

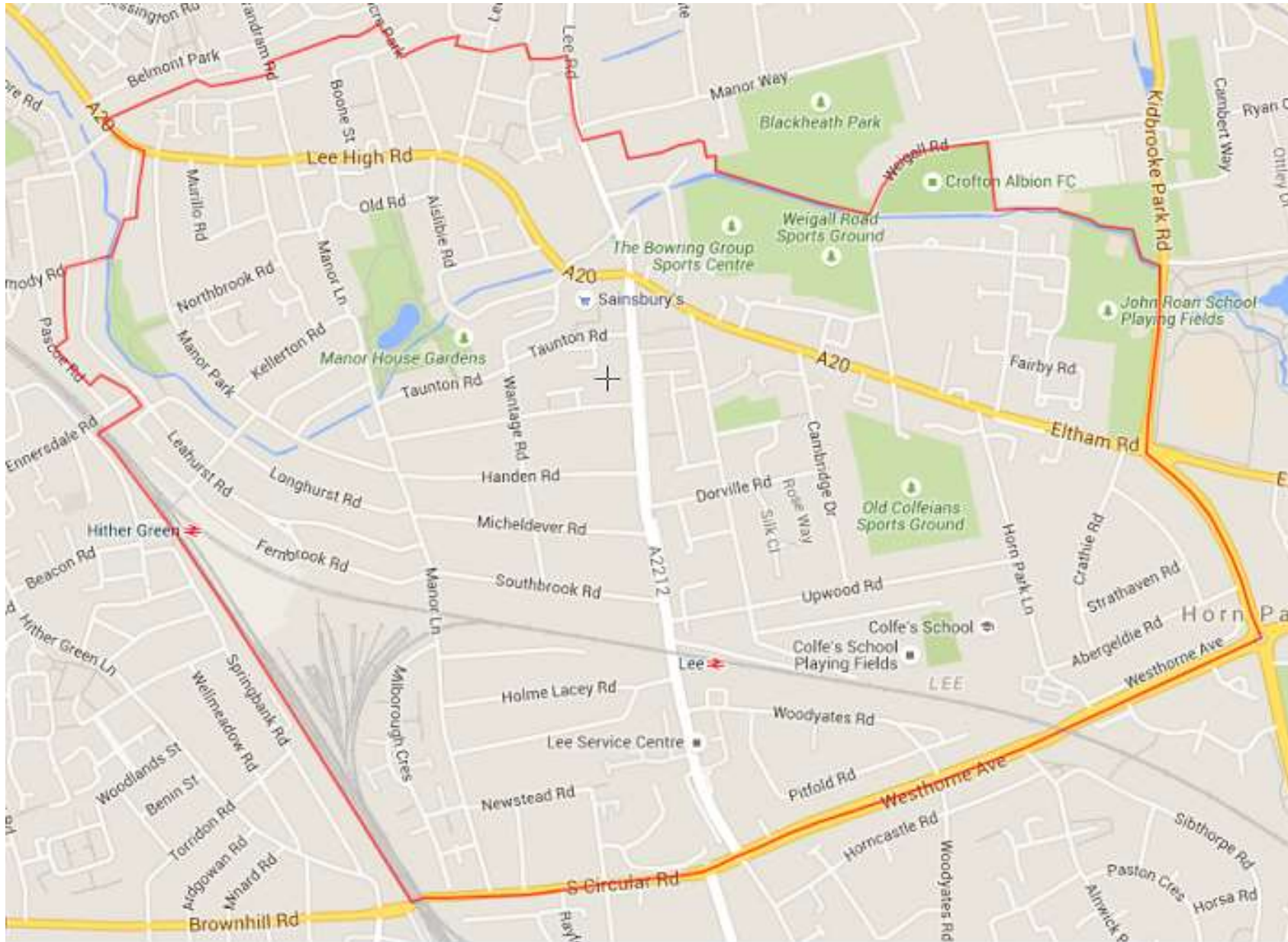
What Does Good Design Mean To Local People?

Can Communities Realise Their Aspirations Through Neighbourhood Planning?

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Lee (Neighbourhood) Forum Est 2016



How do we know what Local People want?

Where Consult

- Forum events
- Community events
- Network eg with other local groups and councillors
- Find people where they are eg train stations, housing estates, supermarkets, schools, churches
- Engage in other things people interested in to get them interested in planning eg derelict buildings, flytipping, leaseholder and environmental health issues
- Online and in person

How Consult

- Be Neutral (politics and planning)
- Be Transparent and Honest
- Collaborate (eg developers, councils, national and local groups)
- Have Strategy to reach representative of the area housing tenures, ages, ethnicities etc



Meet People
Where They
Area. Don't
ask them to
come to you.



Explore – Important!



Organise Topic Specific Events



Brainstorm



Educate



Design Codes

Non Leading Questions

Local Illustrative examples



Right. Manor Park, Lee Forum area. Use of starkly contrasting geometry, materials and fenestration does not attempt to create an extension, rather an addition of the original house, from which the addition is clearly legible. Although the materials are not typical of the area, the use of timber softens the impact and fits in well with the mature landscaping and the riverside location. *R2 Studio Architects*



Right. Weardale Road, Lee Forum area. New build house's sharp geometry, accentuated by contrasting render to the adjacent Victorian terrace, is defined by challenging constraints of the infill site, with its riverside location. Fenestration is limited and playful. Setting point lines with frontage of adjacent terrace, and a relief line in the render with adjacent eaves. Top floor is set back to reduce its impact on the street scene. *31/44 Architects*



- Designed walks around design areas
- Pull together Consultation results
- Locality Design Code Package (AECOM)
- Local Experts eg Architects, Heritage and Planning professionals
- London Architecture Schools

What People in Lee Green Want



(How) Can Neighbourhood Planning Realise what Local People Want?

