

The levelling up white paper & planning + implementing the London Plan

Account of Forum meeting on 8th March jointly with Cambridge University Land Society and the ACA. Full minute by James Mitchell also at planninginlondon.com > LP&DF

Moderators

Brian Waters (BW)
Paul Finch (PF)

Speakers

Joanna Averley (JA)
Professor Robert Adam (RA)
Roy Pinnock (RP)
Janice Morphet (JM)
Dr. Nicholas Falk (NF)
Dr Steven Norris (SN)
Max Tolley (MT)
David Bainbridge (DB)
Rob McNicol (RM)
Paul Finch (PF)

Joanna Averley

(Department of Levelling Up - Chief Planning Officer)

- JA is privileged to be chief planning within government and be able to bring outside practice into government
 - JA started by reflecting back on the year and the mobilisation of the planning system to address current challenges of the world. in summer July, an updated policy within the national planning policy

framework has been lunched reflecting on the role of design and place making and strengthen the NPPF in terms of addressing some of the issues regarding the protection and enhancement of the environment, journey to net 0 and the how to address climate adaptation.

- National Model Design Code has been launched. It encapsulates and advocates how the process of design and spatial planning delivers good outcomes on the environment, quality of places, buildings, and spaces, and on the delivery of all type of infrastructure.

- National Model Design Code - sets the menu of issues and opportunities (page 7, part 2). It clearly describes the issues that we consistently should consider when designing and planning at different scales. It is about the importance and value of context as starting position of any design and planning; movement promoting active travel; nature - how to protect it and enhance it; build form, identity ; public space; homes and buildings space standards, uses, resources energy heat, and lifespan management. Many people use page 7 as a checklist and to start conversations with communities and local authorities about what is important to them and adapt the



Joanna Averley

local policies. JA talked about digital transformation and the potential of big data and how it has huge capabilities to help cut short the planning process by mobilising the data to help decision making. There is a huge investing to mobilise the data capability and bringing digital to make things easier,

Meeting held on Tuesday 8th March hosted by Dentons

Chairman

Brian Waters

Speakers

Speakers: Joanna Averley, The Government Chief Planning Office: Keynote
Roy Pinnock, Partner, Dentons UK & Middle East LLP
Professor Robert Adam Professor
Janice Morphet, UCL Dr Nicholas Faulk, Executive Director, URBED Trust
Steve Norris, Lambert Smith Hampton
Max Tolley, England Policy Officer, RTPi

Nicholas Bosetti, Centre for London
David Bainbridge, Partner, Savills
Sanmi Adegoke, Rehoboth Property International
Dr Riette Oosthuizen, Head of Planning, HTA Design
Moderator, White Paper Discussion & Q&A:
Paul Finch, Thomasin Renshaw, Development Director, Pocket Living
Rob McNicol, Acting London Plan Team Manager GLA
Paul Finch OBE, Director World Festival of Architecture, & Co-Editor PiL

Participants:

Mike Adams
Adams Infrastructure Planning Ltd
Arthur Bessis
Student, University of Cambridge
Ian Blacker
Planning Director, Tetra Tech Planning
Andrew Catto
President - ACA, Andrew Catto Architects
Sue Chadwick
Strategic Planning Advisor, Pinsent Masons LLP
Winnie Che
MPhil student | MRICS, University of Cambridge
Benjamin Choo Student, University of Cambridge
Victoria Collett
Senior Development Manager, Legal & General
Suburban BTR
Jan Derlatka
Student, University of Cambridge
Kassie Foot
Rolfe Judd Ltd
Melanie Hern, COO ACA
Daniel Formston Residential Research Analyst, Savills

clearer, faster with less prone to errors causing delays.

People are anticipating change in terms of adaptation and improvements of the planning system.

Reflecting on the Levelling Up White Paper - it is a new department for levelling up housing and communities, having a set of consideration - health disparities, the quality of houses, economic outcomes, delivery of environment and access public spaces.

The process of change in the planning system has to include all the parties from private and public sector and be more clear collectively of the role planning system.

Questions:

Victoria (Legal General Suburban Build To Rent): We have a big scheme in West Sussex that has been held up because of water neutrality issue. We are not the only one having this issue and it seems to come up a lot lately. I was wondering how are you going to balance the delivery of new homes with the strategic level environmental issues?

JA: We have close working relationship with DEFRA and Environmental Agency and Natural England and it is a pressing and important issue for all us and it is an active policy area that we are looking at the moment. Not being able to disclose more at the moment.

Trebicon (Associate Director Cities) dealing with master planning for over 20 years I found myself increasingly disenchanted by the process of master planning - it is too linear, takes too long especially now when the context is quickly changing and so much disruption happening. Do you think that the master planning is still fit for purpose?

JA: Take same principle as design - it is a process. It should deal with uncertainty. A masterplan should be adaptable to change. A good example is fixed bits



Cambridge University Land Society

Annual Planning and Levelling Up-Date

2pm Tuesday 8th March 2022

At Dentons, One Fleet Place EC4M 7WS

The levelling up white paper & planning + implementing the London Plan

KEYNOTE

The government chief planning officer
Joanna Averley

Roy Pinnock, Dentons

Professor **Robert Adam**
The role of the Office for Place

WHITE PAPER & PLANNING
Housing - a growing role for councils
Professor **Janice Morphet** UCL

What to do with the High Street?
Dr **Nicholas Falk** URBED

Delivering the renaissance of our towns and shopping centres
Steve Norris Lambert Smith Hampton

RTPI Proposals for Planning Reform
Max Tolley England Policy Officer RTPI

New focus on employment land
Nicolas Bosetti Centre for London

Green Belt release – only by appeal?
David Bainbridge Savills

White Paper panel discussion with Q&A
Sanmi Adegoke, Rehoboth Property International,
Dr Riette Oosthuizen, head of planning at HTA Design,
Thomasin Renshaw, development director at Pocket Living and speakers –Moderator: **Lee Mallett**

IMPLEMENTING THE LONDON PLAN
Rob McNicol
Acting London Plan Team Manager, GLA

THE WIND-UP
Paul Finch

NETWORKING AND DRINKS

PLEASE BOOK HERE: <https://www.culandsoc.com/events/annual-planning-and-levelling-up-date/>



大成 DENTONS

Christopher Francis Director, West & Partners
Vendela Gambill Student, University of Cambridge
Beth Gascoyne
Partner, Cripps Pemberton Greenish LLP
Thomas Gibson
Account Executive, Redwood Consulting
Tom Haworth
Design Manager, Tide Construction Ltd
Abigail Heraty
Planning Manager, Amro Real Estate Partners
Daniel Hill
Student, University of Cambridge
Garth Holden Analyst, Brydell Partners
Roddy Houston
Chairman, CULS Commercial Property Agency
Government Property Agency, Cabinet Office
Bairun Huang
Student, University of Cambridge
Patrick Inglis Architect, IBLA
Shayan Keyhan-rad MD, Investre Limited
Avanes Khachaturov Student, University of Cambridge
Oliver Lazarus Architect, Urban Mesh
Nicholas Lindsey Student, University of Cambridge

Jacobus Lombard Principal, Deon Lombard Architects
Maber-Jones
Student, University of Cambridge
Ian Marcus OBE
Senior Advisor, Eastdil Secured
President, Cambridge University Land Society
Gregory Markes Senior Planner, Quod
Julie Mc Laughlin
Associate Director, Tetra Tech Planning
Lucy Minyo
Richard Morton
Director, Richard Morton Architects Ltd
Peter Murray Curator-in-Chief, New London Architecture
Louisa Nie Grosvenor
Alice Perkins
Student, University of Cambridge
Richard Pia Account Director, Camargue
David Primost
Managing Director
West Heath Properties GmbH & Co KG
Jane Qin
Student, University of Cambridge
Yao Qu

Student, University of Cambridge
Zaid Randeree Student, University of Cambridge
Quinten Richardson
Judith Ryser Director, CityScope Europe
Judy Slater Consultant
Martin Stepanek Student, University of Cambridge
Emilios Tsavelles
Senior Planning Manager, SAV Group
Jerry Unsworth
Independent Planning Consultant, Unsworth Planning
George Vasdekys Partner, Salisbury Jones Planning
Brian Waters
Principal, The Boisot Waters Cohen Partnership
Myriam Waters
Robert Waugh
Associate Director - Asset Management
LocatED Property Ltd
Salvador Widdicombe Student, Cambridge University
Mark Willingale Architect, Willingale Associates
Shuqi Zhang
Head of Business Development,
Country Garden Holdings Company Ltd
Yangfan Zheng Student, University of Cambridge

>>> of infrastructure that enables things to happen in and around them. You will never embark in a project without having a plan and the masterplan is a three dimensional of a plan and it should look a bit into the future and allow for changes.

