



Good Growth by Good Design

Food for thought and debate.

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Good Design. Good Growth

I'M A
NEIGHBOURHOOD
PLANNER

NPlanning Groups & Parishes
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**LEGISLATIVE & STRATEGIC FRAMEWORKS
DO SHAPE THE PRACTICE &
CULTURE OF CO-DESIGNING GOOD PLACES**



“Policy GG1 Building strong and inclusive communities

1.1.5 Early engagement with local people leads to better planning proposals, with Neighbourhood Plans providing a particularly good opportunity for communities to shape growth in their areas. Taking advantage of the knowledge and experience of local people will help to shape London’s growth, creating a thriving city that works better for the full diversity of its inhabitants.”

“Policy GG1 Building strong and inclusive communities

1.1.1 London is made up of diverse communities. Its neighbourhoods, schools, workplaces, parks, community centres and all the other times and places Londoners come together give the city its cultural character and create its future. Planning for Good Growth means planning **for** these communities – both existing and new - helping them to flourish and making new connections between them.”

GG1

To build on the city's tradition of openness, diversity and equality, and help deliver strong and inclusive communities, **those involved in planning and development must:**

- A seek to ensure that London continues to generate a wide range of economic and other opportunities, and that everyone is able to benefit from these to ensure that London is a fairer and more equal city.
- B provide access to good quality services and amenities that accommodate, encourage and strengthen communities, increasing active participation and social integration, and addressing social isolation.
- C ensure that streets and public spaces are planned for people to move around and spend time in comfort and safety, creating places where everyone is welcome, which foster a sense of belonging and community ownership, and where communities can develop and flourish.
- D promote the crucial role town centres have in the social, civic, cultural and economic lives of Londoners, and plan for places that provide important opportunities for face-to-face contact and social interaction during the daytime, evening and night time.
- E ensure that new buildings and the spaces they create are designed to reinforce or enhance the legibility, permeability, and inclusivity of neighbourhoods, and are resilient and adaptable to changing community requirements.**
- F support the creation of a London where all Londoners, including older people, disabled people and people with young children can move around with ease and enjoy the opportunities the city provides, creating a welcoming environment that everyone can use confidently, independently, and with choice and dignity, avoiding separation or segregation.

Good Growth by Good Design

HOW?

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NATIONAL PLANNING POLICY FRAMEWORK & DESIGN & COLLABORATIVE WORKING PRACTICES

7. REQUIRING GOOD DESIGN

PRE-APPLICATION ENGAGEMENT AND FRONT LOADING

§66 Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably.

§188 Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.

§189 Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they do offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community before submitting their applications.



National Planning Policy Framework





My answers only.

Why do we not see more meaningful design engagement on major planning applications...?

- + It's a systemic failure in the pre-application process / of local authority officers, councillors and planning committees to not make clear to major applicants how important §66, §188, §189 are when critical merits and shortcomings of proposals are considered.
- + The New London Plan can help. It's a strategic issue. Translating/ highlighting the significance of §66, §188, §189 by providing 'criteria to be met' in the pre-application engagement process and planning committee stage.
- + Can we agree and define how a 5 star, 3 star and or poor consultation and engagement process looks like? Yes, we can.

Good Process. Good Design. Good Growth

The practice is changing.
We need the New London Plan to require
early, meaningful and creative engagement in
the design of places.

Better homes for local people

THE MAYOR'S GOOD PRACTICE GUIDE
TO ESTATE REGENERATION

FEBRUARY 2018

Good Practice Guide to Estate Regeneration

The Mayor wants to ensure that regeneration of London's housing estates happens with resident support and engagement. This is part of **Homes for Londoners**, which brings together all of the Mayor's work to tackle the housing crisis.

The Mayor has published Better Homes for Local People, following extensive consultation on the draft Good Practice Guide to Estate Regeneration.

The final version of the guide sets out the Mayor's expectations for how local authorities and housing associations should engage with residents as part of estate regeneration schemes, as well as outlining his three Better Homes for Local People principles:

- an increase in affordable housing
- full rights to return or remain for social tenants
- a fair deal for leaseholders and freeholders

In addition, the guide sets out how the Mayor intends to ensure these principles are implemented using his planning and funding powers.

This includes outlining his support for the principle of requiring resident ballots in estate regeneration schemes which involve the demolition of existing homes.

Proposed new funding condition to require resident ballots in estate regeneration

Consultation Paper

**for Strategic Estate
Regeneration schemes/ funding
condition**



Better homes for local people

THE MAYOR'S GOOD PRACTICE GUIDE
TO ESTATE REGENERATION

FEBRUARY 2018

3. Full and transparent consultation and involvement

When developing estate regeneration proposals, councils and housing associations should always engage openly and meaningfully with those affected by the project from the outset. Residents should be given sufficient opportunity to be involved in shaping any proposals that will affect their homes, and they should be proactively supported to do so throughout the planning and design process.

