



# IN PERSPECTIVE

SPRING 2022

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or events featured:**

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# The Chair's Word

The key to creating a sustainable place is to strike the balance between social, economic and environmental requirements which is inclusive to all. Usually, this is a tricky ask as it also required to balance the views of communities, stakeholders and bring everyone together through cohesive partnership working.



**Simon Taylor,**  
MRTPI

RTPI South East,  
Chair

Many will argue that it is for those to lead by example to demonstrate how these principles should be applied. The Government's [Levelling Up White Paper](#) sets a number of ambitious objectives to be achieved by 2030. These aim to deliver improvements to infrastructure, housing and the economy whilst narrowing the gaps in quality of life across all regions of the UK. Naturally there will be questions asked about how the ambitions will be realised in practice. What roles will private, public and third sectors have to play in order to realise this national vision? How will we remove silo walls between stakeholders to work constructively towards a common goal? How will regional devolution influence the creation of sustainable communities?

It is therefore important that we, as planners, take a central role in this agenda to influence and shape places to become vibrant hubs for communities to thrive. Our profession is strategically placed to engage with a broad range of stakeholders representing various interests and create sustainable places. One practical example is the Northern Arc development in Mid-Sussex where the local council has embedded the principles of "20 minute neighbourhoods" into its place-making to bring forward its strategic sites - you can see how they achieve this in a recent panel discussion I chaired with Mid Sussex Council and Homes England - [watch here](#).

I am looking forward to being a judge again this year for the [RTPI Awards for Planning Excellence](#). The new look format includes 15 categories, with the regional winners going on to the national finals towards the end of the year. It is a fabulous opportunity to celebrate all the work that has been happening in our region and we will celebrate the winners at the Annual awards evening on 30 June - [book here](#).

Your [RAC](#) are continuing to deliver a wide ranging CPD programme including topics on Net Zero to Marine Planning, Transport to your essential Law Updates. We recently held a virtual webinar on the role of digital tools in planning, which was really well attended. To stay up to date, visit our [Events page](#). Presently, we will continue to deliver these virtually but there will be opportunities for face-to-face events, including the South East Annual Dinner, the Awards Ceremony and Young Planners Conference.

Also, remember to look out for the events being run by our Young Planners groups across the region. They are dedicated volunteers, running these groups to support other Young Planners and are always looking for new members to join them! You can find [details here](#).

There is no doubt that 2022 will be a busy time for all of us. I wish all our members to keep safe, and to keep in touch with us by visiting the [RTPI website](#), on [Twitter](#), [LinkedIn](#) and [YouTube](#).

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# The Location of Development

**This report builds on the Royal Town Planning Institute's Location of Development work series commenced in 2015. This third report analyses planning permissions granted between 2015-2019 in England.**

The location of new development, defined in this report as recent planning permissions for new major residential housing, can significantly impact accessibility to key amenities for residents across England in several ways including:

- Access to amenities that support economic opportunities, healthcare services, and educational facilities varies widely by location and mode of transport or new planned developments.
- In locations with a major agglomeration of jobs such as London and the North West, reaching key amenities by public transport takes less than an hour. In other regions, a comparable journey can take nearly twice as long.
- This research highlights the stark differences across England. For example, in the 10% most accessible planned developments, access to jobs and educational facilities will be within a 30-minute walk. In the 10% least accessible planned developments, access to the same facilities will be over 90 minutes walking time away.

- We analysed new residential developments in England based on the location of planning permissions approved between 2015 and 2019. This showed that access to amenities from these locations is twice as fast by car compared to public transport, and nearly three times quicker than by walking. Average public transport travel times to hospitals or large employment centres were also comparable or slower than walking, which may not be a realistic option for all residents of these new developments.

The impacts of such diversity in the location of development are potentially severe and wide ranging. This report recognises that some individuals will make a personal choice to live in more isolated locations. However, there is a significant proportion of planned development and major housing sites which be poorly connected to key amenities by any modes, including the most sustainable, healthy and affordable transport options - [read full report here](#).

This impacts on those who live in the least accessible of new developments in multiple ways. They will have less access to economic opportunity, reduced access to - and choice of - healthcare and educational provision, and fewer options to choose their mode of travel.

Where there exists a positive link between accessibility to key services and house prices, a lack of accessibility will serve to widen economic and health inequalities. New communities with poor accessibility encourage private vehicle dependent travel, which undermines initiatives to encourage sustainable transport use in line with net zero objectives and promote healthy lifestyles.



## Giving town planning the X Factor



**Andrew Pilkington**  
Website Manager at the RTPi

As a parent I'm always curious what my children might want to do when they get older. Although it changes from one day to the next, some ideas have included an X Factor judge, a doctor, or an architect. If you've got children and ask them the same question I'm sure you'll get some intriguing answers but I'm pretty sure a 'town planner' won't be one of them.

So when we launched our new microsite '[Planning Your World](#)' it came as no surprise that many of the brilliant young planners we featured fell into planning rather than sought it out. In the words of [Farhana Hussein](#), a Senior Planning Consultant at Arup, "Planning was never an obvious career for me, I just happened to stumble across it."

