

Planning & Development

# INSITE

From Carter Jonas

ISSUE 6 | SPRING 2019

THE AGEING POPULATION | AIR QUALITY | GENERATION RENT

## HOMES FOR THE HOMELESS

Award winning architect, Peter Barber, on the housing his practice have designed for the homeless



NPPF2 | RISING TEMPERATURES | HOMES ENGLAND

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# WELCOME

## Welcome to the sixth issue of Planning & Development Insite.

Once again, we have focused on covering the hard-hitting topics which are not just shaping our industry, but how we live our lives. Official estimates suggest that the number of people sleeping rough in England has hit a record high – after a 73% increase over the last three years. Following this statistic, Planning & Development Insite spoke to Peter Barber about what his architecture practice is doing to design better homes for the homeless. We also speak to brothers Tom and James Teatum, founders of Noiascape about ‘Generation Rent’ and the rise of co-living. Additionally, in my favourite article of this issue, we introduce you to some of our people at Carter Jonas, stepping into their shoes to understand their day from waking up to lights out. Once again, a big thank you to all of our contributors to this issue and I do hope you enjoy reading!



**James Bainbridge**  
Head of Planning & Development

# OUR NPPF TOP 10

Six years after the original publication of the NPPF and following a consultation last year, an updated version of the National Planning Policy Framework was published. Here we describe our view of the top 10 most important policies within the new guidance.

**What are your thoughts on the updated version of the NPPF?**

Tweet us @carterjonas  
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**01. DEVELOPMENT PLANS**  
The revised NPPF stresses that the planning system be 'genuinely plan-led'. Local Plans, which are required to look ahead for a minimum 15-year period, will be reviewed every five years.

**02. A STANDARD METHOD FOR ASSESSING HOUSING NEED**  
The most momentous change is the Government's commitment to a standard methodology for assessing local housing need which potentially averts lengthy disputes at Local Plan examinations.

**03. ALLOCATING NEW HOUSING**  
Local Plans must, at a minimum, 'seek to meet the area's objectively assessed needs' using the MHCLG's new standard method. Allocations may also be required to accommodate for any need that cannot be met by neighbouring local authorities.

**04. DUTY TO CO-OPERATE**  
The new NPPF requires that LPAs prepare and maintain 'statements of common ground' with neighbouring authorities, strengthening the existing legal duty to co-operate on strategic matters that cross administrative boundaries.

**05. MINIMUM DENSITY STANDARDS**  
A significant uplift in the average density of residential development through the introduction of minimum standards for urban housing, encouraging upwards extensions and amending policy on daylight and sunlight - allowing LPAs to 'take a flexible approach...as long as the resulting scheme would provide acceptable living standards'.

**06. LARGER DEVELOPMENTS**  
New settlements and 'significant extensions' to existing towns are encouraged, provided they are well located, well designed and supported by necessary infrastructure and facilities. All planned developments must take into account opportunities presented by existing or planned investment in infrastructure, the area's economic potential and the scope for net environmental gains.

**07. SMALL SITES**  
The proposed proportion of small sites that should be allocated in a Local Plan has been reduced from 20% in the March 2018 draft, to 10% - though additionally local development orders may be used for small and medium sized sites on brownfield land.

**08. NEW EMPHASIS ON DESIGN**  
The new NPPF raises the bar on the design of new development and confirms that design policies in development and other planning documents should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Design is seen as a key component of sustainable development and in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

**09. AFFORDABLE HOUSING**  
The new version of the NPPF widens the definition of affordable housing to include affordable housing for rent (including by the private rented sector), low cost home ownership, starter homes and discounted market sale housing. At least 10% of all homes within a new major development should be available for affordable home ownership. The NPPF also introduces the concept of entry-level exceptions sites for housing in rural areas aimed at first time buyers or renters who require some form of discount.

**10. GREEN BELT BOUNDARIES**  
In a gradual toughening-up of Green Belt legislation, the NPPF states that Green Belt boundaries should be changed only in exceptional circumstances and when supported by a statement evidencing discussion with neighbouring authorities on their capacity to accommodate unmet development need. Local authorities should only progress green belt boundary changes when all other options have been exhausted.





# CAN HOMES FOR THE HOMELESS BE A PLACE OF SHELTER AND SANCTUARY?

**In Kentish Town, a row of little houses looks out over a beautiful allotment garden. Off bustling Gray's Inn Road, a tiny lane opens onto a tree-lined courtyard. In Southwark, a gleaming new academy incorporates an external terrace with a south facing domed exedra. We spoke to Peter Barber of Peter Barber Architects about the thought process behind these schemes.**

Uniting these wide-ranging projects is the fact that they have been designed for the homeless by architects *Peter Barber Architects*. Some include training rooms and drop-in facilities, others a community café, but essentially they are all homes.

Peter Barber, founding director of the award-winning practice regards each project not as an isolated scheme but as intrinsic to the city's backdrop.

Barber's design philosophy - which is inspired by the Marxist critic Walter Benjamin - is that streets and public spaces should be designed first; domestic layouts then follow. All housing projects are ultimately a celebration of the public social life of cities: "I'm for street based neighbourhoods - they are an ingenious and effective means of organising public space and essential to the social life of cities. I like to try and arrange our projects as a network of streets often interspersed with little public squares and gardens. I aim to align streets so that they create handy short-cuts and strong spatial and visual connections with adjacent and sometimes socially and functionally diverse neighbourhoods."

## THE STATS

**150**

Each day 150 families are made homeless because they can't keep up with their rent payments

**1 in 200**

1 in 200 people are homeless or living in inadequate housing

**45**

The average age of death for a homeless person is 45

**4,751**

Latest figures showed that 4,751 people slept rough across England on any given night in 2018

Another common characteristic of these schemes is an emphasis on shared open spaces. As Barber explains, when designing for the homeless, facilitating communication is key to success: "Traditionally hostels were characterised by dark and threatening spaces. Circulation was often labyrinthine, with twists and turns that increased a sense of vulnerability, and Dickensian, prison-like entrances that created a divide between residents and staff. We have focussed on the courtyard as a much more positive way of circulating - one that lends itself to unplanned encounters, and hence improved communication.

"Where possible, all bedrooms look out over a shared garden or courtyard. In some cases our client has introduced a therapeutic gardening project together with funding for gardeners, training in horticulture and advice on nutrition."

Partnership is crucial. In addition to establishing positive working relationships with local authorities, Barber has enjoyed working with charities such as St Mungo's Community and Housing Associations like Circle 33 Housing Group, East Thames Housing Group and Southern Housing. Barber is equally positive

about the private sector. "We've had some great private sector clients, who understand the commercial and social benefits of good design."

Barber's heroes range from the great nineteenth century philanthropists to post-war modernist architects such as Neave Brown, whose, "Buildings and streets, terraces, roof gardens and public parks, all alive with greenery and colour, form a magnificent backdrop to people's lives."

Another enduring influence on Barber's work is the reforms of the last Labour Government, specifically the Places for Change programme. This, Barber states, was successful because, "Unlike most policy-makers, the then Government took advice from a wide range of relevant sources and genuinely understood the need to use hostel design to increase self-esteem and equip people to make their way back into society and housing, while also addressing challenges such as problems with mental health and addiction."

Barber is encouraged by the Mayor of London's approach to homelessness, but fears that a London-wide policy on areas such as densification and parking are not

always adopted in practice by suburban authorities.

He is also concerned that the current lack of housing and growing need is not being adequately addressed and is in desperate need of public funding.

**“DESIGN MATTERS, BUT SADLY MONEY MATTERS EVEN MORE”**

"Design matters, but sadly money matters even more. This country needs a new social housing programme, through direct taxation". Barber's vision for the future is a holistic approach which provides not just thousands of new houses, but communities structured around shared open spaces, providing a framework for a social society. The Benjamin-inspired manifesto applied on a national level and an extension of Barber's unquestionably successful approach to prioritising communication through design.

*—Peter Barber established his own practice in 1989. He is currently a lecturer and reader in architecture at the University of Westminster. He has been described by the Independent as one of the UK's leading urbanists.*



# WHAT IS THE ROLE OF MASTERPLANNING IN MITIGATING CLIMATE CHANGE?

**In the heat of the summer, the Environmental Audit Committee published a report warning that UK temperatures could regularly reach 38.5°C by the 2040s, and that 7,000 heat-related deaths could occur every year in the UK by 2050 if action is not taken.**

As developers and planners, we are among the many who have the means to reduce the numerous and undeniably dangerous effects of rising temperatures.