Early consultation and involvement

Early engagement is essential, and residents should be given opportunities to be involved from the outset in developing the vision, options appraisals, design, procurement, and delivery of schemes.

Where social or private tenancies are created, or leasehold or freehold sales are made, on an estate where proposals for regeneration are being considered, prospective residents should be made aware of any plans before signing their tenancy or completing their purchase.

Consultation and engagement methods

Government has issued good practice guidance on consultation and this is augmented by a body of case law, such as the Gunning principles, which councils and housing associations must follow when consulting and engaging with residents.

Consultation should be:

- **transparent** – all the issues and options should be set out in clear, accessible and non-technical language, with information that has influenced any decisions being shared as early as possible;
- **extensive** – every reasonable effort should be made to engage with as broad a range of groups as possible, including primarily the residents of an estate, and also those living and working on or near it;
- **responsive** – consultation should result in clear actions that arise directly from the views expressed by respondents; and
- **meaningful** – views expressed during the process should be considered, and, where landlords do not agree with responses, they should give explanations for the alternative course of action that they have taken.



My answers only.

A few actions for your
consideration...

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Independent Design Review

Independent Experts | **Local Experts**

Published Letter(s) of

Recommendation

(Material consideration)

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Independent Design Charrette

Published **Letter of Recommendation**
(Material consideration)

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The issue of trust...

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**Independent
Design Service Provider (s)
with code of conduct /
standards / quality assurance**

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The issue with (just) words...

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Designs for places need 3D visualisation

to be tested, explored,
communicated, understood,

**widely supported or not
supported**

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 **D2** 

- A. To identify an area's capacity for growth and understand how to deliver it in a way which strengthens what is valued in a place, boroughs should undertake an evaluation, in preparing Development Plans and area-based strategies, which covers the following elements:
1. socio-economic data (such as Indices of Multiple Deprivation, health and wellbeing indicators, population density, employment data, educational qualifications, crime statistics)
 2. housing type and tenure
 3. urban form and structure (for example townscape, block pattern, urban grain, extent of frontages, building heights and density)
 4. transport networks (particularly walking and cycling networks), and public transport connectivity (existing and planned)
 5. air quality and noise levels
 6. open space networks, green infrastructure, and water bodies
 7. historical evolution and heritage assets (including an assessment of their significance and contribution to local character)
 8. topography and hydrology
 9. land availability
 10. existing and emerging development plan designations
 11. existing and future uses and demand for new development, including housing requirements and social infrastructure.
 12. Determining capacity for growth
- B. The findings of the above evaluation (part A), taken together with the other policies in this Plan should inform sustainable options for growth and be used to establish the most appropriate form of development for an area in terms of scale, height, density, layout and land uses. The outcome of this process must ensure the most efficient use of land is made so that development on all sites is optimised.

Design analysis and visualisation

- C. Where appropriate, visual, environmental and movement modelling/assessments should be undertaken to analyse potential design options for an area, site or development proposal. These models, particularly 3D virtual reality and other interactive digital models, should, where possible, be used to inform and engage Londoners in the planning process.

Design quality and development certainty

- D. Masterplans and design codes should be used to help bring forward development and ensure it delivers high quality design and place-making based on the characteristic set out in Policy D1 London's form and characteristics.

Design scrutiny

- E. Design and access statements submitted with development proposals should provide relevant information to demonstrate the proposal meets the design requirements of the London Plan.



How to put it in policy terms?
Examples from an emerging
and an adopted NPlan

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(Extract Reg 14 Pre-Submission Plan Kennington, Oval and Vauxhall NPlan)

POLICY

LOCAL KNOWLEDGE FOR GOOD DESIGN

KOV 11 Early consultation through design brief and design review

Applicants preparing major development proposals are required to facilitate a proactive, early and meaningful engagement process with local residents and other stakeholders prior to submitting a planning application. This is achieved by but not limited to:

- a) demonstrating the use and application of local knowledge and reflection on community concerns in developing a distinct design approach, and
- b) preparing a Design Brief (see detail in box below) through collaborative planning and design workshops with the local community early in the design process (RIBA work stage 0 to 2), and
- c) detailing and publishing how the design proposal has benefited from working collaboratively in a 'Statement of Community Design Engagement', and
- d) putting the proposal through an independent Design Review process to further improve the design quality of the proposed design (NPPF §62) and by
- e) providing a declaration of how the pre-consultation activities and methods have met the standards of Lambeth Council's Local Application Requirements list.

A Design Brief shall include all relevant information needed to facilitate an informed and effective consultation. The minimum requirements are:

- a) A site map showing the site's location and its context within its immediate neighbourhood.
- b) An illustrative layout that shows how the proposed development could be accommodated on the site.
- c) The scale, footprint, bulk and height of all new buildings compared to those existing need to be given.
- d) Views of the bulk form of the development, especially towers must be provided to scale, eg through audited wireframe illustrations from a variety of eye-level viewpoints.
- e) An assessment of the sunlight and daylight impact on new and existing dwellings and on amenity space, both that provided for the development and on adjacent land, through assessment under BRE standards
- f) Details of the infrastructure to support the proposed development – especially access, parking, cycle and pedestrian ways and any required traffic congestion and parking assessments.
- g) A statement about public amenities, open spaces and playgrounds are provided showing that they are appropriate as part of the development.
- h) The need to increase capacity for schools and/or health services.
- i) Details of the intended design principles for the landscape of publicly accessible open spaces for comment with information about long term management.