We want to showcase the value of planning and highlight what planners can change.

Another thing planners have in common who've stumbled across the job is their total passion and dedication to it. [Frances Summers](#) is a great example as she stumbled into planning and went on to become 'Woman of Influence 2021' and 'South West Young Planner of the Year',

As a profession planning is lucky to have exceptional people like Farhana and Frances, but we need to move forwards to a place where young people saying they want to become a town planner is no more surprising than aspirations to become an X Factor judge or an architect.

And that's exactly what [Planning Your World](#) is about. We want to showcase the value of planning and highlight what planners can change.



At the start of the project we surveyed members of the public about their knowledge of planning. The results from our research found that only 28.5% of participants recognised that planners can influence the economy; 32.7% recognised that planners can influence covid recovery and only 37.4% recognised that planners can influence issues around climate change and the environment.

Planning Your World aims to tackle that lack of understanding around what planners do and to showcase the significant influence they can have over health, the environment, the economy, safer streets, and much more. And ultimately it aims to inspire young people to consider planning as a profession.

We've been promoting the campaign extensively and we've already had some great feedback from planners who have told us they will be using the site as a resource to help engage young people. We've also seen fantastic engagement with planners wishing to share their stories. But the real work starts now, as changing attitudes won't happen overnight.

[www.planningyourworld.org.uk/](http://www.planningyourworld.org.uk/)

## RTPI SE Chair's award winner 2021: Hampshire's Local Cycling and Walking Infrastructure Plans

Hampshire County Council wants to improve walking and cycling facilities and networks, both for the health and wellbeing advantages and the clear environmental benefits in reducing the number of cars on the road. As such the County Council has been gathering views from as many people as possible across the local area on Local Cycling and Walking Infrastructure Plans (LCWIPs).

Following on from the County Council's Walking Strategy (2016) and Cycling Strategy (2015) the authority has been working in partnership with active travel charity 'Sustrans' and other local authorities to develop Local Cycling and Walking Infrastructure Plans.

Hampshire County Council sees Local Cycling and Walking Infrastructure Plans as being aspirational and ready for future national funding opportunities to provide improvements in walking and cycling infrastructure across the county.

The use of the Commonplace online engagement platform enabled the consultation exercise to reach out to more people than would traditionally engage with a council document sitting on the website.

It enabled people to focus in on what mattered to them and share their local knowledge, rather than having to read a long document and send in comments.

It resulted in people being able to see each other's feedback, but on a platform that doesn't support online debates and arguments.

It resulted in data that can be used to help understand where people think existing infrastructure is best (and worst) which can be used to help prioritise future improvements

The plans set out a primary and secondary network of walking and cycling routes together with core walking zones for a number of settlement centres. Future work will be required to identify more localised routes and zones.

LCWIPs enable a long-term approach (typically 10-year periods) towards developing local cycling and walking networks and form a crucial part of the Government's ambition to increase the number of trips made by walking and cycling as part of its [Cycling and Walking Investment Strategy](#).

LCWIPs, which also link with other strategic planning documents and Local Plans, are evidence-led, so gathering relevant information and local views at an early stage is an important step in establishing the foundations for a successful cycling and walking infrastructure network.

So far, the County Council has consulted on LCWIPs for the Southern Test Valley District, and the boroughs of Eastleigh, Fareham, Gosport and Havant. Additionally, feedback has been sought on several other walking and cycling improvement schemes across the county, as part of the Authority's successful bid to the Government's Transforming Cities Fund programme for the areas surrounding Southampton and Portsmouth.

More information can be found on the County Council's web pages:

[Hampshire's Local Cycling and Walking Infrastructure Plans](#)

[Southampton City region Transforming Cities Fund | Transport and roads | Hampshire County Council \(hants.gov.uk\)](#)

[Transforming Cities Fund Portsmouth | Transport and roads | Hampshire County Council \(hants.gov.uk\)](#)

The Transforming Cities Fund proposals are in addition to plans for improved walking and cycling infrastructure across other areas of the county as part of the Government funded Active Travel Fund programme: [Hampshire Covid Travel | Transport and roads | Hampshire County Council \(hants.gov.uk\)](#)

The County Council has a programme to develop Local Cycling and Walking Infrastructure Plans for all 11 districts within Hampshire.



# The implications of the Building Safety Bill

## An update from LABC

This article is from [Local Authority Building Control \(LABC\)](#). LABC represent all local authority building control teams in England and Wales.

The implications of the Building Safety Bill are wide ranging and local government needs to prepare for when it becomes law – Royal Assent is expected later in the spring.

Local government managers who manage planning and building control teams need to understand their new legal responsibilities:

- 1. Gateway 1** – this came into effect last August for new build or refurbished buildings over 18m. It establishes the Health and Safety Executive as a statutory consultee and requires the developer to submit a fire statement specific to their development when submitting a planning application.
- 2. Assistance to the Building Safety Regulator** – the Bill places an obligation on local authorities to support the regulator by providing skilled, experienced and competent staff. Local authorities will have to make sure staff involved in assisting the regulator have verified skills and knowledge.

