLS

as it can be very difficult to refuse an application for new housing with the tilted balance. These applications are unpopular, both with communities and politicians, which leads to refusals and the subsequent appeals. When these types of appeals are allowed, communities once again feel disenfranchised by the process and more hostile towards future developments.

Still it isn't all doom and gloom. The new standard methodology has resulted in many local authorities being in a much stronger position in relation to their housing land supply. Indeed there is at least one authority that needs to knock down dwellings each year to meet its land supply! There is also a renewed focus on joined up plans between authorities, which recognises that housing markets are spread across authorities and do not stop at the authority boundary. The south west has several of the types of plans, including the award winning Joint Spatial Plan in the West of England and the Joint Core Strategy, which covers Cheltenham, Gloucester and Tewkesbury. This joined up thinking can only lead to a more cohesive approach to housing delivery, resulting in sustainable, attractive places that are well served by infrastructure and facilities. With all the focus on the numbers, the real reason for the houses – to create places for people to live – can get lost. Perhaps it's time for the numbers to come second to the creation of place.

Suzanne D'Arcy Senior Planner
South Gloucestershire Council
RTPI South West Chair 2018



South West Young Planners Round Up

West of England Young Planners

'Planning for Death' Seminar

In late September, SWYP held a **'Planning for Death'** seminar, kindly hosted by Arnos Vale Cemetery in Bristol, and sponsored by Enzygo Ltd. The event focussed on planning for the disposal of the dead, taking into account changes in burial practise, faith group requirements, urban and rural requirements, and how Local Authorities can seek to avoid issues associated with insufficient burial space. The seminar included a tour around the renown Arnos Vale cemetery, a unique and splendid Victorian Garden cemetery in the heart of the city. Dr Katie McClymont (UWE) presented her recent research on cemetery and burial practise and Lee Searles (Enzygo) then presented recent studies undertaken for Local Planning Authorities assessing requirements for burial capacity.

The event provided an insight into the role of planning for the disposal of dead, an area often overlooked which, if not managed correctly, can result in significant social, economic and environmental impacts.

Autumn CPD Event

A huge thank you to Landmark Chambers for their excellent presentations and discussion at our Autumn CPD event - **'Top of the Legal Pops'** - held at Engine Shed in November. Four members of their team gave an overview of what they considered the key planning law issues and cases of 2018, including the new NPPF, heritage law and policy, People Over Wind and the Green Belt. The talks were engaging and highly informative, leading to discussion and debate in the room. The event ended with a drink in Yurt Lush afterwards to celebrate World Town Planning Day.

Young Planners Conference Nottingham 2018

Several members of the Steering Group attended the 2018 RTPI Young Planner's Conference in Nottingham in early November. With a theme of 'Planning for the Greater Good', the conference had a varied programme, with highlights including a debate on the future of the Green Belt, a panel discussion on sustainability and competition winners explaining their vision for planning if they were Prime Minister. Across the two-day event, we also participated in various 'crash courses' on a diverse range of topics including CIL, smart cities, planning for an ageing population and urban design as well as site visits around Nottingham and Leicester.

And of course, the group also made time to mingle with other young planners from across the country at the Friday night's Gala Dinner. The WoE Steering Group would like to extend our thanks to the East Midlands Young Planners for such a great and positive event.



South West Young Planners Round Up

Christmas 2018

The WoE YP Christmas 2018 Networking event was held at the Pitcher and Piano bar on Bristol Water Front. The event was very well attended and provided an opportunity to celebrate the end of the year and the festive period!

Thank you to Michael, Charlotte and Bethany

It has been another successful year for the WoE YP group in 2018 and it is with great sadness that we announce that joint Chairs Michael Baker and Charlotte Taylor and Bethany Kington are stepping down after 3 years on the committee. Michael and Charlotte's dedication and commitment has led to the WoE Group growing into what it is today. Over the last 3 years, their management of the Group has been characterised by more people attending events, more networking opportunities and new relationships being developed with other young professionals within the environmental field. Their energy and devotion to the role will be difficult to match, however they leave the group on a strong footing for those that follow.