How in Neighbourhood Plan? **EXAMPLE 1: New Tigers Head**

Priority Project

Recommended Further Actions

Planning Policies around Heritage

Result: Good Progress

Refuse Officers

S215 Town and Country Planning Act

Environmental Health Orders

Empty Dwelling Management Orders

Revitalised and Reoccupied

Applied Conservation Area

Why?

Doesn't threaten/reinforces Council priorities

Relatively weak landlord

Low Stakes



(How) Can Neighbourhood Planning Realise what Local People Want?

EXAMPLE 2: River Quaggy Trail

How in Neighbourhood Plan?

Priority Project

Recommended Further Actions

Planning Policies

Result: Some Progress

Council Funding BUT

Council support patchy

Local Developer Support

Reluctant Landowners

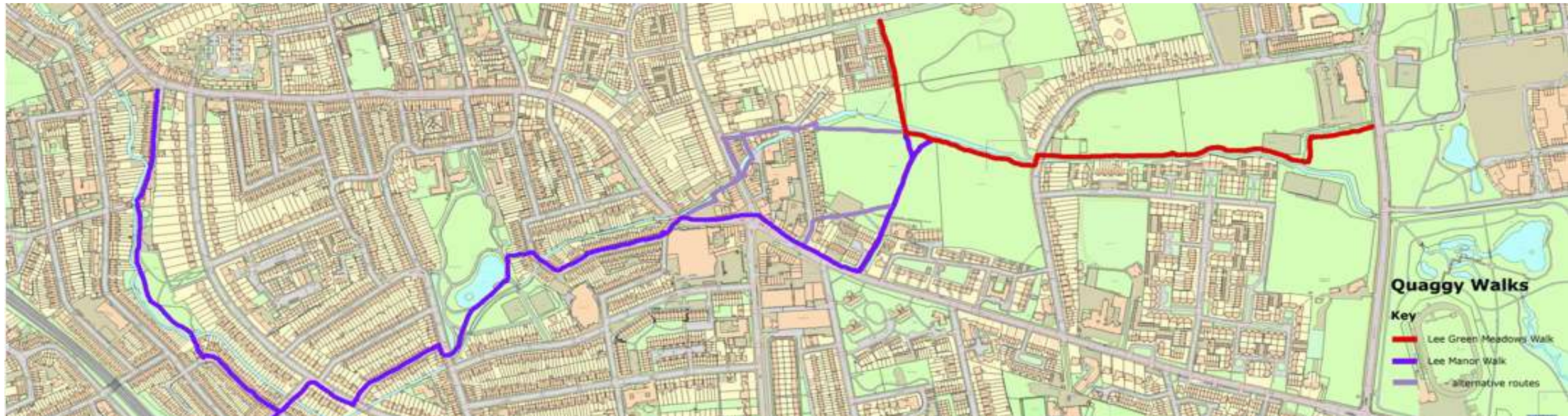
Why?

Reinforces Council priorities on paper BUT

Support in practice Slow

Variety of landowner power/engagement

Medium Stakes



(How) Can Neighbourhood Planning Realise what Local People Want?

EXAMPLE 3: Leegate Shopping Centre

Current



2012-2015



2015 Planning Application (ref. DC/14/090032)

2015-2018



2018 Planning Application (ref. DC/18/107468)

2085-2022



How in Neighbourhood Plan?

Priority Project
Site Allocation
Planning Policies

Result: Poor progress

Emerging Neighbourhood Plan
and Local Plan disregarded
No meaningful involvement of
community
Some aspirations achieved but
incidental
Unfortunate encounters

Why?

Powerful Developer
Strategic Council/London site
but not strategic level of Council
resource/ attention
High Stakes

Who Are The Best Guardians of Good Design?

National/London Government?

- Planning System
- National/London Strategic Decisions

Councils?

- Locally Strategic Decisions about Future Needs
- Lack of resource in Planning Departments
- Pressures on Councils eg from Mayor of London
- Lack of expertise on Planning Committees
- What should be the Role of Politics?

Developers?

- Commercial Profit Motive Priority
- Lack of Knowledge of Community
- More Resources than Councils or Communities
- Access to Expensive Experts/Lawyers

Communities?

- Experts in Local History and Area
- Experts in Current Needs
- Least Resources and Expertise
- Democracy is inefficient tool

Does Neighbourhood Planning Give Communities a Voice?

Yes!

- Educates community eg Locality support, networks of other neighbourhood planners
- Increases council obligations to support community
- Gives community powerful tool of planning policies
- Gives community a 'way in' to other council and developer resources and support
- There is no alternative

But....

- Manage expectations
- Be willing to compromise
- Don't lose sight of the Big Picture
- Remember the Small Wins

How Get Best Design?

Collaborate. Listen. Respect.

