

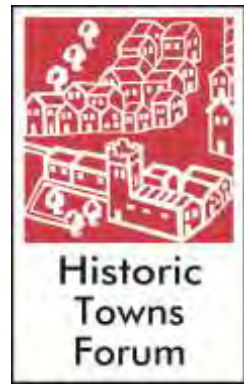
# Is planning an obstacle large-scale development?

Historic Towns Forum

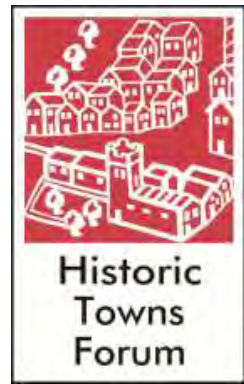
9 November 2012

# Well?

- It can be
- Sometimes it needs to be
- We always think we know best
- The purpose of regulation
- Abuse and denial
- What constitutes a win
- Guidelines for players

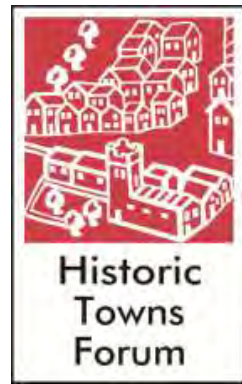


# Acknowledging and balancing interests



- Repairing and replacing infrastructure
- Stagnating trade/rents/values
- Social and environmental decay
- Community dissatisfaction/expectations
- Economic/environmental/cultural policy
- Long term context

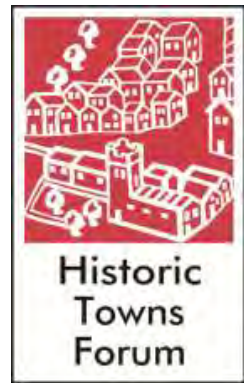
# Local planning authority



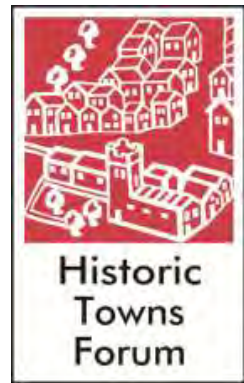
- Core strategy
- Financial need/impact assessments
- Planning brief - costed, phased
- Developer contributions
- Competing commercial interests
- Compulsory purchase and other enabling devices
- Political and senior executive support
- Community expectations

# Developer

- Work with the policy context
- Open-book negotiation
- Scrutinise planning brief and expectations.
- Choose the best design team
- Work with other parties

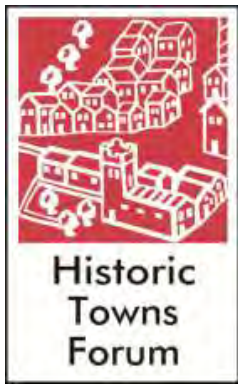


# Other parties



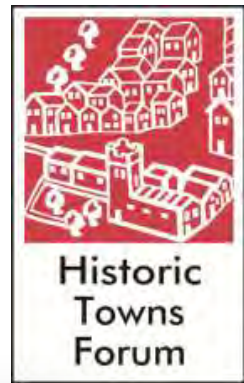
- Demonstrate your representative credentials
- Ensure strategic engagement
- Review your position in context
- Focus on what you might reasonably achieve
- Justify your position
- Recognise a lost cause

# Learning from history 1





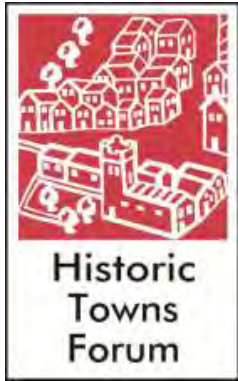
# Learning from history 1



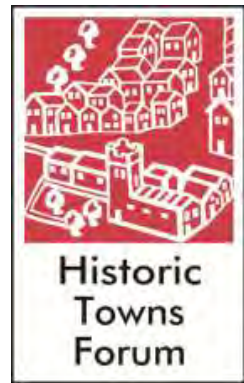
- Risk-averse developer approach
- Low expectations of LPA
- Lack of local experience
- Unwillingness to consider alternatives
- Eventual conversion and acceptance
- Award-winning scheme



# Learning from history 2



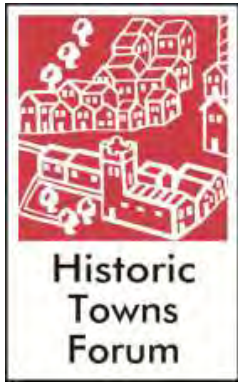
# Learning from history 2



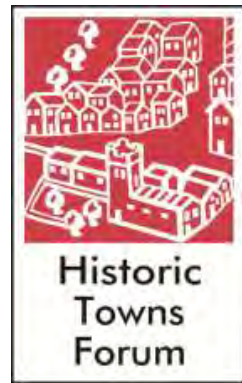
- Unrealistic owner expectations
- Over-optimistic developer
- Over-enthusiastic advice
- Refusal to consider alternative approach
- Expensive and time consuming appeal
- Enforced re-appraisal



# Learning from history 3



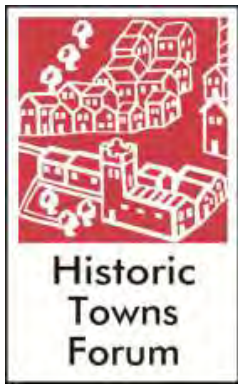
# Learning from history 3



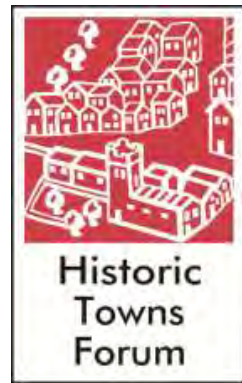
- Unrealistic planning briefs
- Uncompromising developers
- Unreasonable community expectations
- Over-statement of historic significance
- Innovative planning and financing approach
- Willingness to acknowledge other interests
- Recognition of value of heritage



# Learning from history 4



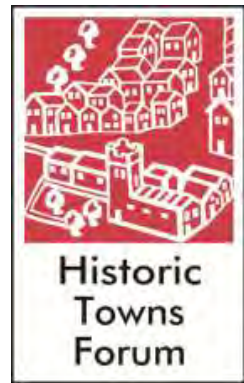
# Learning from history 4



- Failure to appreciate historic significance
- Lack of strategic leadership
- Trading hope value
- Over-ambition of development
- Late strategic ambition
- Unwillingness to let go of heritage

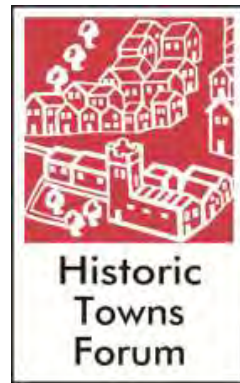


# How not to be an obstacle



- Reasonable and explicit expectations
- Clear objectives and stable requirements
- Recognition of individual and mutual interests
- Engage and close down objections
- Active public sector involvement
- Willingness to innovate and compromise
- Take the long view

# The long view



# The long view