There is no doubt that the industry has already made significant progress in flood prevention, energy efficiency and renewables. But of those many new schemes which admirably address today's challenges, how many will withstand the tropical summers of the 2040s?

And where claims of mitigating the effects of climate change have been made, will these schemes still stand up to scrutiny? It has been suggested that developers may face legal claims for damages and costs where properties fail to perform given the extensive projections on global warming.

Jonny Clayton, head of masterplanning at Carter Jonas explains the important role that masterplanning has in tackling increasing temperatures.

"The first stage in protecting a proposed scheme from the very real

dangers of increased temperatures is to gain a comprehensive technical understanding of a given site and the natural systems of the land in order to map constraints. In turn these constraints provide a basis for developing a landscape-led layout and massing of built form. In addition we need to include measures to prevent flooding, which are well understood and widely implemented, so developments can be planned to withstand the increased risk of subsidence caused by shrinking clay soils. Some new buildings will require deeper foundations, depending on the ground on which they stand and the proximity, size and species of adjacent trees.

"Approaches to open spaces, water courses and the distribution, density and height of buildings should be reviewed to take projected increases into account. Outside spaces, particularly those with water bodies, will be of increasing importance. This is not only for leisure purposes, but because of the benefit that trees and vegetation bring in helping to reduce the urban 'heat island' effect. Wildlife ponds within green space and water fountains in the public realm are great for cooling, but should run from local sources, such as harvested rainwater, wherever possible, and should have a subsequent use."

With our lawns still testifying to the recent hot, dry summer, it is also worth considering alternatives to traditional lawns. "Ensure the design of surfaces

can withstand drought, and take in to account the likelihood of more intense use, permeability, potential for causing dust and for soil erosion", Clayton advises.

"Deciduous trees can provide shade in summer, while permitting solar gain in winter. Similarly, plants, shrubs and trees should be selected carefully. Beech trees in eastern and southern England have already experienced some dieback during recent droughts while species such as Corsican Pine are predicted to benefit most from climate change."

Finally, Clayton warns, "It goes without saying that outside spaces lose their appeal if waste, its decay accelerated by the warmer climate, is not adequately managed - so appropriate storage and disposal of waste should feature in scheme layouts at an early stage with provision for ease of collection."

Current policy on climate change is not as constructive as we might expect. There are concerns that, following Brexit and the repeal of the European Communities Act, the UK law will not enshrine all EU environmental regulation. An Environmental Principles and Governance Bill is proposed to "ensure core environmental principles remain central to government policy and decision-making", but following initial consultation on the Bill, experts expressed concerns that future UK legislation would be light on environmental protection.

**“OUTSIDE SPACES - PARTICULARLY THOSE WITH WATER FEATURES - WILL BE OF INCREASING IMPORTANCE”**

Additionally, concern was raised when the first draft of the new NPPF deleted a footnote in the 2012 version which set out the important role of planning in implementing the Climate Change Act 2008, though this was later rectified.

And furthermore, the number of Environment Agency staff working in planning and development control roles dropped by 40% between 2011 and 2014. A report from the 'Adaptation Sub-Committee' on climate change claimed that while advice continued to be given on major developments, specific advice was not being provided on 'thousands' of minor planning applications in the floodplain each year, which would have an 'unknown' cumulative impact.

We don't usually think of planning as a career with power over life or death, but clearly the industry does have the opportunity to reduce the ill effects of climate change, and as the threats increase, this is perhaps the most important aspect of our work.

*—Jonny Clayton heads up the masterplanning team. He has a broad skills base of project experience encompassing conceptual design, masterplanning, urban design, detailed design and project implementation.*

*The recently added water feature at the approach to Southsea Castle, Portsmouth, part of the city's seafront masterplan*

# HOW CAN WE BUILD FOR THE BABY BOOMERS?

**It is nearly 75 years since the post war 'baby boom', and we now find ourselves with a shortage of specialist housing that will allow our ageing population to downsize and release much needed family housing to those in need. Planning & Development Insite considered where the answer may lie.**

It would be naïve and simplistic to assume that all older people have the same needs, and it would also be wrong to assume that creating communities specifically for older people is the answer. As is clear from the increasing political divide, crudely recognised as the Corbyn-supporting pro-European youth versus the older Conservative Brexiteers, age segregation is a factor in today's society.

Peter Edwards, a Partner at Carter Jonas, has considerable experience in the retirement housing sector and acknowledges that different locations will appeal to different age groups and that communities are often out of balance. A similar divide is frequently found within local authority areas, where older people tend to dominate larger houses in established, often more rural, areas with younger people tending to dominate new urban estates. Research by McCarthy & Stone, the provider of retirement homes, has revealed that there are potentially 4.1 million people who could downsize and if they were to move, approximately 2 million existing bedrooms could become available.

In summary, the UK's population is ageing fast. There are now more people over 60 than under 18 and in the next 17 years the over 65 age group is projected to rise by more than 40%; which is likely to polarise communities further. If age segregation is defining our

communities today, then action must be taken to prevent it escalating further.

Earlier this year the House of Commons Communities and Local Government Committee assessed the current state of housing for older people. It referred to research which found that only 15% of local councils were adequately planning for retirement housing. However, a number of councils were noted for adopting a progressive stance; Sunderland City Council for example provides for a variety of specialist housing policies in its Local Plan, whilst Central Bedfordshire publishes a Housing for Older People strategy, which addresses the area's demographic profile and identifies market opportunities for its older residents.

**“THERE ARE NOW MORE PEOPLE OVER 60 THAN UNDER 18”**

“Typically, older people tend to gravitate towards housing located close to local amenities’, says Edwards. “Consequently, infill or brownfield sites in central locations should be ideal in meeting the specific needs of older people and at the same time reduce the problems associated with segregation.

“However, housing types are diverse and are targeted at different sectors of society by offering a range of unit sizes, tenures, and levels of affordability; with a range of products available to help renters, sharers and house buyers onto the housing ladder. This variety is reflected in how housing is being delivered, including: community-led housing, self-build housing, co-operatives, co-housing, leasehold

schemes, extra care/sheltered housing, retirement housing/senior living, retirement villages, home sharing and traditional housing, all of the specialist house builders competing with the mainstream house builders. And in this context there is significant benefit in local authorities collaborating with health and social care teams.”

However, developers face obstacles in providing specialist housing. Responding to the Committee report mentioned above, the Home Builders Federation has acknowledged that retirement housing providers struggle to compete with the national house builders because their gross development costs are higher due to a need to provide specialist facilities and communal spaces, in a market place where the supply of suitable land is limited. The fact that specialist housing attracts CIL and Section 106 obligations is a particular challenge, as is the price of brownfield land being driven up by the mainstream house builders competing amongst themselves for prime central sites.

“The best way to ensure an adequate supply of specialist forms of housing would be to exempt developers from CIL payments and affordable housing contributions, allowing savings to go towards on-site community facilities and domiciliary care provision’, says Edwards. “Specifically allocating land for retirement or extra care living would also have the effect of making specialist accommodation more affordable to those on lower incomes and those with limited savings.

“Most of all, we need a holistic approach which involves specialist housing providers, developers and

Government developing policies, products and services that can be used to both deliver specialist housing and incentivise aging relatives to downsize to accommodation more appropriate to their needs. We need new insurance products that allow individuals to plan for their old age; ensure it's easier for retirees to make best use of equity release schemes; consider the relaxation or graduation of stamp duty and introduce tax relief for careers (both professional careers and family members)”.

**“THERE ARE POTENTIALLY 4.1 MILLION PEOPLE WHO COULD DOWNSIZE”**

Essentially, any development that prioritises health and social benefits, is well located and offers a variety of amenities can appeal to young and old alike; meaning that neither group feels isolated. The answer seems to lie in ensuring the older generation remains an integral part of the community and with this in mind we need to plan in a holistic way and create environments that are accommodating of both young and old. Again the issue is one of location, funding and high quality design with government and developers working together more closely.