A question about spatial planning. The process of planning for future and future generation is lost in planning. Is it enough to plan at district planning - or should it be a higher tier of plan making than district planning?

JA: To recognise the ability and flexibility of the local authority to do joint planning and do not stop at boundaries.

Indicating the balance has shifted that regulatory is the predominantly but it is important. It is enable by a strong plan to protect and enhance what is important now. We have a strong agenda on beauty, environment, quality, place making, housing, infrastructure etc.

**Professor Robert Adam
(Robert Adam Architectural Consultancy Ltd)
Office for Place**

The presentation is a series of joint up parts that the Office of Place is part of. It began with building beautiful commission /living with beauty policy proposition.

-Series of policy preposition made up a matrix for how things proceed.

-National design guide. Running in parallel.

-June 2021, National Model Design Code

RA showed a page from the National Model Design Code showing a cascade level of codes covering different scales and having different roles in different places.

On the right it is an extract showing the Design Code Process and the key part of this process is consultation.

-National Planning Policy Framework - 128 is referring to the design guides that provide a local framework for creating beautiful and distinctive places with consistent and high quality standard of design at different scales.

The Office for Place has been lunched in July, 2021. Visions:

- Catalysing fundamental change within and across all levels of government to support the creation and stewardship of popular, healthy, beautiful and sustainable places.
- Help neighbourhoods, communities and public servants on their behalf routinely to ask for and to deliver both new places and manage existing places to be beautiful, popular and sustainable
- Support with pragmatic expertise public sector planners and the British design & development industries to the best 'place-makers' in the world aided by improving UK and international data on happiness, health, popularity and sustainability.

The Transition Board- has politicians, developers,

planners, highway engineers, architects, and so on, to provide a reasonable cross section to help the guide.

Piece of research - showed that the lost trust in the system. (2% trust developers to act honestly on large developments; 7% trust councils to make the right decision on large developments.)

Parasitic development and vicious circle - it is a negative view of how the planning system works.

Houses not places (Unclear quality asks from the planning system) - Opposition to new homes- Constrained allocation of new homes - High land cost and pressure on build costs.

A virtuous circle of regenerative development- Places not houses is the key issue - Less opposition to new homes- Democracy brought forward to plan making - Simple and predictable regulations. A degree of speculations is removed from land prices.

Office for Place: five principles

- Empirical
- Empowering communities
- Flexible
- Networked
- Digital

Office for Place: five activities -

- Researching;
- Supporting and accrediting
- Training
- Celebrating
- Advising

Office for Place: Researching and Supporting

Centred around the issues of code.

RA highlighted that there is a confusion between what a code is and what a guidance is. A code is a binary choice - yes or no. A guidance is an advice to follow but you don't have to.

Universally we have the issue of lack of resources and skill and the hopes are by advancing a coding process before you get to land sale and start designing there will be more clarity.

One key issues if you codify in advance it should reflect on land value.

The more clarity one has the more accurate land value will be.

Pathfinding - the institutional structure of the Office for Place still have to be structured.

Creating a link between what a community would like to see within policy and how can be built into the coding system.

Labour intensive and difficult thing to achieve - these links are the utmost importance. Production of codes and the final product has to be transparent.

Questions:

Paul Finch: One of the most difficult things about this exercise is to define what 'beautiful' means and I wonder if it is a smart idea to inject the word into policy?

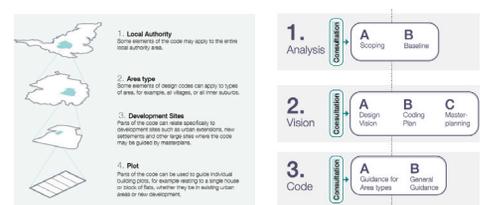
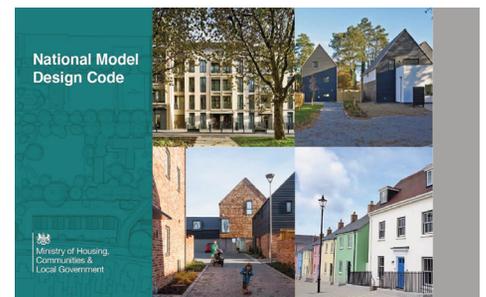


SOME KEY POLICY PROPOSITIONS
(from total of 45)

- 1: Ask for beauty
- 4: Discover beauty locally
- 5: Masterplan, don't plan by appeal
- 6: Use provably popular form-based codes
- 7: Localise the National Model Design Code
- 9: Permit a fast track for beauty
- 10: Ensure enforcement
- 11: Ensure public engagement is wide, deep and early
- 13: Empower communities
- 34: Promote planning excellence
- 35: Promote a common understanding of place
- 37: Streamline planning and shift resources from development control to strategic planning ...
- 44: Re-discover civic pride in architecture

National Design Guide
Planning positive guidance for beautiful, enduring and successful places

Ministry of Housing, Communities & Local Government



National Planning Policy Framework

128. To provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety

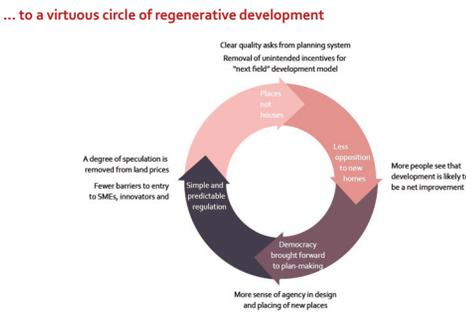
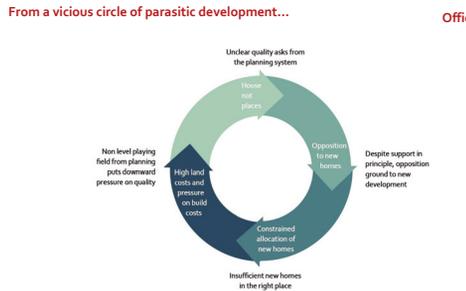
Office for Place

Vision

Our ultimate purpose is to make it easier for all neighbourhood communities, wherever they may be, sustainably to require what they find beautiful and to refuse what they find ugly. Our vision is to:

- catalyse a fundamental change within and across all levels of government, the development industry, the planning system and society to support the creation and stewardship of popular, healthy, beautiful and sustainable places;
- help neighbourhoods, communities and public servants on their behalf routinely to ask for and to deliver both new places and manage existing places to be beautiful, popular, healthy and sustainable; and
- support with pragmatic expertise public sector planners and the British design and development industries to be the best 'place-makers' in the world aided by improving UK and international data on happiness, health, popularity and sustainability.