- 3. Multi-disciplinary teams** – Local Authority Building Control Surveyors will form part of the Regulator’s multi-disciplinary team (MDT) alongside HSE inspectors and fire service officers. These teams will work together to regulate new in-scope buildings and those going through refurbishment. Local Authority Building Control will also have a significant role as part of these MDTs in assessing and certification of the 12,500 existing high-rise buildings. Local authorities with in-scope buildings will need robust, well-resourced, building control teams.
- 4. Registration of Building Control Surveyors** – the new [Building Safety Regulator](#) will oversee the English and Welsh building control and be the registrar for the entire profession. Local authorities will be required to ‘take the advice of a Registered Building Inspector’ before issuing certification or to carry out plan assessments and site inspections. Registration is likely to have a significant impact for planning and built environment teams, and all LABC surveyors will need regular formal assessment of competence as part of the process. This may also result in changes to terms and conditions of employment of building control surveyors.

LABC is working closely with HSE and DLUHC on building control operational standards, KPIs, professional registration, multi-disciplinary team frameworks and safety case assessment.

Lorna Stimpson, LABC Chief Executive says,

*“The Building Safety Bill is probably the most significant piece of legislation affecting the built environment in decades – all councils need to know its effects. The new safety regime means more duties for local authorities, registration of the building control profession with validation of competency at its heart. Please get in touch with us here at LABC if you need more information.”*

For further information please [email LABC](#).



# Viability and Planning

Paula Oniya

Consultant

*RAC member and International regional group lead.*



*(The views expressed by authors are their own and do not necessarily reflect the views of the RTPI or their employer)*

A definition of a viable enterprise is anything that one embarks upon that has the potential to offer financial returns in the short, medium and possibly longer term. It does not need to thrive to be determined to be a successful outcome. Therefore, if a particular development is deemed feasible, does it then make it viable?

Good planning and urban design can bring visions into reality. It goes as far as the imagination can take you; but then again, it really does depend on the vision because great marketing can only make a bad product fail faster.

The first question to ask as professionals when examining a development site is: “Who are we building these places for?” and even more importantly; “How will these places be used?” For example, would the current occupiers remain or would new occupiers be expected and if so, who would these new occupiers be? And “Would they be transient?”

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Planners, architects and developers struggled to find a viable new purpose. A 15-year period is the given estimate to turn this site into a flagship piece of Placemaking fit for the 21st century.

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A common phrase, “If you build it, they will come,” then begs the question...” who are “they”, will “they” be transient or will “they” be there to stay? This is the importance of Urban Design wherever regeneration or “gentrification” schemes are considered and whether or not the scheme would be viable, because one has to always consider, what if “they” don’t come and “they” do not stay.

Transient living and neighbourhoods have a lot to do with the success of an area because what makes a place viable may not necessarily make the same place sustainable in the long term. The initial buzz and excitement can wane leaving in its wake empty dwellings and vacant business premises in its place.

Place branding is about places that deliver an exceptionally memorable and emotional experience and one that sticks with visitors and its residents. If residents have shared ownership, are proud of their dwellings and the environment they live in; it is much more likely they will stay and be willing to engage in the community, be much more aware of their surroundings and public areas. This creates a sense of stability that will contribute towards helping these branded places to thrive and the final product is a more viable outcome.

A case study is the Battersea Power Station, which was an industrial site that produced power for London’s homes and businesses for over half a century. This is an urban renewal programme with a unique character, features and challenges that combines old with the new, with the centrepiece being the iconic chimneys of the Grade II listed building.

Planners, architects and developers struggled to find a viable new purpose. A 15-year period is the given estimate to turn this site into a flagship piece of Placemaking fit for the 21st century. A placebook; [The Placebook, Battersea Power Station](#) was published by the development company in 2014.

Transients are more likely to be occupiers of redevelopment sites such as this, which then raises concerns of community cohesion. The strategic thinking at the Power Station is balancing activities over the week and across the day.



Staged Placemaking seeks the highest returns for a site with the expectation that “...great places bring great returns in the long run.” (The Placebook, page 47)

A recent RTPI event in January 2022 discussed [Viability assessments in planning and plan-making](#). According to a presentation prepared by Lichfields; 25 January 2022; Viability is the value generated by a development more than the cost of having it developed. The scheme is considered viable if the value is more. There are 7 key conclusions in this report that take an interesting viewpoint, one of which is “Better understanding of what the PPG describes as ‘standardised inputs’”. There is also Case Law Parkhurst Road Limited v SSCLG and London Borough of Islington (2018) EWHC991.... “the price paid for land is not a relevant justification for failing to accord with relevant policies in the plan.”

According to NL Jones, PINS (Eden Valley EVS Report) “In simplistic terms, the Viability of a site is whether or not it is viable for the landowner(s) to bring it forward for development. It is therefore seen as a key part of the balance of housing delivery. Viability is designed to ensure deliverability.”

There is a need for local planning authorities and developers to engage more with landowners throughout the plan making process to focus on delivery. Mixed use and dense urban living is touted as the key to creating a successful and viable new city quarter. Whatever happened to perceived density because the success of any mixed-use neighbourhood would of course depend on the buildings and different types of uses that would be included in the mix. Perceived density is not about dwellings per hectare, but spatial stimuli.