Bethany has been an active member of the Steering group for over 3 years and has been responsible for organising many events including a tour around the SUEZ energy recovery facility and the 'Planning for Death' seminar. Bethany was also the groups communications officer. On behalf of all the WoE YP Steering Group members we would like to thank Michael, Charlotte (both pictured right) and Bethany for their dedication and the great work they have accomplished. The steering group wish you all the very best in your future endeavours and look forward to seeing you at future events.

Julie O'Rourke, Planner at Tetlow King Planning and Emily Johnson, Planner at Turley, will become the new West of England Joint Chairs from February 2019. Monica Forde, Planner at Arup and Edmund Manning, planner at Peter Brett Associates which be the new Co Vice Chairs (joint).

Call for Members

The West of England Young Planners are looking for new members of the Steering Group to help organise events and represent Young Planners in the region!

The Steering Group meet approximately every 6 weeks in central Bristol to plan CPD events and socials in the region. Members may also take opportunities to represent the RTPI Young Planners at other events and conferences, such as careers fairs or the RTPI Annual South West Dinner. Being a member of the group isn't a big demand on your time (approx. 1-2 hours a month) however, it's a great way to represent your company or organisation and expand your network in the south west.

The Steering Group is currently made up of planners from a range of sectors and levels of experience; as long as you're a young planner, you're very welcome to join us! Please do get in touch with Charlotte Daborn (charlotte.daborn@rtpi.org.uk) or any member of the current Steering Group to find out more.



Future events

Young Planners CPD: Public Sector Housing Delivery

Wed 13 February 2019 at 6-8pm

Architecture Centre, 16 Narrow Quay, Bristol BS1 4QA

West of England Young Planners are delighted to host their first CPD event of 2019 on 'Public Sector Housing Delivery'.

Emily Price and Mike Rogers will explain how Bristol City Council is proactively engaged in delivering high quality, affordable housing on its own land. Through effective and timely engagement with the whole development process, and an appreciation of commercial realism, quality homes and places are being achieved as part of the City's wider regeneration.

To book, please follow the online booking prompts below.

BOOK NOW



In the Pipeline

A pub quiz, interprofessional bowling, CPD event in Bath and the annual popular Boat Trip in Bristol

South West Young Planners Round Up

Dorset Young Planners

What have we been doing

We held our Christmas Social Event on 6th December in Poole (pictured below). The event was attended by over 25 Young Planners and started with networking drinks which was then followed by a buffet and an exciting evening of games and quizzing! Three teams ended up scooping a variety of festive prizes and the event provided a great opportunity for likeminded Young Planners from the public and private sector to socialise and grow their network.

In terms of 2019, we are now starting to plan for a variety of events and will be announcing details of our Spring CPD in the near future. Sarah Scannell has also stepped down from the Steering Group. She has been a pivotal member of our Steering Group and has contributed significantly to our past successes. We would like to thank her for all her hard work and commitment over the past year and wish her the best for the future.

Devon and Cornwall Young Planners

The group are working towards their first event of 2019 which looks at the technological advances of autonomous vehicles, the challenges and opportunities and what planning needs to consider in decision and plan making. This event is being held in Exeter on the 31st January.



Call for more Steering Group Members across the South West

In order to have events in this area, Young Planners form a small steering group of members who are able to give a small amount of time in organising some events and activities. Being involved in a steering group is a great way to network with likeminded people early in their career. They could be a sign post for future career opportunities, support for the L-APC and motivation to be positive about what planning can achieve. Not to forget that being involved with a steering group helps to support skills in project management and leadership.

Future events

D&C Young Planners - Autonomous vehicles Seminar

Thurs 31 January 2019 at 6-8pm

The XCentre, Commercial Road, Exeter, EX2 4AD

Heard about autonomous vehicles but want to know Future Carmore and what it may mean for the plans and policies we prepare and the decisions we make? Then come along to the next Devon & Cornwall Young Planners CPD event on 31st January to find out more!

We are pleased to welcome George Lunt from AECOM who will provide us with an update to the autonomous vehicle technology, when we might expect to see these vehicles on our streets and some of the challenges and opportunities facing this emerging high-tech industry.