*—Peter Edwards is a chartered town planner with over 30 years experience. He was a graduate at Healey and Baker and a director of DTZ. He set up Planning Perspectives in 1997 which was bought by Carter Jonas in December 2014. He provides planning and development advice to private sector clients.*

Recent research by the International Longevity Centre (ILC) has revealed some very interesting statistics in relation to later life housing and housing-with-care and the interaction between funding, legislation and planning.

**515,000**

There are around **515,000** specialist and extra care homes in England

**30,000**

Construction numbers peaked at **30,000** units in 1989, but for the past decade have averaged **7,000** units per annum

**160,000**

If construction rates continue at this slow rate, there could be a retirement housing shortage of **160,000** in 2030, increasing to **376,000** units by 2050

# the caps are off!

## Is this the answer to delivering enough affordable housing?

After years of wrestling with the constraints of the Housing Revenue Account borrowing cap, the shackles are off, allowing councils to borrow money to fund housing. Planning & Development Insite looks at how this change in legislation may be a solution to our UK housing crisis.

It is not often that positive economic news brings back memories of the 1970s, but when Theresa May made the announcement at the Conservative Party conference this year, an appreciative audience from across the political spectrum recalled a boom in local authority housing four decades previously. Back then, the public sector was responsible for 40% of all homes built, compared to just 2% today.

The cap has been in place since April 2012 when council housing was made self-financing and the Treasury, nervous of growing national debt, sought to curb borrowing. Caps were based on the old Housing Revenue Account (HRA) subsidy system but it was widely felt that the limits bore little relation to individual councils' needs. In 2013, research by the Chartered Institute of Housing showed that many local authorities with pressing needs – including Greenwich (which had a waiting list of 11,000), Dudley (6,000), Exeter and Harrow (4,000 each) - had no borrowing headroom at all and resources were consumed entirely in retro-fitting existing stock, meaning that they had no capacity to build new homes.

The Ministry of Housing, Communities & Local Government has announced with the freedom that the changes will bring, local authorities can now build approximately 10,000 additional homes each year. Removing the borrowing cap, the Ministry claims, is also likely to diversify the house building market, with councils being better able to take on projects and sites that private developers would consider too small.

It was almost half a century ago that councils last built anything like this amount of homes a year: in the 2016-17 financial year, councils in England built only 1,840 homes.

The reversal began a year ago, when in the Autumn Budget the Government raised the borrowing cap for councils in areas of high affordability by £1 billion to help achieve its overall new homes target of 300,000 homes per year. Bearing in mind that private housebuilders in England typically

provide just 150,000 units per year, the 300,000 target was unlikely to have been met without a significant increase in supply by local authorities: hence October's announcement to remove the HRA borrowing cap altogether.

The industry has greeted the news extremely positively. Brian Berry, chief executive of the Federation of Master Builders, described the decision as "The most exciting and potentially transformative announcement on council housing for many years".

Ruth Davison, executive director of public impact at the National Housing Federation said, "We are so far off building the number of homes we need that councils and housing associations must be able to do more. This announcement will allow housing associations to work more effectively in partnership with councils, pooling their resources and maximising their impact."

Tom Kenny, policy officer of the Royal Town Planning Institute said that, "The Prime Minister's move to scrap the HRA borrowing cap is warmly welcomed and needs to be rolled out immediately. We also need to give councils more powers to assemble sites with the infrastructure needed to support them, with land at the right price to build more homes, quicker, either themselves or via a diverse set of housebuilders including housing associations, self-builders and SMEs."

Colin Brown, partner, Carter Jonas, has seen significant variations in council funding throughout his career and welcomes the change. "Councils are in a strong position to borrow", he explains. "Their average debt per dwelling is only around £17,000. Because of this, councils typically have a gearing ratio significantly lower than that of developing housing associations.

"Furthermore, much of the easily accessible potential development land is linked to existing estates and councils are well placed to release this – in some cases. In Cambridge, for example available sites are in short supply. The Cambridge Investment Partnership (a joint venture between the City Council and a private developer) has

no alternative but to use privately owned land.

"Councils, like Cambridge, are increasingly acting as developers. In some cases they have lacked the investment to kick-start this process and the removal of the HRA cap opens up this opportunity to them.

"A private company has the advantage of being able to provide a variety of tenures and to use market rent and market sale housing both to address wide-ranging housing need and to cross subsidise the social rented housing. Furthermore, it can generate revenue in a way in which a local authority cannot.

**“IT WAS ALMOST HALF A CENTURY AGO THAT COUNCILS LAST BUILT ANYTHING LIKE THIS AMOUNT OF HOMES A YEAR”**

"Of course the advantages must be weighed up against the need to pay corporation tax, stamp duty land tax and capital gains tax. It can be a tricky balance to strike and local authorities should take advice before rushing into one option or another."

On the overall likely impact, Brown explains, "Many councils have no existing development programme and it will take years to build up an in-house delivery team. We shouldn't assume that they will immediately be able to take advantage of this change.

"Even if it is achievable, 10,000 new homes per year will not make a dramatic impact: it must be hoped that this figure can be ramped up quickly. And most importantly, it's not just a numbers game - we need to make sure we are building the right homes, in the right places, at the right prices."

– *Colin Brown, partner, is head of the planning & development division in the eastern region. He has over 25 years' of planning experience. Colin has been involved in all aspects of statutory planning from both a public and private sector perspective.*

# IS PLANNING 'OUT'?

**“WE HAVE THE POTENTIAL TO DRIVE SOCIAL CHANGE IN THE WAY IN WHICH PLACES ARE DESIGNED”**

**There would appear to be little need for a pressure group to fight for the rights of the LGBTQ+ community. But if so, what is the purpose of Planning Out, the networking group set up for the LGBTQ+ community and its allies two years ago? Planning & Development InSite met committee member Yohanna Weber to find out.**

Yohanna Weber, a member of the LGBTQ+ community and planning lawyer at Fieldfisher, confirms the enlightened attitude of our sector. In her professional life – which spans Australia as well as the UK, and both public (London Borough of Haringey) and private (Eversheds and Fieldfisher) sectors – she has never encountered direct prejudice, and yet she is evangelical about the benefit of Planning Out: “The purpose of Planning Out is to build on the positive culture in planning and development and to directly benefit the sector. Planning has surpassed ‘tolerance’ and we are focusing on the ‘second wave’ of acceptance: the creation of an ongoing culture of openness that embraces differences and sees the value that they can bring to productivity and profitability.

“Planning Out is a forum in which planning professionals can develop professional connections, understand how to share best practice with colleagues and also develop their knowledge of planning matters.”

But Planning Out can do much more than offer networking: it is involved in shaping the physical environment. “We have the potential to drive social change in the way in which places are designed. For example, we are looking at harnessing the skills in the group to create a toolkit to increase facilities in LGBTQ+ placemaking and were consulted by the Mayor of London on the London Plan. Primarily because LGBTQ+ venues contribute substantially to the 24 hour economy, the London Night Czar Amy Lamé, has been keen to meet to discuss issues such as licensing restrictions.”

Planning Out’s membership – which includes planners, lawyers, policy-makers, architects and communications consultants – makes it uniquely well-qualified to provide such wide-ranging advice, and also enables skills-sharing internally. Noticing that Stonewall’s Top Employers 2018 report includes

just six firms from the property sector, alongside 16 law firms, it is apparent that planning could benefit from those in (even) more enlightened sectors.

“The legal profession has done a really good job in supporting LGBTQ+ rights and has been at the forefront for some time,” says Weber. “This could be because, like the property industry, it has always been necessary for law firms to attract excellent graduates and to do so it must demonstrate sound values. It probably also has something to do with a more equal gender distribution in law, a spread across a range of backgrounds – private, public and third sector – and a need to promote CSR credentials to shareholders, clients and partners.”

**“PLANNING HAS SURPASSED ‘TOLERANCE’ AND WE ARE FOCUSING ON THE ‘SECOND WAVE’ OF ACCEPTANCE”**

Much of this, of course, is true of planning and development. The planning world may be intolerant of intolerance, but could be more proactive. “Although I haven’t experienced intolerance, I think there is an opportunity to be more vocal and more visible,” says Weber. “It’s about specifically welcoming people of different backgrounds, putting in place the right symbols, programmes, support networks and policies to embrace diversity.” 85% of Fortune 500 companies have protective policies that address sexual orientation, but such policies are rarely visible on the websites of planning consultants. “These companies are missing a trick: the direct link between visible online policies and attracting talent. And it’s not just members of the LGBTQ+ community who respond positively, an LGBTQ+ friendly policy is a universal symbol of acceptance which has broad appeal.”