It is not unusual for a cacophony of discordant voices and opinions to contribute when it comes to discussions on viability, some of these should have been whittled down

at the plan making stage because viability should not take the place of sustainability at any stage of planning process. Though market forces and the economy dictate property sales, often in situations where there are high levels of uncertainty, there is no perfect formula that can in truth determine whether a site will be viable upon delivery. A disproportionately high number/ratio of transient dwellings due to rapid movement in sales and lettings will fail with regards to social cohesion, and any opportunities of creating vibrant local communities, which is the very essence of Placemaking.

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**A RIBA survey (The Placebook, 2014) found that nearly one in three people would not consider buying a home built in the last ten years, or would only consider it as a last resort. With regards to new build, more than half of those surveyed cited the rooms are too small, 46% said they lacked style and 45% were concerned about the lack of outdoor space.**

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As professionals we have to perhaps pause and ask ourselves; “Whom exactly are we building these places for?” The investors who are less likely to live there and will only want a return on their investments, or the residents and businesses that need to thrive in the places that we plan and build. One other question we have to ask ourselves; “Given the opportunity, would I choose to live there?” If the answer is “No” then it should be back to the drawing board for best practice.

A RIBA survey found that nearly one in three people would not consider buying a home built in the last ten years, or would only consider it as a last resort. With regards to new build, more than half of those surveyed cited the rooms are too small, 46% said they lacked style and 45% were concerned about the lack of outdoor space (The Placebook, Chapter 32; page 135)

The UK obsession with house prices and investments only in residential property for investments loses sight of the goal to create liveable well-connected homes in neighbourhoods and to make it viable. The practitioners creating these places need to know, who are the people that want or need to live there? What is their lifestyle like? Can they afford to live there? This gives a true indication whether the development is going to be viable.

Security and safety is what we as people look for most in any urban setting. When we open the dialogue on walkability, during the daytime and at night-time, do we feel safe in these surroundings? Good lighting and signage helps to address this but more importantly we often wonder, who are the other people around us?

One thing that often goes amiss is the prevalence of crime and the fear of crime in urban settings. Tight spaces, dark hidden corners, locked gates and roadways that lead to a dead end, together with public spaces that cannot be overlooked makes for poor urban practices and these are recipes for resultant criminal activities. Security cameras can serve as a deterrent but are not fail safe, and must not be compared to what good urban design can achieve.

This all contributes to determine whether sites are viable in the short, medium or long term.

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*Reference: A placebook; The Placebook, Battersea Power Station was published by the development company in 2014.*

## Get to know...

Jayanand Kumaraguru MRTPI  
**LG Planning Limited**

*RTPI SE Honorary Secretary*



### A bit about you

*I'm a Chartered town planner with more than ten years' experience as an independent planning consultant. I have a Masters degree in Built Environment from London. I have been a member of the South East RAC since 2021 and an Honorary Secretary for 2022. I have also volunteered for Planning Aid England (PAE).*

### Why you chose planning?

*We live in a world of uncertainty, where the environment in which we operate keeps changing. I've been involved in planning throughout my career. After completion of my masters degrees, I started working for different companies. During this time, I realised the importance of planning and the contribution the planning system makes to achievement of sustainable development. I am now an independent planning consultant and have been working on numerous projects for more than a decade.*

### What do you do in your current job

*I provide planning and design consultancy for variety of projects across different boroughs and councils. I also work with different stakeholders including the local community.*

### Why did you join the committee

*I have been involved in various neighbourhood plans and it was interesting to work with the local community and alongside different professional bodies. I decided to volunteer for PAE and the General Assembly. I then joined the South East Regional Activities Committee in 2021.*

### What do you do when you are not planning

*When not at work, I enjoy sports and I'm also a member of Rotary.*



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# Learning from complaints



## Ruth Richards MRTPI RTPI Complaints Investigator

*Ruth Richards MRTPI is the RTPI's Complaints Investigator. She leads on the Institute's work concerning professional ethics and investigates complaints against members.*

Dealing with the low number of complaints we receive against our members is not always a pleasant area of work but this activity is vital in maintaining confidence in the work of our members and the profession as a whole. And while the occasional complaint concerns complex or unusual circumstances, many of the issues raised are commonplace or recurring and warrant a greater airing than the concise reports of members being found to have breached the Code of Professional Conduct that appear in The Planner and, more recently, [on our website](#).

The [Conduct and Discipline Panel](#) regularly identify "Learning Points" that have arisen as a result of specific complaints, but which also apply to all RTPI members. I've outlined a couple of recent learnings below to support members who want to benchmark their own working practice against these issues.

**It may not be sufficient to totally rely on the information provided by a client and it should be checked with other sources that are readily available.**

For example, the need to check information relied upon when submitting or considering a planning application is one area which arises regularly. Most complaints are submitted by those affected by a proposed development such as neighbours, and a member has a responsibility to the wider public to ensure that the information provided in reports and planning applications is factually correct.