We have lost trust in the system



Office for Place: five principles

Office for Place: five activities

Office for Place: Researching and Supporting

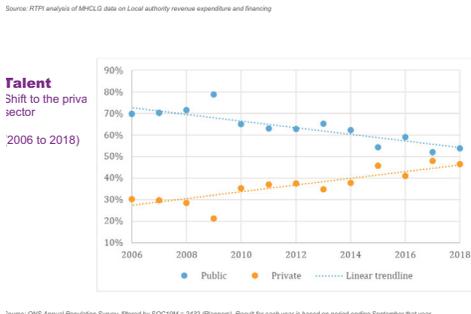
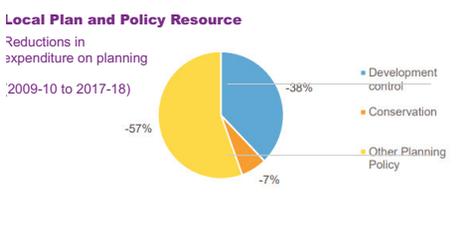
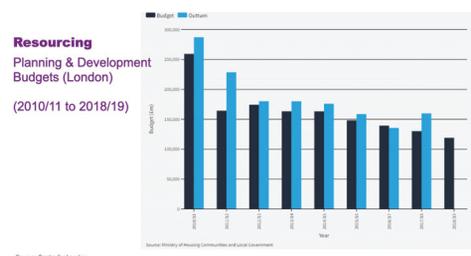
Researching

1. We **asses** what evidence is needed.
2. We **measure** what people like & need & where they prosper.
3. We **map** skills and capacities of ((i) LPAs (ii) community & (iii) design network to inform our focus.
4. We **identify** lead responsibilities.
5. We **define** business model options.

Supporting & Accrediting

1. We **pilot** design code creation.
2. We will **create and manage a Kite Mark** for excellence with KPIs for design codes.
3. We **write 'how to' templates** & guidance. We advise on how to run public ballots and visuals preference surveys.
4. We **share best practice** widely.
5. We **write job descriptions & KPIs** for place makers, strategic planners, highways officials and others.

LEFT and ABOVE: Robert Adam's slides
BELOW: Roy Pinnock's slides



RA: I made exactly the same point - it is the best you can do with a particular community. It is not static. Producing codes does not produce good design but it stops excess of bad design.

Roy Pinnock
CULS March 2022 - Planners and Levellers
RP started with an overview of topics covered in 2019 about simplifying and speeding up planning, and strategic planning. In 2020, about the white eight but beauty, planning and London plan.

- We are still talking about reform and basic delivery. Working without the adequate resources.
- If we value planning - are we investing in it? It is telling us that we are not. If the system is asked to

be more and more - it is an enabler, it is there to facilitate things to achieve macro political bills of levelling up and achieve positive change rather than simply regulate the spatial distribution of activity.

Resourcing Planning & Development Budgets (London) 2010/2011 to 2017-2018

Data shows that it has been a decline of almost 60%. The decline in funding over period and the actual expenditure just shows how unrealistic the expectation are.

The demand for planning services is outstripping the supply.

Local Plan and Policy Resource- Reductions in expenditure on planning (2009-10 to 2017-18)

On the policy side - a reduction in expenditure is not showing the changes in subsidy. Bigger reduction in subsidy it goes into the planning system.

We should not blame the system too much as it is a resourcing issue ultimately.

Talent - Shift to the private sector (2006 to 2018)

It shows that the public body do not necessarily have the actual capacity to deal with demands.

Talent - UK Pipeland - DO Minimum

The slide shows a series of pie charts from EuroStat European Labour Force Survey showing the different selected build environment occupations in different countries.

Looking at the distribution of planners - in UK there are many surveyors (44%) and not as many planners (16%) in comparison to Netherlands where there are less surveyors (9%) and more planners (45%).

There will be a significant drop off in the availability of planning talent.

The legal system is overload due to chronic repeated performance. If we are resourcing the real issues we can tackle those over the 5-10 years.

Questions:

Steve: How do you make planning 'sexy' and how would you get schools to persuade students that planning is the right career for them.



>>> RP: If you have the window open just look at the view - that is about the contested space between planning with the economic need and design . Planning can be easy to be enticing to people and hugely exciting.

Janice Morphet (Visiting Professor at UCL)

who led the research* on the role of the local authorities re-energising their responsibility for the production and delivery of social housing.

What does LUWP (Levelling Up White Paper) say about housing context: It applies to all the UK - it is thin in terms of references as you go to the content.

In Scotland, Wales and Northern Ireland the local authority would have a budget to deliver social housing and there is no right to buy. Perhaps England should be levelling up with the other three administrations and go back to having no rights to buy and each council having a five year funding.

Research in London boroughs the mayor has the responsibility of housing funding - and he created means by which each borough can bid for a five years program to deliver housing. The boroughs - 32 per cent are building houses considering the land constraint.

If you look outside London, local authorities are 'stuck' with Homes England, not having the 5 year programme, no security and ability to establish a delivery team.

Housing Quality is a key focus - the pandemic has shown a light in councils on the quality of the properties that they own and the kinds of properties which they are negotiation through planning consents.

Quality is absolutely key.

• Levelling Up is a tool to reduce housing pressure in the SE - Janice response is 'good luck' with that. There is a housing pressure everywhere.

In the NE the councils are actually building executive homes to maintain having a mixed society. In other parts of the country there are building home for rent for young graduates to keep them in the area after graduation.

• Housing is regarded as physical capital and also contributor to social capital It is not invested only in new places. What about the places that are not going to change that much? Should we be retrofitting, as RIBA said, our suburban areas? They need to change as well and planning and housing can make some contribution to that.

• Housing key in Level Up through productivity - not only thinking of modern method of construction, it is also about the relationship between home and work, thinking about commuting, distances, costs of housing etc. Our economy is important in our relationship with housing.

More details points of LUWP - most of these we have yet to see any action to how these will be

BELOW:

Janice Morphet's slides



What does the LUWP say about housing? context

- Applies across the **UK**
- Housing **quality** key focus particularly in private and social rented homes
- LU is a tool to **reduce housing pressure** in the SE
- Housing regarded as **physical capital** and also a contributor to social capital
- Housing key contributor to **community pride** in place
- Housing key in LU through **productivity**

What does LUWP say about housing? proposals

- Giving **renters** secure path to ownership
- Combining housing within **regeneration**
- Build more affordable **social** housing
- Launch drive for housing **quality** and conditions
- Greater role for Homes England to support Combined Authority mayors and **devolved funding** for housing
- Unlock **pension fund** assets for housing
- **Planning** key means of delivering housing agenda

Meeting housing need

- 'The UK Government will also increase the amount of **social housing** available over time to provide the most affordable housing to those who need it. This will include reviewing how to support councils to deliver greater numbers of council homes, alongside Housing Associations.' (p224)
- National **Landlord** Register
- **Retrofitting** for energy needs
- Tackle **anti-social behaviour**

implemented.

- Giving renters secure path to ownership - ambition but we have not seen how this will happen
- Combining housing with regeneration

As part of our research a 100% survey has been undertaken of every council in England https://www.ucl.ac.uk/bartlett/planning/sites/bartlett_planning/files/cl_local_authorities_housing_and_property_companies_desk_survey_202182.pdf

The survey looked at what housing they are building, companies, joined venture partners, what are they doing with housing associations.

Last year we found that a high number of councils engage and support housing through regeneration schemes which are undertaken largely by the private sector.

What recognition they are getting for this kind of contribution which is really coming out of a diminishing resource? We need to find more about this but the affordable houses are more secure basis for regeneration than retail or commercial - this is a very significant factor and the way the economy is moving at the moment.

- Build more affordable social housing

Interest to see how the budget is going to be changed and how to get the 5 years programme in the rest of England.

• Launch drive for housing quality and conditions - We have no information about this.

• Greater role for Homes England to support Combined Authority mayors and devolved funding for housing

• Unlock Pension Fund assets for housing. - this is a new idea but if the government were to implement the International Financial Reporting Standards - which is what every other OECD country uses as a basis for capital investment then we would be able to see more asset based investment.

• Planning key means of delivering housing agenda. If we want developers and those with consensus to build out, you cannot rely on local authority to force this to happen, they just do not have the power.