In addition to helping shape the physical environment and enabling companies to promote a friendlier face, Planning Out’s role as a networking group cannot be underestimated. “Planning Out is networking with a common denominator. We have found that opportunities for personal networking and professional development of LGBTQ+ people can be much more effective when conducted in an environment that has already broken down the barrier of sexual identification.” As with Young Planners and Women in Planning, it is clear that Planning Out provides a great network for those with a shared link.

So what are the next steps for Planning Out? “We hope that our influence will spread. We were recently highly commended in the Diversity and Inclusivity category of the BPF Tomorrow’s Leaders Awards and plan to build on this in the future, particularly by working more closely with the construction industry in the ‘second wave’ of acceptance, and in addressing the skills shortage in the property world. We want to encourage more people who identify as LGBTQ+ to consider planning as a career as this will widen the pool of talent from which future planners will emerge.”

According to research by Public Health England, around 2.5% of the UK population identifies as LGBTQ+, a figure which is increasing yearly. But at the same time, very few business leaders are openly LGBTQ+: just 0.3% of directors of Fortune 500 companies according to corporate equality network Out Leadership. Evidence that planning is genuinely representative will come when over 2% of planning is comfortably and openly ‘out’.

*– Yohanna Weber is a planning and environment lawyer specialising in the consenting of major development and infrastructure projects. She is also co-chair of Planning Out, a network of LGBTQ+ professionals.*



# WHAT DOES A DAY WORKING IN THE PLANNING & DEVELOPMENT INDUSTRIES LOOK LIKE?

“QUALITY  
COVERAGE  
ALWAYS  
MAKES ME  
HAPPY”

Planning & Development Insite spoke to four people across Carter Jonas to find out what their day looks like from breakfast to lights out, and they definitely have a lot on their plates.

Insite speaks to **Pippa Murray**, head of public relations, based in London. After training as a barrister and working in law, Pippa moved into PR and hasn't looked back since.

We also meet **Kimberley Brown**, an associate in the planning team in the Cambridge office, whose week will vary from meeting developers to site visits with landowners, and recently a trip to the races. That being said, Kimberley still makes time for pilates in the evening.

Additionally, we introduce you to **Dan Sherwood**, an associate partner in our Leeds development team, whose day starts the earliest of them all – having a one-year-old son certainly helps with that.

Last but not least **Johnny Clayton**, our head of masterplanning at Carter Jonas takes us through his jam-packed schedule.



## PIPPA MURRAY HEAD OF PUBLIC RELATIONS

**Pippa Murray, 38, head of PR at Carter Jonas. She lives in Wimbledon, with her fiancé Jon, who is a barrister.**

### MY ALARM GOES OFF

I'm a bit of a night owl so 7.00am is normally the earliest I can manage. I'd love to say that I wake at 5.30am, sip on green tea and am in the gym by 6.00am, but sadly, anyone reading this who knows me would call me out straight away.

### I'M RESPONSIBLE FOR

Public Relations for Carter Jonas. I work in-house with the marketing team and we're supported by a great PR agency. We're tasked with achieving quality press coverage that showcases the work of the teams across four divisions and 33 offices. In a nutshell the majority of our press coverage should spark interest in the firm and drive business to it.

### HOW I GOT MY JOB

I previously worked in-house for CBRE and a colleague there recommended me to my now boss. I wasn't really looking to move but after one meeting and having researched Carter Jonas and learning a little about the culture and ethos of the business, well it was almost love at first sight.

### MY TYPICAL DAY

It's a little cliché to say no two days are the same, but in many ways it's true. We have set pieces of work and meetings that are scheduled throughout the year, but other than that it really varies. As I'm based in London it's vital to visit our other teams across the country so I am regularly visiting our hub offices. Sitting down and chatting to people is one of the best ways to understand what they need and how we can help. As an example, following

a recent conversation with our head of geospatial, Andy Williams, we were blown away with a piece of client work that he's doing. The PR team devised a plan and pitched interviews to some key publications. Interviews with The New Statesman and Raconteur Media followed and coverage was achieved in each as well as on the World Economic Forum website. Not only was Andy's client thrilled with the coverage but he's been invited to speak at two European conferences. The power of PR!

### MY MOST MEMORABLE WORK MOMENT

Simply getting my first job in PR was pretty amazing. I'd trained as a barrister and having worked in the law for a few years came to the conclusion that it wasn't for me. I decided to try something completely different and a friend suggested I'd be good at PR. I applied for some work experience at a company called FTI and two months later I was on the pay roll as a consultant. It was just after the 2008 recession, and as well as wondering what on earth I was doing, I just felt so grateful to have a job; and I've never regretted my decision.

### THE WORST PART OF MY JOB

There are many moving parts to PR and this can sometimes be frustrating for the PR team as well as those that we support. It's not about simply buying an advert and saying exactly what you want, PR is about earned media and that involves an unbiased endorsement which essentially makes it all the more credible to an audience. When we get great coverage it's always worth it, but



there is a lot of work involved and third parties that impact on it which isn't always understood.

### THE BEST PART OF MY JOB

Quality coverage always makes me happy. The definition of quality varies depending on which team and service line we're working with. Whether it's a comment in a key rural trade; a top spot on the CoStar bulletin; a column in EG or Property Week or another main property title; or exposure for a property and one of our agents in a national newspaper, if it's helping support the business I'm happy.

### AFTER WORK

Family, friends, food and wine. I feel blessed to be supported by a wonderful family and a fantastic group of friends who I try to spend as much time as possible with. I run regularly and also do pilates, but a weekend isn't worth it if I haven't laughed and caught up and with the people I love.

### PLAN B

I'm already doing it! Though when I was younger I wanted to be a lorry driver, inspired by Long Distance Clara in Pidgeon Street. Watch this space.

## DAN SHERWOOD ASSOCIATE PARTNER

**Dan Sherwood, 31, is an associate partner in the Leeds development team. He lives in Leeds with his partner Tonya, who is an accountant, and their one year old son.**

### MY ALARM GOES OFF

At around 6.00am. This may sound early to some, however after having my one-year-old son, George, wake me up in the early hours for the last 12 months, 6.00am feels like a lie-in! Although I am now slightly concerned about the fast approaching terrible twos.

### I'M RESPONSIBLE FOR

Development land consultancy and agency services throughout the north of England. I act almost exclusively for landowners, advising them on the most appropriate strategy to realise their land's development potential. Often, I will be tasked with finding a development partner in the form of a housebuilder or a land promoter to take the land through the planning process. Once permission is in place, my role is to sell the land either by taking it to the market or negotiating the value directly with an option holder.

### HOW I GOT MY JOB

I had just become a chartered surveyor and was keen to move from the public sector to a private practice. I applied for a job in Dubai and for a role in Leeds with Carter Jonas. Luckily (I think) Carter Jonas rang me first. Six months and three interviews later, I found myself in the valuation team before swiftly jumping across to join development.

### MY TYPICAL DAY

I am lucky enough to deal with an incredibly diverse and interesting range of clients. They certainly keep me on my toes, but who doesn't like a challenge? Aside from when I am undertaking

development appraisals, my role is very social, which is a huge plus. I spend a lot of time on the phone, talking to clients, visiting sites and negotiating with developers.

### MY MOST MEMORABLE WORK MOMENT

One moment which automatically comes to mind. A client, who was keen to avoid the heavy traffic, decided the best way to view a site was in his helicopter, 12,000 ft above ground. Prior to take-off, I was asked to read out the pre-flight checks, then my door was removed and I was handed a camera. After a wobbly moment over Wakefield, the remainder of the flight went surprisingly well. Slightly alarmingly, my client mentioned afterwards that he had only passed his licence three months prior. Who knew being a development surveyor could be a daredevil profession at times.

### THE WORST PART OF MY JOB

The UK planning system and the time things can take. I know it is a frustration for all those in the process. Often, it can take years to bring a strategic site with potential through to completion.