It may not be sufficient to totally rely on the information provided by a client and it should be checked with other sources that are readily available. Past planning applications may provide useful information on land ownership and any possible disputes on boundaries as an example. In a recent case a member was found to have breached the Code by stating that there were badgers on the site.

This information had been provided by a client, but it conflicted both with a past ecology report and the one that had been recently commissioned and therefore was incorrect. Another case related to a new house that was stated to be connecting to the public drainage system but where this was not physically possible. Taking the time to check that all the information provided is correct, or engaging a subject specialist to provide those professional checks, is therefore vital to ensure that the case presented is true and an honest portrayal of the development proposed.

The need to maintain full and robust case files is another issue that regularly occurs. When a complaint is submitted the member will be given an opportunity to provide their comments, supported by evidence, on the issues raised. If case files do not document telephone conversations or other verbal advice it is often difficult to fully address the detail of the complaint. Confirmation in writing is therefore important. However where a client has a low level of literacy and emails and letters may not be useful to them an alternative means of recording both instructions and advice given needs to be ensured. Contemporaneous file notes may be an appropriate way to do this.

These issues may seem to be common sense however they arise on a regular basis and we would wish for all our members to have practices in place that can fully justify and support the information relied upon and advice given.

**For further reflections and support on matters related to professional standards and practice, you can access:**

- [Advice note](#) on ethics and professional standards
- Guidance on [probity and planning](#)
- E-learning module: [An introduction to professional ethics](#)

# Advocating for Apprenticeships



**Amy Powell**  
Planner

Edgars Limited, Oxfordshire

*(The views expressed by authors are their own and do not necessarily reflect the views of the RTPI or their employer)*

I was fortunate to start my career in planning as the first cohort of the RTPI's trailblazer apprenticeship scheme in 2019. I have since completed a Master's degree in Chartered Town Planning at London South Bank University and been awarded a distinction for my efforts, a result attributed to the supportive environment provided by the apprenticeship.

I came to planning after eight years of managing a busy lettings office in Oxford. I was ready for a new challenge and was keen to return to education to enable a new career path. At the time I had not entertained the option of an apprenticeship, as I thought this was reserved for school leavers, however I came across the RTPI's apprenticeship scheme via their website which linked me to my current employer. After meeting with the Director at Edgars I started working four days a week I and I enrolled on to the Masters course at LSBU. The 80/20 split of work and study is a brilliant way to balance learning, and allows you to reflect on how each element supports the other.

Another fantastic element of the apprenticeship is being surrounded by other young planners in your university course. I was amazed by the breadth of the cohort, both through the ages of apprentices, their prior experience, their current job and their location. It was an amazing opportunity to network, learn and share experiences with my fellow apprentices and it really acts to extend your learning beyond university and work. Everyone on the Apprenticeship Masters is in the same situation and so pressures of work and

university are acknowledged, and it's a very different experience to an undergraduate or postgraduate degree course. I am also fortunate at work to be one of four apprentices and so we can share our knowledge and experience between ourselves and support each other.

The RTPI's apprenticeships offer entry at two levels; at level 4 (undergraduate) and level 7 (postgraduate), this provides entry into the profession from several starting points and thus offers opportunities for those who have been awarded GCSE's, or to those who have completed an undergraduate degree already. Apprenticeships are funded by your employer and so there are no up front fees to attend university and you get paid to work at the same time.

For more information on the RTPI's apprenticeships you can [visit the website](#).

Or [click here](#) to hear a selection of our experiences.

I really can't recommend the apprenticeship route more highly to anyone thinking of embarking on a new career, whatever your age. The apprenticeship has provided me with invaluable skills and knowledge which has created a firm foundation for my career for decades to come.

## Get to know... Reece Lemon AssocRTPI

*RAC member and Equality, Diversity and Inclusion (EDI) regional group lead*

### A bit about you

*Originally from Hertfordshire, I've relocated several times and have been fortunate to enjoy a full career to date. I thoroughly enjoyed my first planning role in Oxford at a large multi-disciplinary for a number of years, before taking time out to indulge other passions overseas in Quebec. Like most, my plans changed in early 2020 and I returned to the UK and back to planning consultancy in London before settling on the south coast in Folkestone - a vibrant hub of creativity, community, street art, and cafe culture.*

### Why you chose planning?

*I was always an avid human geographer, and in retrospect planning was always likely to be the career for me. Working through my postgraduate research some years ago became my 'lightbulb moment'; connecting the dots as to how the towns and cities around us come into being, at least partly through the planning process. I'm drawn to creativity, but comforted by organisation and process so as a profession planning seemed - in theory if nothing else - the route forward. I think from experience to date this still rings true...*

### What do you do in your current job

*I am currently an Associate working in private sector consultancy across London and the South East. About half of my work relates to residential development, the other being leisure, commercial or institutional development. I have also been fortunate to be engaged with a number of large-scale new settlement proposals, which helps keeps the scope of my work fairly broad.*