• Meeting housing needs - the UK Government will also increase the amount of social housing available over over time to provide the most affordable housing for those who need it.

Scotland, Wales and Northern Ireland is doing that because the budgets have just been released and the number is going up, while England does not have the same kind of budget for the local authorities to be able to do that.

• National Landlord Register Scotland - each local authorities would have become a letting agent to take on private sector dwellings in order to tackle homelessness. This is not the case in England.

• Retrofitting for energy needs - same budget as the new build. We cannot do both so how can we manage that.

• Tackle anti- social behaviour - A good example of this is the Exeter City Living - has been building to passive house standards for over 10 years. An independent assessment of how is it going it was found that domestic violence has been reduced and anti social behaviour gone down. There is less financial pressure domestically on bills.

• There are some good points in the Levelling Up White Paper however the proof will be in the delivery and we have not seen this yet.

* <https://www.ucl.ac.uk/bartlett/planning/news/2021/sep/third-report-local-authority-housebuilding-published>

Dr. Nicholas Falk (Executive Director, URBED Trust)

What to do with the high street? A call for action now

• Dr NF wrote a series of reports for town centres - including vital and viable town centres.

• He is an economist, urbanist, & strategic planner

In the presentation he gives a view of what White Paper should say.

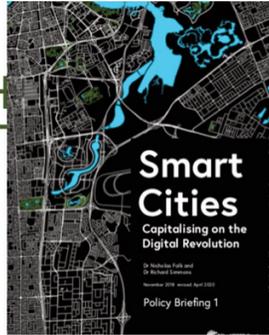
Start on report of Smart Cities Capitalising on the Digital Revolution.

• need action - vacant rates began to rise after the financial crash. The Town centres are different now

WHAT TO DO WITH THE HIGH STREET

A call for action now

Dr Nicholas Falk
Executive Director, URBED Trust
nicholas@urbed.com



2. Access

Reallocate space:

- Prioritise 'active travel'
- Tame cars
- Integrate public transport
- Charge for out of town parki



3. Attractions

Open empty shops:

- Redevelop peripheral premises as home
- Support workplaces and community hubs
- Take over key empty building



4. Amenity

Promote special places

- Clusters of shops and waterfronts
- Festivals and campaigns
- Environmental upgrades
- Reignite civic pride



5. Agency

Re-empower local authorities

- Recast parking charges and property tax
- Rethink what town centres are for
- Set up partnerships and pilot projects
- Share lessons e.g. Join the Academy of Urbanism www.theaou.org



HIGH STREET

How town centres can bounce back from the retail crisis



ABOVE:
Nicholas Falk's slides



London West End



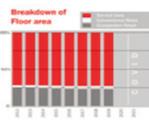
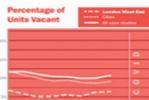
Somewhere between style and tat

Oxford Street in London is a phenomenon. Before COVID it attracted a quarter of a billion visitors every year making it, by some distance, Europe's busiest shopping street. Its 300 or so shops had an annual turnover of £3B and it performed a role as the nation's high street, a meet-up on the shopping of every London tourist.

Just as its common consensus the street was also a 'hollow urban environment' as those of us who occasionally have to use the street when opening London will attest. The pioneer Colin Buchanan described it in the 1960s as 'the most unloved street in Europe'. Another part of the Survey of London as 'highly disliked and even distasteful' while the entire high street is afflicted with 'the disease of pedestrianism', all these quoted by Simon Jenkins in his March 2020 Guardian article, just prior, just prior to the start of the lockdown.

This was just before the first COVID lockdown and within weeks from fall on Oxford Street had fallen by 90% as the shops were forced to

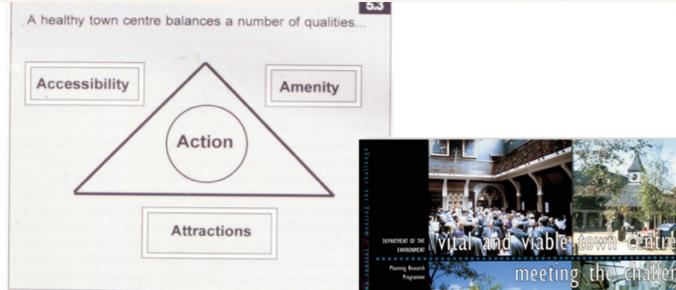
2,657,532 12%



Some places are caught in vicious cycles



Leading to persistently worse outcomes



1. Action

Get Smart:

- Look at the catchment area
- Use GIS mapping to set priorities
- Identify disadvantaged areas
- Highlight clusters

Cities grew up around transport nodes (URBED: City of Villages)



>>> and there is a spatial blindness amongst economists, which causes us to generalise when we need to be specific.

- London West End - probably has been transformed more than most by the loss of students, tourists and office workers. We have to change the act in town centres and think about the demographic profile.
- Great contribution - that the White paper makes is that recognises is a vicious circle.

NF wrote a report in 1972 pointing out the same thing. We discovered there are 7 types of capitals that are leading to persistently worst outcomes so productivity, quality of life, place, and leadership all down because of changes in these different types of capital.

In regards of town centre - a simple diagram of 3 or 4 'A' (accessibility, amenity, attractions, action) was used in the *Vital and Viable Town Centre* Report -

1 Action

Made the most of GIS to set priorities; look at the catchment area; identify disadvantaged areas and highlight clusters. Use data that already exists.

2. Access

To make easier to get into centre by prioritising 'active travel'. To tame cars - reducing the speed of cars and integrate the public transport. Charge for out of town parking.

3. Attractions

Reopen empty shops:

- Redevelop peripheral premises as homes
- Support workplaces and community hubs
- Take over key building. Once a building has been empty for a while, it has to be taken over by another body.

4. Amenity

Promote special place

That means looking at clusters and waterfronts; festival and campaigns to animate people, environmental upgrades, reignite civic pride cross-working with local community groups.

5. Agency

Re-empower the local authorities. If were to write the White Papers NF would start by recasting parking charges and property taxes- tackling the issues of money; rethink what town centres are for; set up partnerships and pilot projects; share lessons example - joint Academy of Urbanism

Dr Steven Norris

(National Head of Planning, Development & Regeneration – Lambert Smith Hampton)

How can we deliver the renaissance of our towns and shopping centres?

- Steve Norris (SN) has been advising both the public and private sectors on Town Centre Regeneration for 30 years. He is an expert adviser to the High Street Task Force, and an active member of both the ATCM and Revo.

- SN gave an overview of Lambert Smith Hampton (LSH): their multi-disciplinary Town Centre and Economic Regeneration team advises on all stages of the regeneration and property lifecycles - from early site and planning appraisals, visioning and masterplanning, to CPO/land assembly, agency, delivery and management.

- LSH also produce insightful research papers and viewpoints, including on the current and likely future impacts of the pandemic on the retail, commercial leisure, workspace and logistic sectors.

- SN showcased some of the headline findings from the recent research carried out jointly by LSH and Revo which is to be published at the end of April entitled: 'How we can deliver the renaissance of our towns and shopping centres'. The research is also supported by other organisations, including BPF, UK Hospitality and ACES.

- The updated research is based on an online survey, and follows on from similar surveys conducted in 2019 and 2020. The survey respondents comprised a good cross-section of stakeholders from across the public and private sectors with a vested role in the planning, management, investment and regeneration of the UK's towns and high streets.

- In terms of respondents' profile and roles, the graphs show a higher proportion from the private sector (75%); which is consistent with previous surveys.

- The survey asked what are the Top 5 Key challenges facing the UK's town centres over the next 5 years? The main responses were:

1 Business rates

2 Growth of online shopping

3 Oversupply of retail floorspace

4 Rise in home working and decline in office

employment

5 Lack of up-to-date plans and strategies for town centres

- One of the critical impacts of the pandemic has been to accelerate the rise of online shopping. As the figure show, in January 2021 online shopping peaked at nearly 38%. Forecasters predict it could rise to as much as 50% by the end of the decade.