### THE BEST PART OF MY JOB

From a social and relationship building point of view, I have been lucky enough to attend some amazing events. The highlights include racing formula 3,000 cars and attending MIPIM in Cannes. However, the best part of my job has to be completing on a deal. When you have been working on a job for a significant amount of time, there is no better feeling than ringing the client to tell them the deal is done.

### AFTER WORK

You will find me cooking, spending time with my family and watching rugby league with a beer in hand, particularly Hull Kingston Rovers.

### PLAN B

Hasn't everyone wanted to be Maverick from Top Gun at some point in his or her life? That was plan B at one point, yet after my recent helicopter experience, I think I can now cross 'Pilot' off my potential career list! For the foreseeable future, I'm happy to keep my two feet on the ground.



## JOHNNY CLAYTON HEAD OF MASTERPLANNING

Johnny Clayton, 38, is head of masterplanning at Carter Jonas. He lives in St Albans with his wife Gill and their 16 month old son, Isaac.

### MY ALARM GOES OFF

I'm usually up at around 5.30am every day. I have a 16-month-old son, Isaac, so the first half hour of my day usually consists of trying to wrestle him into a baby-grow. Always with varying levels of success of course. Then I down a couple of coffees and jump on a train into central London.

### I'M RESPONSIBLE FOR

I head up the Masterplanning team at Carter Jonas, which means managing seven people across 30 different projects throughout England and Wales. Our work is really varied, it ranges from town centre regeneration projects to 50 unit residential schemes to 10,000 home garden settlements. I like to think masterplanners are the creative elite of all planning professions, but I don't know if my planning colleagues would agree.

### HOW I GOT MY JOB

I was always the child who loved the colouring crayons. This then led me to train as an urban designer and landscape architect at two different universities, over a six-year period. I always knew I wanted to help design places that people wanted to work and live in, so following my training I spent 10 years within architectural practices. In recent years, I have preferred to work in mix-service

property consultancies. I like the different range of people you come across, it always makes for interesting kitchen chat.

### MY TYPICAL DAY

I have always struggled spending all day at a desk. Lucky my job is very well suited to my temperament and I spend around half of my time attending client meetings, pitching for work and visiting sites or public sector consultation meetings. When I am in the office, I am working on site plans, the adult version of my colouring crayon passion.

### MY MOST MEMORABLE WORK MOMENT

It has to be finishing the first project that I had completely owned from start to finish. I get to work on so many interesting schemes now, but the overwhelming feeling of accomplishment from the first one just made it extra special. I opened a bottle of champagne that evening and kept the cork as a keepsake. I am a big believer in always stopping to celebrate successes in life, day-to-day work can sometimes be so busy that people forget.

### THE WORST PART OF MY JOB

I really enjoy my job. Yet, I always find, alike many other people, that there are

never enough hours in the day. I'm currently waiting for someone to solve this issue; who do I speak to about that?

### THE BEST PART OF MY JOB

The best part? I know this might sound a little cheesy, but it's without a doubt seeing people enjoying a finished scheme that I have been involved with, there is no greater feeling, it always makes all the work worthwhile.

### AFTER WORK

I like playing football. Alas, I'm (very) far from a David Beckham skill level, but I try to play at least once a week with my local team. I also spend a lot of my spare time running YEP Global, which is the largest independent networking group in the industry for rising stars. I'm actually one of their co-founders, so it's a project very close to my heart.

### PLAN B

I would have to say a football manager. I know everyone says this, but I know, or rather think, I could do a great job. That said, I think Pep Guardiola's job is safe for now!

## KIMBERLEY BROWN PLANNER

Kimberley Brown, 29, is a planner in our Cambridge office. She lives in Cottenham, with her partner and their cat, Martha.

### MY ALARM GOES OFF

At 6.30am, I would definitely say I am a morning person. I usually walk through beautiful Cambridge to get to our office, which is in a regeneration area known as CBI. In a previous position, I acted as planning consultant on the project and helped achieve planning consent for the building I now work in. As a planner, that's a really nice position to be in.

### I'M RESPONSIBLE FOR

A wide variety of tasks, including preparing planning appraisals; applications; appeals and representations. I essentially manage all aspects of my clients planning needs from assessing a sites potential, advising on the most effective strategy to achieving our clients desired outcomes and managing the consultant and technical team to help us get there.

### HOW I GOT MY JOB

I actually applied for a role at Carter Jonas back in 2012 at the start of my career and unfortunately I was not the successful candidate. However, I bumped into various members of the Carter Jonas team over the years (Cambridge is a very small city) and I always kept in touch. A few years later, when I was looking for a new challenge, I applied again and this time around, I got the job!

### MY TYPICAL DAY

I know it sounds cliché but every day is different and that is why I love my job. A recent week consisted of meetings with developers to discuss a number of

large residential developments, a site visit with a landowner to consider the sites significant heritage constraints; a day in London discussing the delivery of the Oxford-Milton Keynes-Cambridge growth corridor and a day at Ascot watching the races – lucky me!

### MY MOST MEMORABLE WORK MOMENT

It has to be a presentation I was asked to make to a planning committee without any warning or preparation. At the time, it was stressful, but I knew the project inside out and the presentation went really well. It gave me the confidence boost that I needed and was a turning point in order for me to push my career to the next level.

### THE WORST PART OF MY JOB

Attending public consultation events can sometimes be challenging. More often than not, the people who attend are not supportive of development and can therefore, very occasionally, be quite unpleasant. However it does happen rarely, so I just view the odd disagreeable encounter as character building.

### THE BEST PART OF MY JOB

Has to be shaping the city I live in. Being able to walk past a building that you helped gain planning permission for is a fantastic feeling. I truly believe that being a planner gives me the opportunity to shape the world around me for the better, and that undoubtedly is the best part of my job.

### AFTER WORK

During the week, there are always a lot of industry events going on in Cambridge that are great for networking and catching up with contacts – I try to attend as many as possible. Alternatively, I will go for a (short and slow) run or head to a pilates class before dinner and then I am always early to bed ready for the 6.30am alarm.

### PLAN B

I was a keen ballet dancer when I was younger and had aspirations to be a ballerina. I stopped going to classes as I started focusing on my studies. I still love going to the ballet and theatre and often wonder how different my life could have been...



# IS CHANGE IN THE AIR?

**Policies are emerging which will bring some structure and consistency to air quality monitoring and mitigation. This will result in changes to planning processes and building regulations. Planning & Development Insite considers the current scale of the issue.**

Kathryn Woolley is passionate about clean air. An Air Quality Consultant at SLR and member of CIBSE's Air Quality Working Group, she has been concerned about air pollution since her earliest memory: being rushed to hospital in an ambulance on account of her sister's asthma.

Kathryn is one of many who see the need for action. The Mayor of London, also an asthmatic, is determined to reduce pollution in the capital (which, it was recently revealed, is worse than Beijing's), and the Department for Environment, Food & Rural Affairs (DEFRA) is currently consulting on a Clean Air Strategy. Awareness of air quality is of increasing importance to the development industry, with some viewing air quality as a constraint when purchasing land due to the extensive mitigation required.

"There is undoubtedly a need for change", Kathryn explains. "When the lobby group ClientEarth recently challenged the Government's 2017 Air

Quality plan in the High Court it was revealed that around 37 of the UK's 43 monitoring zones fail to comply with the annual mean limit for nitrogen dioxide. Five cities - Birmingham, Leeds, Nottingham, Derby and Southampton - are required to bring in clean air zones before the end of 2019."

While the impact and possible solutions to air pollution caused by traffic fumes are acknowledged, those caused by building emissions is far less understood. Furthermore, there is inconsistency, Kathryn explains, both in assessing the impact of a new building and determining the measures required.

"Currently we spend a lot of time carrying out risk assessments on individual small scale developments. This is costly for the developer and could be both more efficient and effective. Where we know in advance what mitigation is needed, the cost of undertaking a detailed assessment on each small scale development could

be spent implementing the necessary mitigation. On the other hand, many small developments have minimal impact on air quality, but the modelling must be done to avoid having to put in place extensive mitigation measures."