BOOK NOW



Get in touch...

If you would like to get in touch with us.

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

📘 Join the 'South West Young Planners' group

🌐 Join the 'RTPI Young Planners Network' group

Planning Aid England – review of 2018 & plans for 2019

Volunteer-led email advice service

Since January 2018 PAE's popular email advice service, which provides free planning advice to members of the public, has been delivered by a team of chartered PAE volunteers who respond to requests on a range of planning topics, including how to comment on a planning application, change of use classes, planning appeals and enforcement. To date, 13 chartered volunteers, based across eight of the nine English regions, have been recruited and trained to deliver advice, each working from their home or work up to 2.5 hours per week answering email enquiries as they come in. With local authorities increasingly charging for planning advice, the service receives a steady flow of around 170 e-mails per month, highlighting its ongoing value to individuals and local communities. User satisfaction levels for the service are regularly over 80% and we have received many messages of thanks from satisfied customers. In addition, volunteers seem to be enjoying providing the service, with one describing it as the highlight of their week! A short article marking the one year anniversary of the service being operated by volunteers appears in the January edition of The Planner.

PAE's web-based guidance - www.planningaid.co.uk

PAE's knowledge hub contains over 100 articles that provide answers to questions people often ask about planning and clear and simple explanations of how the planning system works. This material is reviewed and kept up to date by an advisory group of 21 volunteers with a wide variety of specialist knowledge. This resource is proving increasingly popular with visits to the website growing rapidly over the last 18 months. Last year the number of hits averaged about 2500 per month. By the start of this year the monthly average was 3,500 and during 2018 it is has more than doubled to over 7,500 per month. This year we will be working with the panel of volunteers to undertake another review and updating of our website material to ensure it continues to remain an effective source of up to date advice and information.

Casework

In 2018 chartered volunteers provided advice and support for 21 pieces of casework across the country, helping those that otherwise would not be able to afford planning advice. Whilst some casework is relatively straight forward other cases require support across several months and we are very grateful to all those who have given their time as casework volunteers. In the South West volunteers have supported casework in Looe, Torquay, Troon and Watchet.

Regional Task Groups

Regional Representatives and Task Groups continue to create opportunities locally for volunteers in several RTP1 Regions. The Task groups have organised and delivered a number of events as well as providing pro-active support to groups and individuals across the country. In the South West, the Task Group organised a volunteer training event

that took place in Taunton in June 2018 and are currently working with planning students at the University of Plymouth. Students are undertaking research (questionnaire survey) with town and parish councillors in deprived areas of the South West in order to help identify where and how PAE volunteers in the region may be able to support communities to effectively engage with the planning system. This follows on from pilot research PAE undertook with the School of Planning in Plymouth in 2017/18. If you are interested in finding out more about the Task Group in the South West, please contact Task Group Representatives Jo Widdecombe – jo.widdecombe@gmail.com or Katie Graham – katherine.graham@plymouth.gov.uk

PAE Staff changes

Finally, a couple of staff changes at the end of 2018. Planning Advisor Brian Whiteley has gone from working full time to working part-time and Laura Waterton has now joined the team as Planning Advisor on a part-time basis. Laura is a planner with considerable experience of DM particularly from her time at Chiltern District Council and she also brings experience of working with volunteers gained in her most recent role at the National Trust.



Planning Aid

England

Engaging Communities in Planning

RTPI South West Annual Dinner 2019

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

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

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



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

We the Curious, Bristol
14th June 2019
7pm - Midnight

.....
After Dinner Speaker: Iain Stewart
Meal, Drinks & Entertainment
Tickets £50 +vat
Book at rtpi.org.uk/swdinner2019



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Forthcoming Events

Joint Local Plans: Strategic Planning Reborn

Thursday, 14 Feb 2019 at 10-4:30

Bristol Marriott Royal, College Green, Bristol

Across the South West, Joint Local Plans are being prepared as means of addressing the challenge of positive plan making to meet the requirements of the NPPF. This event seeks to learn from experience to date addressing key issues such as governance, management and resourcing of joint plan making; combining strategic and local levels of policy making; assembling an objective evidence base matched to market realities and geographies; engaging stakeholder and community interests; and navigating the SEA and examination process.