- The growth of online sales is aligned with the increasing costs, debts and closure of physical retailers over the last decade or more (including recent "casualties" such as Debenhams, British Home Stores and the Arcadia Group).

- But the impacts of the pandemic have been more widespread than just on retail. For example, the rise of food delivery (via Uber, Deliveroo, etc.) means that we can eat and drink at home; and the choices on Sky, Netflix etc, mean we can also have the cinema experience in the comforts of our homes without having to go to the cinema.

- The pandemic has also necessarily resulted in more people working from home over the last two years; and we can now easily attend conferences

and meetings from home. This is having a significant impact on how we work, travel patterns, the demand for workspace, and on Town Centre economies generally.

- The critical challenge for our towns, high streets and shopping centres is how to draw people back to our town centres to help support their recovery and future viability.

- The rise of online shopping and increasing retail closures also means that most of our town centres are over-shopped. The survey asked: "What percentage of current town centre retail space will need to be repurposed and/or redeveloped in order to create more viable and sustainable centres?" A significant proportion of respondents identified between 30% and 50% of existing space. This is borne out by current vacancy levels; with a reported national centre average of circa 16% and a higher shopping centre average of 20%.

- There has also been significant debate in the national and property press over the last 2 years about the future of workspace; specifically how will it look and function in the future? Many businesses are reviewing and downsizing their workspace, and adopting more a more flexible and hybrid models.

- A potentially positive impact of the pandemic, and specifically the rise of home working, is that more people are shopping and carrying out other activities close to where they live. This could potentially benefit some of the commuter towns and smaller centres located outside of London and the UK's larger regional cities. In turn, this will help to reinforce the implementation of the "10-minute walkable neighbourhood" concept; resulting in more sustainable and economically viable places.

- The survey also asked: "What 2 main interventions for towns and shopping centres will most help to address climate change over the next decade?" Most of the respondents identified the need for improvements to public transport networks and the provision of infrastructure for electric and automated vehicles. The responses also reinforced the "walkable neighbourhood concept"

- The main responses to the question: "What measures do you think will help to build greater resilience in our town centres over the next 5 years?", were:

1 Redevelop and repurpose failing shopping centres and or vacant retail space;

2 Develop more homes in town centres;

3 Introduce flexible turnover rents and/or lease structures for occupiers; and

4 Improve town centre environments, public realm and green spaces.

- The survey also identified the optimum mix for towns and high streets over the next 5 years. The responses highlighted the need for greater diversity and flexibility. Although shops cafés and restaura-

CRITICAL CHALLENGES OVER NEXT 5 YEARS

Top Five Key Challenges	2021	2020	Change in Rank
Business rates	53.9%	49.5%	▲
Growth of online shopping	51.5%	69.7%	▼
Oversupply of retail floor space	36.1%	43.1%	↔
Rise in home working / decline in office employment	25.7%	27.2%	▲
Lack of up-to-date plans and strategies for town centres	22.0%	15.0%	▲

BUILDING BACK TOWN CENTRE RESILIENCE

"What measures/initiatives do you think will help to build greater resilience in our town centres over the next five years, helping to ensure their overall vitality and viability?"



CRITICAL MIX OF USES

"Over the next five years, what do you think will be the optimum CRITICAL MIX of uses/ services that will best help underpin successful centres/ high streets and viable regeneration/ development initiatives?"

Rank	2021: TOP MIX OF USES/SERVICES	2021	Change from last year
1	Food & beverage (e.g. restaurants, cafes, etc.)	70.5%	→
2	Non-food retail (e.g. fashion, household goods etc.)	43.6%	▲
3	Food/ grocery stores	34.4%	▲
4	Low cost/ flexible retail space	29.9%	▼
5	Culture & heritage	29.5%	▲
6	Public realm/ open spaces/ parks	29.0%	▼
7	Street markets	29.0%	▲
8	Pop-up shops/ meanwhile uses	20.7%	▲
9	Free town centre car parking	20.3%	▼
10	New Homes - Private Rented Sector/ Build-to-Rent	19.9%	▲

FUNDING & DELIVERY

- **Future High Street Fund** - £1billion (100 towns):
- **Town Deal Fund** - £3.6 billion (101 towns): *to drive the sustainable economic regeneration of towns to deliver long term economic and productivity growth.*
- **Levelling Up Fund** - £4.8bn over next 5 years.



rents are still viewed as vitally important to local economies, our centres need to attract a wider range of uses (including healthcare, education, civic, cultural and residential uses) to be more resilient.

- The research considered the options available to fund and deliver town regeneration/development over the next 5-10 years. As for previous surveys, public-private partnerships remained the preferred delivery vehicle. It is apparent that local authorities are more critical than ever in planning, funding and delivering town centre regeneration projects.
- One of the key reasons is because local authorities have increasing access to different funding sources and grants, including the Future High Street, Town Deal Fund and Levelling Up Funds. But what happens when the Government-backed

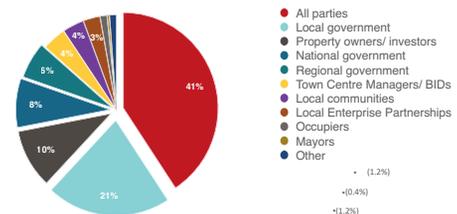
Capital Funds run dry?

Both the public and private sectors will have to find different, more creative ways of investing in town centres.

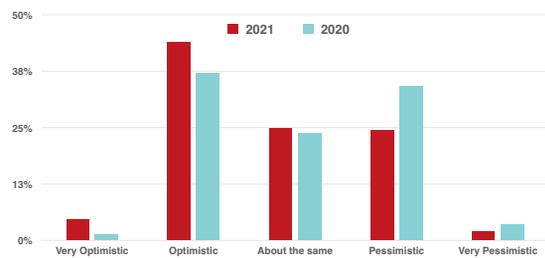
- Aligned with this need for more investment and more creative investment models, the survey also confirmed that the successful and sustainable regeneration of town centres require strong leadership and governance.
- In summary, and notwithstanding the impacts of the pandemic, the research points to a renewed optimism for the future of our towns and high streets. Although it is apparent that retail is not an answer to the challenges facing town centres, there is no "one-size-fits-all" approach to regeneration. The research identifies a number of key themes and interventions that will help build back

LEADERSHIP & RESPONSIBILITY

Who do you think should lead the transformation and renaissance of our towns and high streets?



RENEWED OPTIMISM FOR THE FUTURE OF OUR TOWNS AND HIGH STREETS



TOWARDS A ROADMAP TO RECOVERY



ABOVE:
Dr Steven Norris's slides

their recovery and resilience to dynamic future economic, market and consumer trends.

- SN concluded that there is an opportunity now more than ever to rethink and repurpose the role and function of many of the UK's failing towns, high streets and shopping centres. It is vital that their future planning, development, management and curation be informed by robust evidence-based visions, masterplans and investment strategies that are aimed at restoring civic pride and create attractive, sustainable and walkable places where everyone wants to live, work, shop and be entertained.

Max Tolley (RTPI England Policy Officer)

RTPI proposals for Planning Reform

Produced a policy paper last year in March - 'Planning for a better future' and has five proposals for planning reform which is underpin by two core statements:

- The planning must respond to new challenges and opportunities supporting the economic recovery while tackling inequalities, accelerating progress towards 0 CO2 and building resilience
- Recognise the importance of reinvigorated prop- >>>

Planning reform

Plan Making

Taking a long-term view and considering all relevant factors, not making piecemeal one-off decisions.

Development Management

Assessing how planning offices improve schemes through negotiation with applicants.

Green Growth Boards

Bringing together local authorities and key stakeholders to tackle the challenges that a region faces.

Planning for Climate Change and Nature Recovery

Transitioning to a zero-carbon society and enabling environmentally friendly choices in everything from energy to transport.