Policy on air pollution is at an early stage, but DEFRA's Clean Air Strategy is rising up the political agenda. Kathryn welcomes a national strategy but has concerns: "Firstly, there is an assumption that access to information will encourage actual change. True, there are websites and apps that can include information on air quality levels, but I am not convinced that they will be effective in changing behaviour. Secondly, the message needs to be carefully balanced to avoid undue concern/stress and unintended consequences.

"But it is reassuring that the Government is committed to a UK-wide goal and recognises the work of the Mayor of London and Scottish Government. Cross-border collaboration is important to allow efficient regulation, as are the effective use of resources (such as shared data), and the avoidance of loopholes should regulations differ from one nation to another."

Policy change is also emerging in the new London Plan. While the current London Plan requires that air condition mitigation measures are included in planning applications, the new proposals could be 'hundreds' of times more effective. "The GLA is investing £10m in improving modelling, data and analytical tools and intends to progressively cut public exposure to World Health Organisation recommended levels. It also includes a personal air quality messaging system to inform people of their local quality forecast, and plans to work with individuals and organisations to enable them to understand how they could

reduce their contribution to air pollution".

Like London, many local authorities across the country are planning to introduce zero emission zones. Birmingham has already presented its plans and other towns and cities have plans in development. The problem for developers is the lack of consistency across local authorities.

Furthermore, the developments most at risk are those located close to major roads, which fall under the control of Highways England, rather than the local authorities.

Another paradox is the damaging impact of the supposedly constructive sustainable measures required by BREEAM. Kathryn cites microgeneration, such as combined heat and power (CHP) units, as being significantly more harmful to air quality than electric power.

The property industry will see some change when new policy is implemented, but developers should also consider the benefits. It was recently claimed that pollution is reducing house prices by as much as 15%, so mitigation will both raise values and make otherwise unviable sites viable.

DEFRA's draft Clean Air Strategy describes air quality as the 'largest environmental health risk' in the UK. The Committee on the Medical Effects of Air Pollutants concurs, estimating the annual mortality burden of human-made air pollution in the UK as equivalent to 28,000 to 36,000 deaths. "The statistics are shocking", Kathryn agrees, "But the solution is out there".

*–Kathryn Woolley, is an associate with SLR Consulting in the field of Air Quality. She regularly carries out air quality impact assessments for a range of developments, from change of use applications, to large masterplan outline application.*

## THE STATS

**37**

**OF THE UK'S 43 MONITORING ZONES, 37 FAIL TO COMPLY WITH THE ANNUAL LIMIT FOR NITROGEN DIOXIDE**

**50%**

**APPROXIMATELY 50% OF AIR POLLUTION COMES FROM ROAD TRANSPORT**

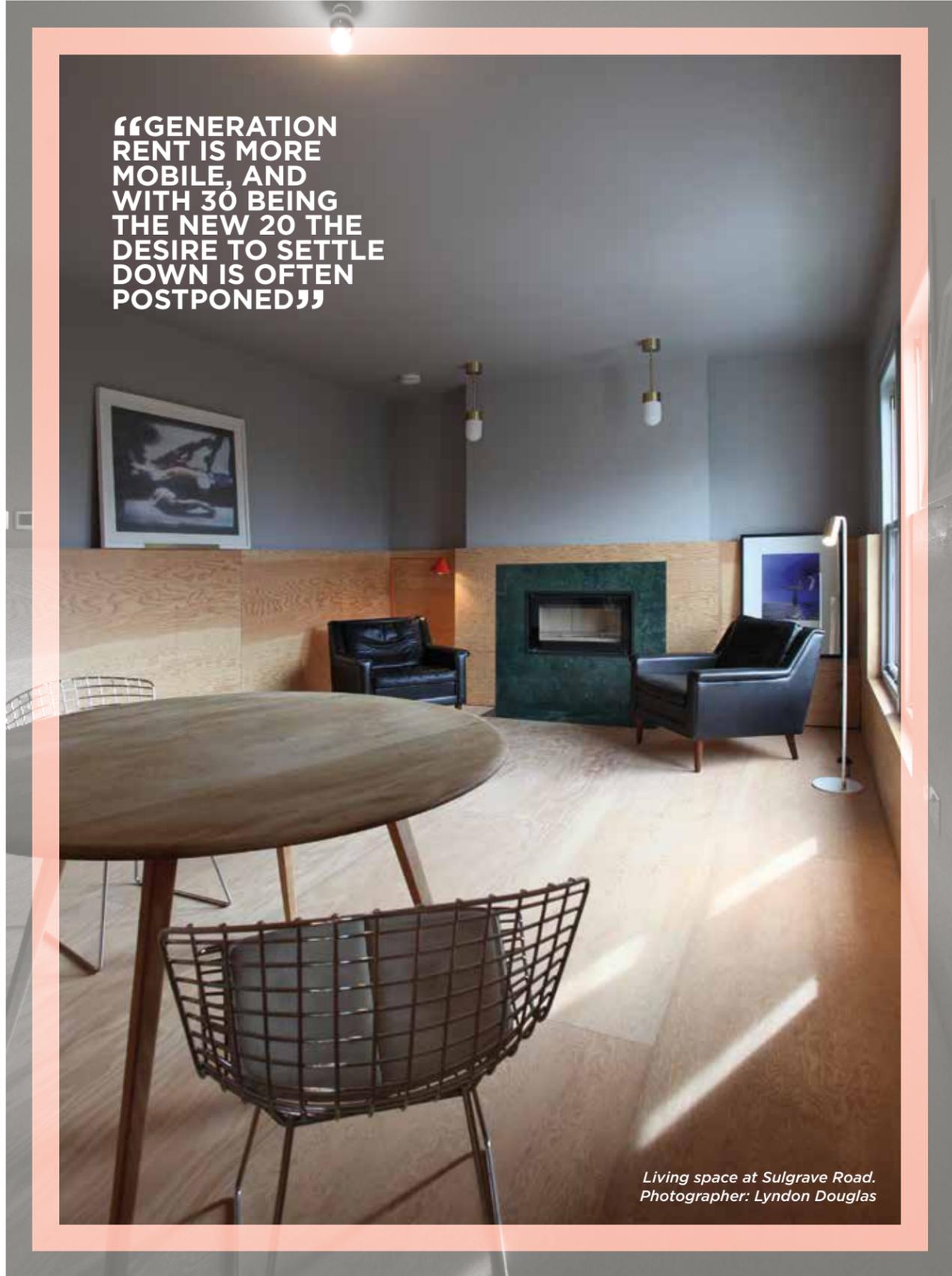
**1/6**

**1 IN 6 DEATHS COULD BE PREVENTED IF EVERYONE WALKED OR CYCLED 20 MINUTES EACH DAY**

**9,000**

**OVER 9,000 LONDONERS ARE DYING EARLY EVERY YEAR AS A RESULT OF TOXIC AIR**

“GENERATION RENT IS MORE MOBILE, AND WITH 30 BEING THE NEW 20 THE DESIRE TO SETTLE DOWN IS OFTEN POSTPONED”