Speaker and topics include:

Planning to Plan Together

John Baker, Director Point Consultancy Ltd

Government policy on joint plans

Simon Gallagher, Director of Planning at MHCLG

Examining Joint Local Plans

Jerry Youle - Group Manager Local Plans at the Planning Inspectorate

Understanding and handling housing provision across boundaries and functional areas

Jo Lee - Associate of Peter Brett Associates

Attracting investment using a joint plan for a functional area and the implications of a combined authority

Laura Ambler, Head of Housing and Planning at West of England Combined Authority and Local Enterprise Partnership

Developing the Greater Exeter Strategic Plan

Simon Thornley Business Manager Strategic Place at Teignbridge District Council

The story of the Plymouth and South West Devon Joint Local Plan.

Richard Grant, Strategic Planning Manager (Joint Local Plan) at Plymouth City Council

BOOK NOW



ROOM@RTPI Interactive Workshop 1: Living By Numbers – The Unintended Consequences of Housing Delivery

Wednesday 20 March 10-16:30

STEAM Museum, Swindon

This event will explore the obstacles to delivering housing and some of the unintended consequences of recent policy approaches including the housing delivery test. Using the findings of the Letwin Review and the new SWRTPI research into delivery on large scale housing sites as a framework for discussion, the event will showcase good practice examples from across the country and examine how more diversity of provision can be achieved.

What is ROOM@RTPI?

Discussion Session 1: “Why can’t builders deliver more homes? – the myths and realities of market housing delivery”

Andrew Whitaker, Planning Director. MA MRTPI FRSA, Planning Director, Home Builders Federation (HBF)

Discussion Session 2: Housing Delivery Test and the 5 Year Land Review - The Benefits and Unintended Consequences

Jeff Richards, Head of Planning South West, Turley
Peter Roberts, Planning Director, Barton Willmore
Richard Grant, Strategic Planning Manager (Joint Local Plan), Plymouth City Council

RTPI Practice Advice Note on Delivering Large Scale Housing

Speaker TBC

Discussion Session 3: “The Unintended Consequences for Place-Making and Housing Design and why the 2018 NPPF could create the slums of the future”

Garry Hall, Director, Urban Forward Limited

BOOK NOW



Currently
15% off
delegate fees
until 31st
January



Really enjoy the ROOM format and I get a lot out of the table discussions and debate, plus networking

RTPI South West Events 2019 cont...

Development Management / Law Update

Thursday, 25 April at 10-4:30

Duke of Cornwall Hotel, Plymouth

.....
This seminar will focus on the legal aspects of development management in the light of recent planning case law and revisions to the NPPF.

Topics:

Legal Update and Case Law Reports

James Neill, Landmark Chambers

Permitted Development Rights - Approach in recent cases

Elisabeth Osbourne and James Blackwell, Ashfords

Landscape and Heritage, Protecting the Environment

TBC

Effective and Robust Decision Making

Gareth Pinwell, Ashfords

Workshops:

1. Effective Report Writing/Decision Making in Planning

Gareth Pinwell and Michelle Perring, Ashfords

2. Effective Use of 106/CIL/Conditions

David Richardson and Duncan Moors, Ashfords

Darren Summerfield, LRM Planning

3. PD Rights/Prior Approval - Issues and Decisions

Elisabeth Osbourne and James Blackwell,

Ashfordslackwell, Ashfords

BOOK NOW



ashfords

CPD Day

Thursday, 21 May at 10-4:30

Sandy Park Conference Centre, Exeter

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

BOOK NOW



Marine and Coastal Planning Retreat! Planning the future of our coastal areas

Wednesday, 12 June at 10-4:30

RNLI College, Poole

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

BOOK NOW



Visit

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



CPD Day: A refreshing change to the format for an RTPI conference event, that has facilitated a more active learning environment and provided an opportunity to deliver a programme that can meet a broad range of needs and interests