Planning With and For People

To thrive it must continue to be based on consent.

Levelling up

Levelling Up and Regeneration Bill anticipated in the Queen's Speech.

White Paper Proposals included:

- Reviewing how local authorities can be supported to deliver more council homes
- Extending the role of the High Streets Task Force
- Reforming developer contributions
- Increasing engagement with infrastructure providers in plan making
- Improving cycling and walking with Active Travel England

Transport

Research carried out for the RTPI in 2020.

Transport emits 35.5% of all emissions in an average local authority.

Explored how different places can achieve 80% reductions in surface transport emissions by 2030.

Identified some barriers to delivery and possible solutions:

- More effective leadership
- Better integration across public policy
- Greater support for policy and decision makers at the local level
- Making active, public and shared mobility more accessible and affordable than private modes
- Promote behavioural shifts away from car-dependent lifestyles

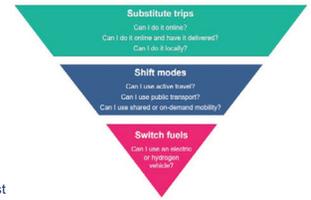


Place-based solutions

Tool created by Vectos to help planners and designers prioritise interventions on transport in the following order:

- **Substitute Trips:** Replace the need to travel beyond your community
- **Shift Modes:** For longer trips, use active, public and shared forms of transport
- **Switch Fuels:** For any trips that must be made by car, ensure the vehicle is zero emission

Promotes the concepts of 15-minute neighbourhoods where most people can meet their daily needs by walking and cycling.



Planning's positive impacts

Research found that planning systems underpin economic, social, environmental and health outcomes.

Benefits directly provided or supported include:

- Living in a well-planned neighbourhood can support up to 59% of NHS-recommended weekly activity
- Planning policies prevent excess air pollution, which costs the UK £9-19 billion each year
- Green spaces in Great Britain provide £16.5 billion in environmental, health and amenity value per year. Planning plays a direct role in delivering that value.



ABOVE: Max Tolley's slides

>>> erly resource planning system and be visionary in our response.

Five proposals:

- Plan making - taking a long term view and considering all relevant factors, not making piecemeal one off decisions
- Development Management - assessing how planning offices improve schemes through negotiation with applicants.
- Green Growth Boards- bringing together local authorities and key stakeholders to tackle the challenges that a region faces
- Planning for Climate Change and Nature Recovery - transitions to a OCO2 society and enabling environmentally friendly choices in everything from energy to transport
- Planning With and For People - to thrive it must be driven by consent

Levelling up

Levelling Up and Regeneration Bill anticipated in the Queen's speech later this year.

White Paper Proposals included:

- Reviewing how local authorities can be supported to deliver more council homes
- Extending the role of the High StreetsTask Force

- Reforming developer contributions
- Increasing engagement with infrastructure providers in plan making
- Improving cycling and walking with Active Travel England.

RTPI and Town and Country Planning Association guidance on climate change published in 2021:

- Explains the need to design to cut carbon by promoting energy efficiency and sustainable transport
- 29 case studies of best practice
- Shows how local authorities and communities can help tackle the climate crisis
- Highlights the key of the planning system

Moving on a research that was produced in 2020 for the RTPI showed that:

- Transport emits 35.5% of all emissions in an average local authority.
- Explored how different places can achieve 80% reductions in surface planning emission by 2030.
- Identify some barriers to delivery and possible solutions:
 - More effective leadership
 - Better integration across public policy
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at the local level

- Making active, public and shared mobility more accessible and affordable than private modes
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Promotes the concept of 15 min neighbourhoods where most people can meet their daily needs by walking and cycling.

Design

NPPF revised in 2021 to empower Local Planning Authorities to reject poor design and drive up quality.

- National Model Design Code pilots a pragmatic way of identifying problems and hopefully solutions.
- Enhanced support on skills and capacity critical to

delivery.

- Multi-disciplinary approach.
- Design Codes:

Upcoming RTPI commissioned research in partnership with the RSPB.

Will show how design codes can help tackle the climate and ecological emergencies.

Two illustrative fictional design codes based on real life data to provide a practical guidance for preparing their own codes such as local planning authorities.

Planning's positive impacts

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- Planning policies prevent excess air pollution, which costs the UK £9-£19 billion each year.
- Green spaces in Great Britain provide £16.5 billion in environmental, health and amenity value per year. Planning plays a direct role in delivering that value.
- Invest, rethink and prosper

Recommendations

- Invest to support shift from a largely reactive, regulatory to proactive and strategic planning system.
- Change performance targets to measure quality instead of speed or efficiency.
- Covid-19 demonstrating need for planning to support new living, working and travelling patterns.

Nicolas Bossetti (Centre for London)

Making Space: Accommodating London's Industrial Future

In the White Paper there is one mention of employment land and none of industrial apart of converting it to housing.

Who We Are

- Independent and politically neutral
- Funding from companies, trusts, foundations and public sector
- Reports, data events and conferences investigating London challenges and trying to find solutions for them.

Last year Centre for London convened an Industrial Commission bringing together public sector like London Government planners, and industry occupiers and real estate market experts to try to discuss what the future of London industry looks like.

Findings of the report:

- Industrial land accommodates very different economic activities data centres from theatre prop making to delivery hubs, etc,
- We do not have industrial space in London but demand has remained strong and the land values are squeezing out some businesses.
- The city needs industrial land to function and prosper but this relationship is invisible to most.

NPPF – Section 13 Protecting Green Belt Land

- Green Belt serves five purposes
- Exceptional circumstances
- Very special circumstances
- The planning balance

Plan Making – Exceptional Circumstances

- At least ten local authorities have either withdrawn, paused, or delayed their local development plans over the past six months
- Uncertainty over planning reforms
- Politics
- A dearth of exceptional circumstances?

Appeals - Overview

- Policy on called-in applications and recovered planning appeals
- On average c.1,500 appeal decisions per month
- Roughly 90-95% written representations
- About one third of appeals allowed
- Planning appeal inquiries – Rosewell procedure
- Presumption against unless VSC - higher bar than exceptional circumstances

Planning Appeals – Very Special Circumstances

- Site already identified by the local planning authority as appropriate for being taken out of the Green Belt
- Local authority accepts that Green Belt land will be needed for development
- Site is at least partly previously developed land
- Site is visually well contained
- If local planning policy is out of date
- If the proposed development is capable of facilitating benefit beyond residential and which goes beyond mitigating impact

The Future

- Changes to the Planning System
- Growth Targets
- Local Elections May 2022
- General Election
- Climate Change
- Biodiversity Net Gain

LEFT: David Bainbridge's slides

- How to ensure London has enough industrial space
- 1 Give industrial occupiers more influence in policy making and planning influence
- 2 Improve evidence to inform land use decisions -

using live property market data. One of the recommendations is for real estate companies to make industrial land market data readily available to policy makers.

- 3 Enhance local planning, protection and flexibility - having more tiers of how essential the activity is for



>>> the city.

4 Make better use of existing industrial spaces through intensification. The Mayor of London should create a fund to co-invest in developments that provide stacked industrial floor space.

5 Make colocation work better

6 Improve strategic planning

David Bainbridge

Green Belt Release - Only by Appeal?

DB began with an overview of what he does - act for client who take land and property through the planning system and engage with various stakeholders including local government.

When it comes to planning appeals in terms of Green Belt release is the most challenging aspect you can have in planning for development.

NPPF- Section 13 Protecting Green Belt Land

- Green Belt serves 5 purposes - to look to keep the Green Belt open

There are 2 ways that one can take land through the planning system to address the Green Belt considerations:

- Exceptional circumstances
 - Very special circumstances
 - The planning balance- There should be a consideration to who the decision maker is. When it comes to deciding which land should come out of the Green Belt for development and consideration of a planning application or a planning appeal, it is not always the local authority the ultimate decision maker. NPPF; Green Belt Guidance; Planning applications: called-in decisions and recovered appeals
- Plan Making - Exceptional Circumstances
- New local plans coming through
 - Uncertainty over planning reforms, politics
 - Local plans are being delayed. - when it comes to Green Belt land it is likely there will be a reduction in the supply of land coming forward for development.