### Why did you join the committee

*When I first started my planning career, I was surrounded by a number of mentors (and very supportive directors!) who encouraged my involvement with the RTPI early. I joined the Committee a number of years ago as a Young Planner representative during my tenure as Chair of the Thames Valley network. Taking time away from the profession reinvigorated my drive, and I was thrilled to be accepted back to the Committee in 2020. I currently represent the South East as EDI Champion for the region, working to increase opportunities for visibility and genuine representation across our membership.*

### What do you do when you are not planning

*Outside of planning I am a keen linguist and writer, and I published my first bilingual (French/English) poetry anthology in 2021, which easily features among my greatest achievements. Otherwise I spend a lot of my time in the water, making the most of a coastal life with a view across the Channel.*



**For further information on any of the articles or events featured:**

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# Levelling Up: A view from the North



## Timothy David Crawshaw

*RTPI President 2022*

**This is an exciting time to be a Planner, and especially exciting for me, as RTPI's new president for 2022. The recent Levelling Up White Paper released on 2nd February firmly puts tackling inequalities on the map. It's an issue that formed a large proportion of my Inauguration Speech, alongside climate change and wellbeing.**

My first reaction, coming from the North and being active in the Tees Valley, was one of excitement (really). This was closely followed by a sense of déjà vu and, on closer reading, a more tempered but still positive response.

Not for quite some time have the structural inequalities of life in the UK been outlined by Government who, in 2016, were not using the word 'inequality' to the same extent. This is important, as it shows clear ambition to provide opportunities for all to gain from the benefits of living in the 6th largest economy in the world. It is both laudable and compelling.

For those of us who have witnessed sometimes large investment locally only to see a small increment in living conditions for the many, the Levelling Up agenda has to demonstrate some new thinking and approaches.

Traditional economic levers often result in opportunities for the few, the agile, the able and the already wealthy. While the establishment of high-tech industries and innovation can provide part of the solution, there needs to be greater community wealth building. I was pleased to see reference to the consideration of a Community Wealth Fund.

This, however, includes mechanisms to catalyse and harness local economic and job creation opportunities through cooperatives and social enterprise that value diversity and differing abilities.

In practical terms I was pleased to see references to truly affordable homes that are decent and efficient to run. The social rented sector has for too long been restricted to the most in need. Once this need has been met, the option to rent a secure and well-designed home with appropriate social infrastructure must be offered as a choice with dignity.

In the interim, as we 'level up', there has to be a realisation that not everyone can or wants to buy a home. The private rented sector, in the hollowed-out cores of provincial towns, cannot provide a decent place to live without significant investment.

The deep retrofit of our inner towns must be a priority if we are to tackle the inequalities in wellbeing and healthy life expectancy. This could provide a future for the high street in refurbished and health-giving communities in an inherently sustainable location.

Brownfield sites are a fantastic opportunity to create sustainable neighbourhoods, but without funding and certainty, as well as the crucial support for Local Plans that propose this, we will be wringing our hands again in 30 years' time.

Of the pillars, namely physical, human, intangible, financial, social, and institutional capital, there is one glaring omission: natural capital.

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The power of nature to help in levelling up appears to be a crucial missing component.

Green jobs, nature-based solutions to climate change, health and wellbeing and the draw of wilderness are all key factors in equitable and sustainable growth. Levelling up must recognise the importance of the natural world and ecosystems services and the role of rural places and industry in supporting healthy towns and cities. For many places, the natural capital is one of the few remaining rungs on the ladder to recovery. We ignore this at our peril.

## Net Zero Transport: the role of spatial planning and place-based solutions



**For further information  
on any of the articles  
or events featured:**

**Please contact:**  
Susan Millington  
[Southeast@rtpi.org.uk](mailto:Southeast@rtpi.org.uk)

This research was carried out by LDA Design, with City Science and Vectos. It explores how different places can achieve an 80% reduction in surface transport emissions by 2030, as part of a pathway to net zero by 2050.

It combines advanced carbon modelling with stakeholder workshops in order to test the impact of forty carbon reduction interventions in four place typologies: a unacentric city, a polycentric conurbation, a regeneration town and a growing county. By setting out an emissions reduction pathway and spatial vision for each typology, it demonstrates the contribution of spatial planning and place-based solutions to transport decarbonisation - you can [read more here](#).

**Book your  
place for the  
face to face  
full day CPD  
day event**

## Young Planners: **United for CHANGE**

Ryan Walker is Young Planner of the Year 2021.

I set out my term as Young Planner of the Year with the aim of raising the profile of Planning and of Young Planners in particular. I was keen to ensure that, as a profession, we confidently cast our net further and wider than ever before as we push our outreach, engage with new audiences and inspire future planners. To achieve this, I developed three commitments to make practical and positive progress towards that aim.

In January 2020 the RTPI published its new 10-year Corporate Strategy with 'Equality, Diversity and Inclusivity' one of four key integrated pillars. Committed to translate policy into practice, the RTPI then developed a more detailed action plan, entitled 'CHANGE', to help accelerate transformation and build a more diverse Institute and profession.