COMMUNITY & CULTURE POLICIES

POLICY CC1: PRE APPLICATION CONSULTATION

Applicants proposing major developments that include 10 (or more) dwellings or 1,000 square metres of floorspace are strongly encouraged to actively engage in consultation with KTNF and the wider community, including hard to reach groups and groups with protected characteristics, as part of the design process prior to any planning application being submitted.

Reasoned Justification

This policy aims to strengthen Camden’s current planning consultation processes and requirements. LB Camden encourages pre application community consultation relating to major development applications. Local people say that they want more and earlier consultation. On 7 December 2012 at the KTNF Public Meeting and Exhibition, 25 attendees ticked “Like” on their Statement of Community Consultation comment form. Nobody ticked “Dislike”.

Policy CC1 encourages more in-depth pre-application community consultation on all major planning applications. Where developers chose to engage in pre application discussions with KTNF and the local community, the community and Forum will be familiar with such proposals for major developments in the KTNF Plan Area before a formal application is submitted. This would enable local residents, businesses and organisations to comment on proposals at a time when developers are in the

earliest position to consider them.

Policy CC1 conforms to Core Strategy policies: Camden CS4 and CS5 in addition to Camden’s adopted Development Policies DP1, DP3, DP5, DP13, DP22, DP24; NPPF paragraphs 69 and 188 and NPPG: Paragraph: 009 Reference ID: 20-009-20140306

“Less than half [of the residents in Camden] (48%) agree that they can influence decisions in their area. Q14: Which, if any, of these might make it easier for you to influence decisions in your local area? 33%: If I knew what issues were being considered. 26%: If local service providers got in touch with me and asked me. 25%: If I thought local service providers would listen. 22%: If I could give my opinion online, by email or by phone. 21%: If I had more information about how to get involved.”

Camden Social Capital Survey 2008

POLICY CC2: STATEMENTS OF COMMUNITY CONSULTATION AND STATEMENTS OF NEIGHBOUR INVOLVEMENT

Further to a Development Brief, applicants proposing major developments or proposals involving community uses are strongly encouraged to submit a Statement of Community Consultation to KTNF and LB Camden.

Applicants proposing demolitions, extensions or conversions to residential buildings and demolitions, extensions or change of use to non-residential buildings are strongly encouraged to submit a Statement of Neighbour Involvement.

Reasoned Justification

This policy aims to encourage community consultation prior to the submission of a planning application and to encourage developers to show with whom and how they have consulted with the local community by way of a Statement of Community Consultation for major development or proposals involving community uses. In the case of smaller scale developments in residential areas, the Plan seeks to encourage the preparation and use of Statements of Neighbour Involvement. These will give an indication of the extent to which developers have engaged with the local community and in particular those most closely affected by small scale developments in residential areas.

A Statement of Community Consultation to accompany a planning application shall include all relevant information needed to facilitate an informed and effective consultation, which may include, but is limited to:

1. An explanation of how a broad cross-section of local people, both in the immediate area likely to be affected by the development proposals and in the wider neighbourhood, were consulted on the development proposals in a timely fashion.
2. A description of the means used to involve and engage with local people in consultation – how provision was made for comments to be put forward in different ways; for example, a variety of publicity platforms and the opportunity to provide web-based

- comments as well as attending events in person.
3. A record of the views expressed by local people and KTNF.
4. An explanation of how the proposals being submitted following this Consultation have addressed the views of and any issues or concerns raised by local people and KTNF.

Statement of Neighbour Involvement: This Statement must indicate clearly how many neighbours have been consulted and their addresses

Policy CC2 conforms to Core Strategy policies: Camden CS4 and CS5 in addition to Camden’s adopted Development Policies DP1, DP3, DP5, DP13, DP22, DP24; NPPF paragraphs 69 and 188

and NPPG: Paragraph: 009 Reference ID: 20-009-20140306

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Camden Social Capital Survey 2008

Adopted Kentish Town Neighbourhood Plan



My answers only.

Good Process. Good Design. Good Growth

The New London Plan is required to provide clear guidance on **how** to design and deliver good places **with Londoners and all other key stakeholders in the pre-application process positively, transparently and effectively.**

- > Creating a more level playing field across London on how and where (good) growth will occur (strategic level policy, GG1)
- > Making a start on building trust and consensus on good growth, good design and place-making



LEGISLATIVE & STRATEGIC FRAMEWORKS DO SHAPE THE PRACTICE & CULTURE OF CO-DESIGNING GOOD PLACES