Appeals - Overview

Policy on called in applications and recovered planning appeals

On average c 1500 appeals per month, roughly 90-95% are written representations. About one third of appeals allowed.

Planning appeal inquiries - Rosewell procedure - implement a number of recommendations and look to be clear in terms of the process for planning appeals and this is relevant for appeals where very special circumstances on Green Belt land are involved. They are quicker.

Presumption against unless VSC - higher bar than exceptional circumstances.

The planning balance is about harm, benefits, weight. The government policy says to decision makers when it comes to new development in the Green Belt that it is inappropriate, it will be harmful and it should be refused unless there are very special circumstance.

Planning Appeals- Very special Circumstances

- Site already identified by the local planning authority as appropriate for being taken out of the Green belt
- Local authorities accepts that Green Belt land will be needed for development
- Site is at least partly previously developed land - Site is visually well contained
- If local policy is out of date
- If the proposed development is capable of facilitating benefit beyond residential and which goes beyond mitigating impact
- Meeting housing need is a fundamental requirement but this in itself if held to be insufficient to clearly outweighs harm to the Green Belt

The Future

- Changes to the Planning System. DB does not see a trend in reducing the policy weight which is given to protection of the Green Belt and it is not a bad thing.
 - Growth Targets when it comes to residential development, in particular, the standard method for calculating house requirements will that change and become quite toxic.
 - Local Elections May 2022
 - General Election
 - Climate Change
 - Biodiversity Net Gain
- To sum up when it comes to the prospect for appeals for the Green Belt land you can almost forget it.

Panel discussions:

Couple of thoughts that you might have on the Levelling Up White Paper:

Dr Riette: Regarding housing and design - particularly design codes might stay. Robert Adams had an interesting point that design codes actually determines values. I actually think it is a much more iterative process and you cannot actually set design codes for areas particularly outside London without understanding viability of the case for development in the first instance. To make design codes to work well we need to look at resources. Roy showed us how under resource local authorities are.

To do a proper design code, you need to be able to be a good client and to understand the development process.

Sanmi: The level of resources is key for a lot of the delivery.

Question arising from your presentation and also some of the statics we saw about the cutting of funding for planning. In living memory nobody paid planning fees with applications, now they do.

No one has seen their council tax going down in the last 10-15 years. Why does it seem as though planning departments are being picked on but who is it that is picking on them? Is the local authorities

making those decisions themselves?

Professor Janice:

A: You can look at the National Audit Office study to give some indications of the results- they looked at 2018-2018. It is the effect of residualisation. You cannot cut social care, and you do not want to cut housing, temporary accommodation. Other use services such as libraries, have already gone into an alternative forms of provision so it is really what is left to cut.

We looked at motivation why council is moving into housing delivery - it is to generate income to support other services.

By 2021 that has been replaced by 2 other priorities - the first one to meet housing needs and the second one is that councils are getting involved in delivery because they are completely appalled by the standards of design being offered by the private sector.

Q: Talking about levelling up in housing. How do you view the levelling up agenda and what for of coming down the line in planning terms.

Professor Janice:

A: I come from a perspective of being London based and delivering intermediate housing first time buyers and I think that one of the key things is the we need to think about levelling up across the board. There is a real problem particularly in London about generational-intergenerational levelling up. There are a whole sort of people, generations who are frankly very prevalent in London and engage very much with planning system and generations below who don't really engage. They are priced out of the housing



market. The solution put forward is first homes with a 20% discounted home - and we know through experience that it is deliverable.

Q for Sanmi - Developers by definition - everything you do is about the future. The emphasis on consultation and discussion telling you what is the appropriate design - do you think this is a great opportunity or do you think is actually a whole set of new hurdles that you come to negotiate apart of dealing with the local authorities?

Sanmi:

A: We do love consultation with the community to see how receptive they are to the design.

Q: Just want to switch now because we have not talked much about the northern power house. Do you see the sort of political and planning debate in

MAYOR OF LONDON

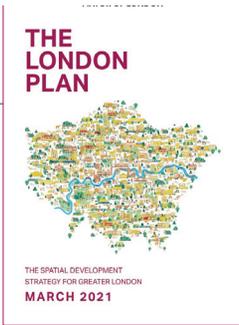
The London Plan 2021 in numbers

-  **47 Opportunity areas**
-  **102 policies**
-  **27 designated strategic views**
-  **50 per cent of new homes to be genuinely affordable**
-  **10 per cent of new homes must meet the highest standards of accessibility**
-  **400 metre exclusion zone for new hot food takeaways near schools**
-  **52,000 new homes per year**
-  **55 strategic industrial locations**
-  **43 safeguarded wharves**
-  **80 per cent of trips to be taken by walking, cycling and public transport by 2041**
-  **95 per cent of construction and demolition waste to be reused, recycled or recovered**
-  **All major developments to meet net zero carbon**
-  **4,000 consultation responses**
-  **300 organisations and individuals participated in Examination in Public**

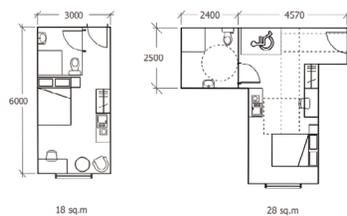
Rob McNicol's slides

London Plan 2021

On 2 March, the London Plan 2021 became part of the **development plan for Greater London**



LARGE SCALE PURPOSE BUILT SHARED LIVING LPG



- Requirements for communal facilities (5 sqm, plus 1 sqm external space)
- Ten per cent of dwellings should be accessible
- Standard room size range: 18sqm to 27sqm
- Accessible unit size range: 28sqm to 37sqm
- Management plans

LPG – current programme

Status	Timing	London Plan Guidance
Adopted	October 2021	Be seen energy monitoring Public London Charter
Live public engagement	Running until 27 March 2022	Large-scale purpose-built shared living
	Running until 27 March 2022	Characterisation and growth strategies Optimising site capacity: a design-led approach Small housing developments and design codes Housing design standards
	Running until 20 June 2022	Fire safety
Adoption pending	Early 2022	Circular economy statements Whole life carbon
	Mid 2022	Urban greening factor Sustainable transport, walking and cycling Air quality positive Air quality neutral

PLANNING FOR LONDON PROGRAMME

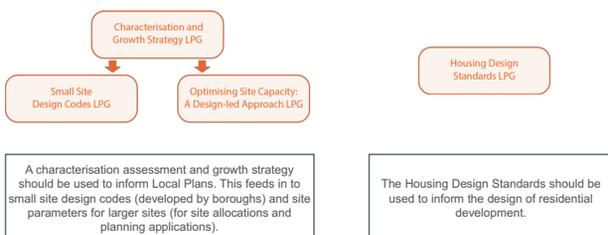
- Gathering evidence
- Capturing views of stakeholders
- Identifying issues and options



www.london.gov.uk/what-we-do/planning/planning-london-programme

Design and Characterisation LPG

The four documents work together work together in the following way



LPG – find out more

LPG webpage: <https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance>

Register on the engagement platform: <https://consult.london.gov.uk/>

Sign up for the GLA Planning newsletter: www.london.gov.uk/what-we-do/planning/stay-touch

>>>

>>> relation to the north of England as a different debate or is it actually not so different to what is going on in Oxford or Kent.

Professor Janice

A: Each local authority has its own legacy and its own issued to face - so I think in north there are issues about private sector not building and people leaving.

If you are reliant on section 106 to produce social housing or affordable housing then the viability is not there in the north. We need to move away from thinking of developers directly funding social affordable housing through section 106 and go back to using traditional taxation and then giving the local authorities the 5 year programme.