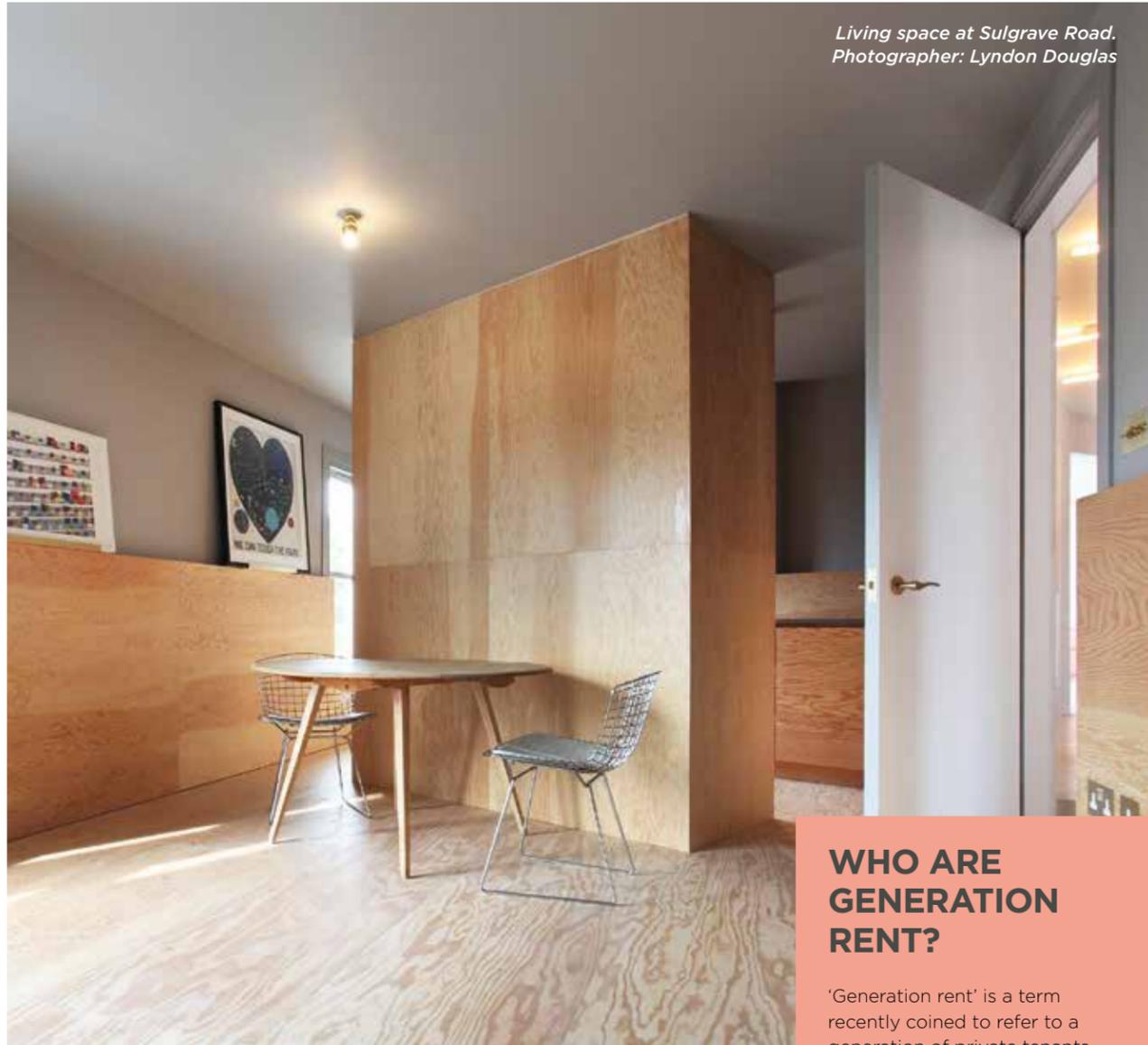
*Living space at Sulgrave Road.  
Photographer: Lyndon Douglas*

# IS CO-LIVING THE FUTURE FOR GENERATION RENT?

**‘Generation rent’ - the term often given to those born in the 80s and 90s - refers not only to housing status, but to a broader demographic change. So, who does ‘generation rent’ consist of and how are they changing rental expectations? Planning & Development Insite investigates.**

The millennial cohort, generally speaking, seeks out services in preference to ownership – Netflix over DVDs, Uber over car ownership, even Girl Meets Dress and Borrow My Doggy over the complexities of a designer wardrobe and pet maintenance.

So it is no surprise that property preferences are similarly affected and that consequently a new form of property is appealing so strongly to ‘generation rent’.



Living space at Sulgrave Road.  
Photographer: Lyndon Douglas

### WHO ARE GENERATION RENT?

'Generation rent' is a term recently coined to refer to a generation of private tenants who either cannot or chose not to buy. The Oxford English Dictionary describes 'generation rent' as 'a generation of young adults who, because of high house prices, live in rented accommodation and are regarded as having little chance of becoming homeowners'. Use of the term has extended beyond the property world, with a recent report by Goldman Sachs describing the 18 to 34 year old age group (also known as Millennials) as placing less value on the ownership of hard assets than other generations.

The Resolution Foundation predicts that as few as 47% of millennials will own a home at the age of 45. The lack of affordability, particularly in London is certainly a contributing factor, but so too is the fact that the employment market is increasingly fluid and consequently 'generation rent' is more mobile, and with 30 being the new 20 the desire to settle down is often postponed. Security is another factor: 81% of potential first-time buyers surveyed by Halifax stated that due to interest rate rises, fluctuating house prices and job insecurity, homeownership was not for them.

Co-living is both a pragmatic response to changing circumstances and a lifestyle choice. It provides apartments large enough for a millennial and their modest provisions, alongside extensive communal facilities which require no maintenance on the part of the tenant, and frequently in a location that would be otherwise unaffordable.

Noiascape exist to meet the needs of those who prefer to rent and in doing so they provide both flexibility and freedom. The name says it all: NOIA means 'new thinking, new approach and new direction', while 'SCAPE' means space, landscape, communities and places.

**“OUR BELIEF IS THAT YOUR HOME STRETCHES BEYOND YOUR FRONT DOOR”**



Bedroom study at Sulgrave Road.  
Photographer: Lyndon Douglas

James Teatum, one of the two brothers who co-founded Noiascape, describes how the unique property-tenure/service was arrived at: "As architects, Tom and I had bought properties over 10 years and retained them, keeping in close contact with the tenants and gaining a better understanding of their needs and preferences. It was our tenants who suggested we set up more co-living spaces. When we looked at the statistic, the evidence was clear: 3.5 million people are predicted to be renting in London in 7 years' time according to the GLA. We also carried out our own research and discovered that tenants typically spend only 17% of their time in their own spaces, preferring instead to socialise outside their own properties.

"This led us to develop a model of co-living which prioritised communal areas: not just spaces, but active spaces where the social side of co-living could flourish.

"So our properties offer everything that is needed in a home (comfort, space, security) and in a landlord (trust, communication, flexibility) alongside a social infrastructure.

"Our belief is that your home stretches beyond your front door, and so the Noiascape community is not limited to individual co-living schemes, but to the wider network: those living in one Noiascape scheme are more than welcome in the communal space of another."

The N unit scheme at Askew Road, west London, best illustrates Noiascape's unique approach to active co-living. On completion, Noiascape used the shared space to host a rotating series of pop-up events, including a reggae record shop, demonstrations by boxing and luxury stationary companies and a sculpture workshop.

Uniting these diverse events is the fact that they were locally-sourced, free to host and free to attend: the intention being that they created links between the new and existing communities.

And the success was tangible: lasting relationships flourished, the activities were widely popular and the sculptor gained 45 commissions, more than he had gained locally in 18 years of living on Askew Road.

Future plans for High Street House, a 15 unit scheme in Shepherd's Bush, include an exhibition by students of the

London Fashion School and cookery demonstrations and supper clubs with local chefs.

**“CO-LIVING IS BOTH A PRAGMATIC RESPONSE TO CHANGING CIRCUMSTANCES AND A LIFESTYLE CHOICE”**

So how does it add up? 'We bring our understanding of space from our architecture background and our commercial understanding from many years as landlords', James explains. 'By offering a range of unit sizes, we attract a range of rents, but none are extortionate. We value and have achieved tenant loyalty, and this accounts for a lot financially.'

While Noiascape is indisputably forward thinking both in its philosophy and its actions, its lack of dependence on the virtual world is very apparent: it markets properties through estate agents, delivers leaflets by hand, and speaks to people face to face. This refreshing approach is surely the real social networking.

# HOW ARE HOMES ENGLAND DRIVING HIGH-SPEED CHANGE?

**Homes England is the Government's vehicle for increasing the delivery of new homes. Highly powered and fully-fuelled, it aims to bring forward more than 1,250 hectares of development opportunities across 221 sites in its first year, and an average of 300,000 homes per year by the mid-2020s. Planning & Development Insite spoke to the executive director, Stephen Kinsella.**

Homes England, which replaced the Homes and Communities Agency (HCA) in January 2018, spans both the public and private sectors. With planning, expertise and – unlike the HCA – land buying powers, the agency's remit is to play a major role in securing land in areas where people want to live, and to support smaller and more innovative house builders into the market.

Stephen Kinsella is the executive director of Homes England and, like his organisation, a private-public hybrid. Stephen joined the HCA as executive director for land in June 2017 and led its £2bn Accelerated Construction Programme. Prior to that, Stephen's experience is the private sector, as growth and partnerships director of Barratt Developments.