As a keen advocate for a more inclusive, accessible and welcoming profession, I was determined to reflect the values and commitments of CHANGE within my own work. On being awarded 'RTPI Young Planner of the Year for 2021', I set out three key commitments that I wanted to see delivered during my term. Enabling this, I set a collective challenge to all Young Planners spanning the length and breadth of the RTPI's Regions and Nations:

- **Commitment 1:** Each Young Planner Committee will actively support the recently appointed EDI Manager and look at how we can embed EDI into the work of each of our committees. In particular to ensure events, communication, and the composition of our committees are inclusive.

- **Commitment 2:** Each Young Planner Committee commit to host one college or school engagement session. This is to supplement, not replace, any existing university careers event. The aim is to highlight the profession as an exciting and attractive option for students of all backgrounds, placing the profession on every radar as a potential career option from an early stage.

- **Commitment 3:** Each Young Planner Committee commit to host one event with another professional body or community group. This is to demonstrate that we as planners are a collaborative and outward-facing profession, always seeking to create positive synergies for improved outcomes.

The Chairs of the Young Planners Network met in November 2021 to discuss these proposals and unanimously agreed to support the three commitments.

Positive progress has begun, and the Young Planners, with the help of the RTPI, are creating waves of change that will ripple across the UK.

This is the first time collective action has been taken by Young Planners regarding a direct campaign for greater Equality, Diversity and Inclusivity. Young Planners have carved out their own route, spoken as one voice, and responded to this area of great concern. Young Planners have made a bold commitment and are determined to help the RTPI in its long-held goal of generating change in the profession.



*Dr Wei Yang (Immediate past President) presenting Ryan Walker with his Young Planner of the Year award.*

Moving forward, each Young Planner Committee will now work towards implementing the three commitments in their respective Region and Nation during 2022. Positive progress has begun, and the Young Planners, with the help of the RTPI, are creating waves of change that will ripple across the UK. With a greater diversity of voices invited to the table, the more enriched and reflective conversations we will have. I truly believe this approach and these commitments will lead to better outcomes for people, places and the planet.

**Get in touch with Susan, to join the Young Planner steering group:**

**Please contact:**  
Susan Millington

[Southeast@rtpi.org.uk](mailto:Southeast@rtpi.org.uk)



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## Face to face CPD events coming your way...

### Connecting Planning with the Coast

[Tuesday, 21 June / Southampton](#)

The coastal environment is experiencing a number of pressures and initiatives, and in many cases, there has been a focus in addressing those arising from developments close to the marine environment. Find out the links between development and activities inland, and the environmental issues faced along the coast.

#### Speakers will cover:

- Managing waste water and surface water
- Nitrate neutrality
- Alver Valley Country Park Project
- One Horton Heath
- Focus on restoration of sea grass project

### Urban Design

[Friday, 24 June / Oxford](#)

What role does urban design play in planning? The purpose of this event is to discuss the integral role that urban design plays in the planning process. The event will include a walking tour and a master planning workshop.

With thanks to our sponsor:



### CPD Day

[Thursday, 30 June / Brighton](#)

Join us for our first full day CPD where you can choose from a wide range of workshops on topics which have been specifically requested by our members. Attendees will be able to choose up to two sessions covering: specialist and technical planning knowledge; key skills for practicing planners; and issues in professional practice. This provides an opportunity for participants to create a programme which is tailored to their specific interests and needs. It will also be a great opportunity to network with those in the planning profession.

Topics speaker will cover are:

#### Main sessions:

- Planning 2035: The present paving the way for the future
- Biodiversity and Local nature recovery strategy
- Green Planning- Brighton focus

Delegates can select two sessions from below:

- Design and Design code
- Viability
- Negotiation skills with practical example of negotiation under s106
- Presentation skills – Planning inquiry interactive session
- Planning for food
- APC

Delegates booked for the CPD day gets a free ticket to the [Annual Awards Ceremony](#)

### Autumn Legal Update

[Thursday, 6 October / London](#)

Barristers present on topical planning issues at this ever-popular annual event hosted by Landmark Chambers. Looking at new and emerging legislation, recent case law, and the implication these may have. The event will be followed by a drinks reception to allow for further networking and discussion of the issues raised.

With thanks to our sponsor:



## Local Plan engagement with communities and developers

*Tuesday, 22 November / Milton Keynes*

Engagement is key to successful planning. Drawing on local experience in the South East, hear from speakers who will offer their views on the success of plan making by effectively involving the:

- Public in planning their communities and
- Developers and stakeholders in local plans.

[Click here](#) for more events.

### Get in touch for:

- Group bookings
- Invoicing (booking above £200)
- Speaking opportunities
- Sponsorship opportunities

## Planning Sans Frontieres

**Date:** 15 -16th July

**Location:** Peter Ashley Activity Centre,  
Fort Purbrook, Peter Ashley Lane,  
Portsmouth  
PO6 1BJ

**Book here :** [www.rtpi.org.uk/planningsansfrontieres](http://www.rtpi.org.uk/planningsansfrontieres)

This great annual event is back, this year organised and hosted by South Coast Young Planners! Teams of planners from around the South East come to battle it out for the title of PSF Champion 2022. Attendees will embark on an evening of fun and games, culminating in a fancy dress parade. The event will close with food and a disco before teams retire to their tents.