Q: Any final thoughts about the apparently increasing complexity and demands being put on planning applicants now?

Professor Janice:

A: It is becoming more complicated and it is understandable. The problem is when you are actually putting an application of 35 homes and you have exactly the same hoops as one that is over 400 and I have had that. It does not make sense and it is not proportionate. My ask is to make the system more proportionate. I am not entirely sure how you can do that but if it could be done I think that would be a bit of a magic wand.

Rob McNicol

Rob is the team manager for the London Plan from the GLA and will give us a rundown on the London Plan.

London Plan 2021 - on 2nd of March become part of the development plan for Greater London.

Background:

- 10 months after the first funding package the was agreed between TFL and the government - long term funding for the TFL remains unresolved.
- 6 months after the publication of White Paper
- 3 years and 9 months after the fire at Grenfell Tower.

• positively, was 14 months after the moon activity making London net 0 by 2030.

All of these things pose major challenges for the planning system.

How in GLA planning navigated these uncertain waters while trying to secure the mayor's vision for good growth.

Quick Remainder of key figures from London Plan

- to build 52000 new homes every year in London - half to be genuinely affordable
- All major developments to be net 0 CO2
- 80% of the trips to be sustainable by 2041.
- Having an adapted London plan with clear targets gives us all a direction of travel in the planning world
- Covid 19 - plans to help London recovery
- Tackle other major challenges such as housing crisis and climate emergency.

LPG - current programme

- Adapted Oct 2021 - be seen energy monitoring Public London Charter
- Live public engagement running until 27 March 2022 large scale purpose built share living; characterisation and growth strategies; optimising site capacity; small housing developments and design codes; housing design standards.
- Live public engagement running until 20 June 2022 Fire Safety
- Adoption pending early 2022 - circular economy statements, whole life carbon; mid 2022 - urban greening factor; sustainable transport (walking and cycling), air quality positive, air quality neutral.

Design and characterisation LPG

Four pieces of guidance - separate bits of guidance but they inform each other

- Characterisation and Growth Strategy LPG
- Small Site Design Codes LPG
- Optimising Site Capacity LPG

• Housing Design Standards

Fire Safety London Plan Guidance

- Sets out in more detail the requirements in Policy D12 for Fire Statements and Planning Fire Safety Strategies
- Sets out requirements for who needs to write Fire Statements (suitable for qualifications)
- Gives information on outline applications and what to submit with which reserved matters
- Puts in place requirements for justification of evacuation strategies and rigorous assessment of the number of stair cores
- The Fire Statement must include a commitment that the development will not incorporate combustible materials in its external walls.

Large Scale Purpose Built Shared Living LPG

- requirements for communal facilities (5 sqm + 1 sqm external space)
- 10% of dwellings should be accessible
- Standard room size range from 18-27 sqm
- Accessible unit size range 28-37sqm
- Management plans covering how the development will operate.

Coming soon to the LPG programme

- Adoption of Circular Economy Statements LPG and Whole Life Cycle Carbon LPG
- Engagement after the local elections on: affordable housing and viability; industry and logistics; social infrastructure; accessibility; equality inclusion and diversity.
- Developing a monitoring platform - London data hub
- Launched a brand new pages that monitor delivery in each opportunity area
- Opportunity to begin the conversation that will inform the next iteration the London plan - by gathering evidence, capturing people's views and identifying the issues and options to take forward.
- Current state of this is to get views of London plan through GLA talk London platform which has

The next meeting of the London Planning & Development Forum

will be on Monday 6th June 2018 at 2.30pm
in person and on Zoom

Discussion items likely to include Levelling-up
and planning for working from home

To attend please email the Hon Secretary at riette.oosthuizen@hta.co.uk



60,000 users

GLA Demography Research

- Expertise at the GLA monitoring and researching London's population change over the past couple of years - help understanding trajectories and trends.

Affordable Housing On Referable Schemes

- Seen a dramatic increase in the average number of affordable homes by scheme on referral applications (39% in 2019).

The London Plan does best setting a clear aspiration backed by political will and implemented through partnership with boroughs, with the development industries and with Londoners.

Questions:

Andy Catto : London Plan, like many others, is expanding in areas perhaps should not be planning. Matters the should be in building controls creeps into planning far too much. You mentioned fire safety - this is a technical matter. All buildings should be fire safe.

Why is a planning matter? Every local authority wants a fire statement as a validation requirement on every application. I spent my last half hour before leaving to come here writing one for a single storey house extension. This is nonsense as it is adding workload on under resource planning staff.

RRM: There are few answers to this - it is to be blunt politics. The mayor has made various commitments and his view that the government's building regulations system is not up to scratch. Therefore, the planning system needs to do something about that. The London Plan guidance on fire safety makes it clear that there are reasonable exceptions that can be made. We have spelled out the different schemes that can go down a reasonable exceptions route. In regards to environment standards -the coalition government significantly stepped back and reduced the kind of requirements for high performing sustainable buildings.

I think it is right that the planning system should

incorporate high standards of sustainable development without creating unviable schemes. Coming back to the question - I take the point but I do not think it is necessary the case that London Plan has created a whole raft of additional requirements that are unexpected.

Finally, I would say that we made it clear we do expect everyone in the development industry – both public and private sectors – to do more.

Paul Finch

The Wind-up

BW introduced Paul - most distinguished journalist in architecture industry.

Thoughts about Levelling Up White Papers:

-Talking about the North earlier -People used to think that deprivation had something to do with class conditions. Now we substituted with geography. The Bank of England can chug up North on the Stockton and Darlington Line and pretend they are bringing enlightenment to the poor people for whom planning exists. Meanwhile there are parts of the North that are extremely prosperous.

The Bank of England will know that wealth creation, which is what will make the real difference about levelling up, is fractal and chaotic.

-I have to laugh thinking about the London Plan - it is a bit like Stalin's targets for wheat production in the 1930s, the more you miss the delivery the more the targets will increase. All the housing figures are kind of fantasy given three or four decades of non-construction.

How are we going to make up for the fact that London's population went up 2 million. Where are the houses for them. Absolutely non-existent. Conservatives hated Peter Walker, first Secretary of State for the Environment (now the Department of Levelling Up, Housing and Communities) who suggested that any council tenant who lived in the home for 40 years should be given it for nothing. Can you imagine the screams of horror from the Conservative party who viewed all council house

occupants as idle leeches on the state. Even though at that time most of them were in employment and paid their rent – not true today for other reasons.

The question that arises is funding for housing. Why does it have to come from developers? The level of housing we provide is a joke.

Another point about London plan in relation to Green Belt -- why cannot it be like listed buildings? Why can you not have Grade I - you cannot touch it, Grade II you might be able to touch it and Grade III - let's have a discussion.

To end on a positive, I think some of the speakers showed that you do not have to be binary about this. When Robert said that beauty is a really difficult thing, he said it because beauty is philosophical and it is a dangerous territory. Where is the democratic process in all this?

There is a statement about the changes in the NPPF, which says that now local authorities will be able to reject things that are 'ugly'. In the first NPPF document, it says that planners can reject things that are not of sufficient quality. Why introduce the word 'ugly'? The next thing you will have commissars telling us we are going to knock down Brutalist buildings.

There is in all this a denial of the optimistic future, where we can only speculate about the way things may emerge in a marvellous but as yet unknown way.

Brian Waters again thanked the speakers and Dentons for their hospitality; a deputy for Ian Marcus, president of CULS, did the same and all adjourned to the bar. ■

We include only a selection of the slides. SEE all the slides here: <https://tinyurl.com/y679eehv>

You can watch the event on Youtube [in two parts – there was a tea break!]:

<https://youtu.be/MEfYPr31gLg>

and https://youtu.be/70EOZWO_nQY



Cambridge University Land Society

The levelling up white paper & planning + implementing the London Plan

in collaboration with

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