Teams will be group of 8 and 10. If you are booking as a participant then please ensure that you email your details and details of your team leader to [skennedy@fareham.gov.uk](mailto:skennedy@fareham.gov.uk) copying in [susan.millington@rtpi.org.uk](mailto:susan.millington@rtpi.org.uk)

**Dresscode:** Superheroes and Villains  
**Activities include:**

- Rifle Shooting
- Bouldering
- Archery
- Assault Course
- Initiative Tests

Get in touch with Susan to discuss sponsorship opportunities

With thanks to our sponsors:



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# The RTPI Awards for Planning Excellence 2022



Celebrate outstanding plans, projects and people that demonstrate the power of planning. These awards highlight exceptional examples of how planning and planners have a positive impact on our quality of life in creating exceptional places and protecting our environment. A huge thank you to everyone who entered. The shortlist has now been announced, read more about each [entry here](#). The winners will be announced at our Annual Awards evening on 30 June 2022 at a ceremony in Brighton.

We're looking forward to celebrating with you in-person this year. [Book your place here >>>](#)

**Thank you to our generous sponsors for supporting these awards.**



## Ceremony Sponsor

Francis Taylor Building is a leading set of barristers' chambers specialising in planning and environmental law and related areas of expertise. Members are regularly instructed in relation to a broad spectrum of schemes including residential, retail, leisure and sport, commercial, major infrastructure projects, heritage, minerals, and local development plans. Members provide specialist advice and appear at Planning and enforcement appeal inquiries, Development plan inquiries and Examinations in public and in the courts when challenges are made to administrative decisions.

*"The clerks are absolutely superb and very quick to get back to you." "The team is very agile and very commercial ... and you can discuss things based on client needs."*  
Chambers and Partners 2022

## Category sponsors



### Best project: *Excellence in Planning Delivery (projects)*

Boyer is a multi-skilled leading planning consultancy firm with offices in the South East region including Wokingham and London. As part of the Leaders Romans Group, our expert team of planning consultants, masterplanners and designers combine our experience with local knowledge to bring insight and expertise to every development project. We work with all of our clients in a creative, collaborative and commercially focused way to ensure every project is built for success.



### Best Plan: *Excellence in Plan Making Practice*

Carter Jonas is a leading UK property consultancy working across commercial, residential, rural, planning, development and infrastructure. We are renowned for the quality of our service, expertise and the simply better advice we offer our clients. Our specialist planning and development teams are based out of 6 regional hubs. The teams provide a multi-disciplinary service, working collaboratively with our infrastructure, commercial, rural and residential teams to provide our clients with a truly national service and regional expertise.



### Young Planner of the Year

DHA has grown to be the largest independent multi-disciplinary planning consultancy in the South East, offering town planning & development, transport, design, environmental impact, infrastructure and land advice to clients across the UK. Founded in 1986, DHA has been built on the performance of its expert and highly motivated team, thanks to its investment in staff development and a commitment to delivering high quality support and planning advice.

# Planning Your World site launched to increase understanding of planning profession

Launched in January, the Royal Town Planning Institute (RTPI) new Planning Your World site aims to raise awareness of the planning profession within the general public and illustrate the value of planning within the community.

The new site will host case studies and profiles of current planners to help young people to develop careers within the industry. Victoria Hills, Chief Executive of RTPI explained that the site is a user-friendly hub packed with industry knowledge directly from experts.

*"It is our hope at the RTPI that this new interactive website will be launchpad for potential new planners, who can see that a career in planning is richly rewarding and has a genuine positive impact on the lives of millions,"* said Hills.

The initial idea of a site developed to help grow the understanding of how the planning industry and the role of planners is perceived within the community was first conceived following an RTPI survey aimed to gauge public understanding of the planning profession.

The survey, which spoke to 2000 people in July 2021, showed that, while the majority (73.2% ) claimed to understand the role of town planners, they did not truly comprehend the scope of the profession, nor the ways that planners can positively impact communities, the economy and the climate.

*"[We] were shocked by the results [of the survey],"* said Hills.

*"If we are to train the next generation of planners, we need people to understand the importance of the industry today."*

The results from the survey found that only 28.5% of participants recognised that planners can influence the economy; 32.7% recognised that planners can influence covid recovery and 37.4% recognised that planners can influence issues around climate change and the environment.

Timothy David Crawshaw, RTPI's President in 2022 who launched the website during his inauguration speech, explained that the results of the survey showed a concerning lack of understanding surrounding the planning industry.

*"Planning is about more than just housing and new development. It is a world-changing profession with positive impacts on the economy, health and well-being, as well as holding the ability to tackle the climate crisis. Professional planners take into account the interests of local communities, technical considerations such as transport infrastructure and the environmental impacts of developments to ensure the best outcomes for the local area,"* shared Crawshaw.

Planning Your World will be continually updated with new case studies and profiles to ensure it remains an invaluable source of inspiration and education. Planners are encouraged to share their work on the site following the launch can contact the RTPI's communications department at [contact@rtpi.org.uk](mailto:contact@rtpi.org.uk).

The Planning Your World site can be found at: [www.planningyourworld.org.uk](http://www.planningyourworld.org.uk)