Planning & Development InSite spoke to Stephen about the challenge of spanning both the public and private sectors.

"It's fair to say that coming from the private sector has been a benefit when considering our approach for working together with our private sector partners", he says. "I'm able to see both sides of the discussion and understand

the aims and objectives of all involved, and I'm also able to foresee potential issues and can challenge the status quo in order to drive change."

But how do the powers of Homes England differ from those of the HCA? "We can be much more active in the land market, using our increased resources to ramp up the acquisition of land opportunities and develop new ways to partner with other Government departments to bring forward more sites more quickly. We are ambitious about our disposals for the year ahead so we're keen to talk to developers about the opportunities in our latest plan.

"We need to ensure the viability of our developments, and so selecting the right partner for each development is so important. Ongoing engagement with a diverse range of development partners is a key part of this process and helps ensure we are as efficient and effective as possible."

Partnership is a buzz-word with particular significance for Homes England. But what exactly is it that Homes England can achieve which could not be done by the private sector and/or less formal partnerships? "Homes England is a national agency delivering locally, working quickly and with the scale to boost overall housing supply and economic growth.

"There are many sites which the market will not proceed with given the uncertainties and alternative land choices available. This is exacerbated by the limited number of players in the market for land. Delivering the right infrastructure and support to bring homes forward on these sites is an integral part of our operations. As

a Government agency, we have access to funds that enable us to deliver infrastructure in the early stages of development.

"We are creating a new type of organisation – one that will transform the housing market in order to deliver the homes this country needs. We're already making real progress – unlocking land, funding builders of all sizes and creating sustainable change in the market".

But public and private organisations have different stakeholders, different objectives and different success criteria. Does Homes England have a public duty that private house builders do not, and does this conflict with its financial objectives? "Homes England is delivering the Affordable Homes Programme and we are accountable to Government. As such we are committed to ensuring that affordable homes are provided where they are most needed.

"We're prioritising our efforts in the areas of greatest need, to increase completions volume and create a more sustainable housing market. In addition, we have adopted a more commercial approach to respond to the long term housing challenges facing this country.

"Homes England is not driven by the same pure profit business model as volume house builders, and so has greater flexibility to deliver the Government's housing ambitions. We have the potential to disrupt the market, to challenge key partners from across the industry to innovate and collaborate on a joint mission, to provide the country with the homes that it needs.

"By engaging with the industry and understanding the issues facing land

**“WE ARE CREATING A NEW TYPE OF ORGANISATION – ONE THAT WILL TRANSFORM THE HOUSING MARKET”**

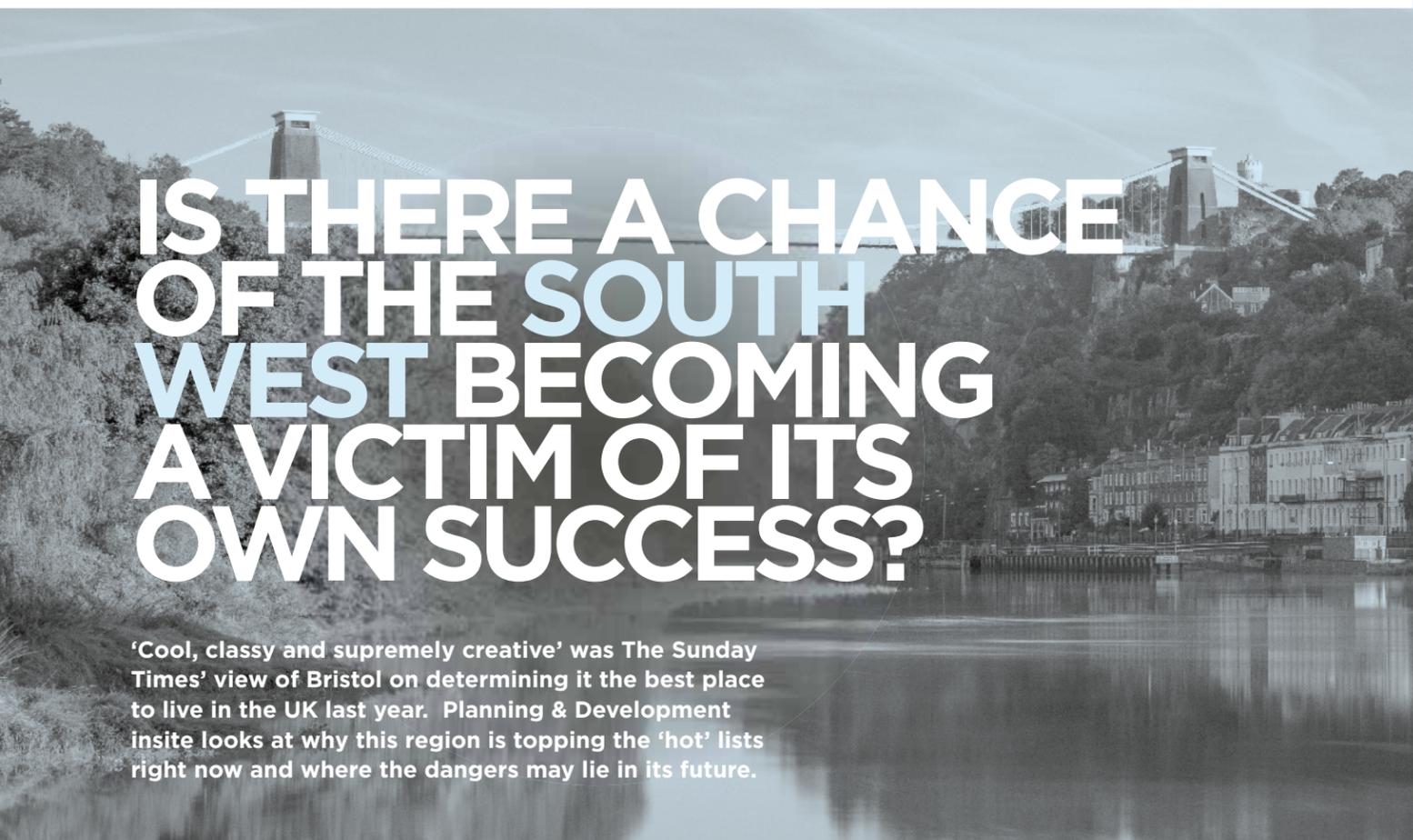
owners, developers, local authorities and housing associations, we can work to resolve them, increasing the pace and volume of delivery and value for the public purse".

Homes England is required both to provide substantial amounts of affordable housing, while also ensuring that each scheme is financially viable – something that would strike many as incompatible. Funding is a large part of our remit but we are also playing a wider role in stimulating the market. We are accelerating our acquisition of land opportunities via the Land Assembly Fund where there is a market need; acting as a master developer to deliver more land to the market; and creating partnerships and other delivery solutions with Government departments to drive delivery.

"Our focus is on accelerating delivery without eroding value. By encouraging the industry to use innovation as a way of increasing output and expanding the range of development companies who are active in developing on Homes England land, we can deliver affordable housing to meet local needs, and quickly."

Homes England may face a challenging road to success, but every indication to date suggests that with Stephen Kinsella in the driving seat, speed is guaranteed.

*– Stephen joined Homes England in June 2017 as executive director for land and to lead on the Accelerated Construction Programme. The £2bn initiative involves Homes England taking direct action to build homes on surplus public sector land to increase the pace of house building and diversifying the market by supporting smaller builders and modern methods of construction.*



# IS THERE A CHANCE OF THE SOUTH WEST BECOMING A VICTIM OF ITS OWN SUCCESS?

'Cool, classy and supremely creative' was The Sunday Times' view of Bristol on determining it the best place to live in the UK last year. Planning & Development insite looks at why this region is topping the 'hot' lists right now and where the dangers may lie in its future.

“THE UNEMPLOYMENT RATE IS AMONG THE LOWEST OUT OF THE UK'S LARGEST CITIES”



The south west is booming, contributing £12.6 billion to the UK economy. This is thanks to its established aerospace, energy, education, tourism and creative industries. Hi-tech manufacturing and media is also growing with the development of Bristol and Bath Science Park and consequently the region has one of the highest rates of business start-ups in the UK.

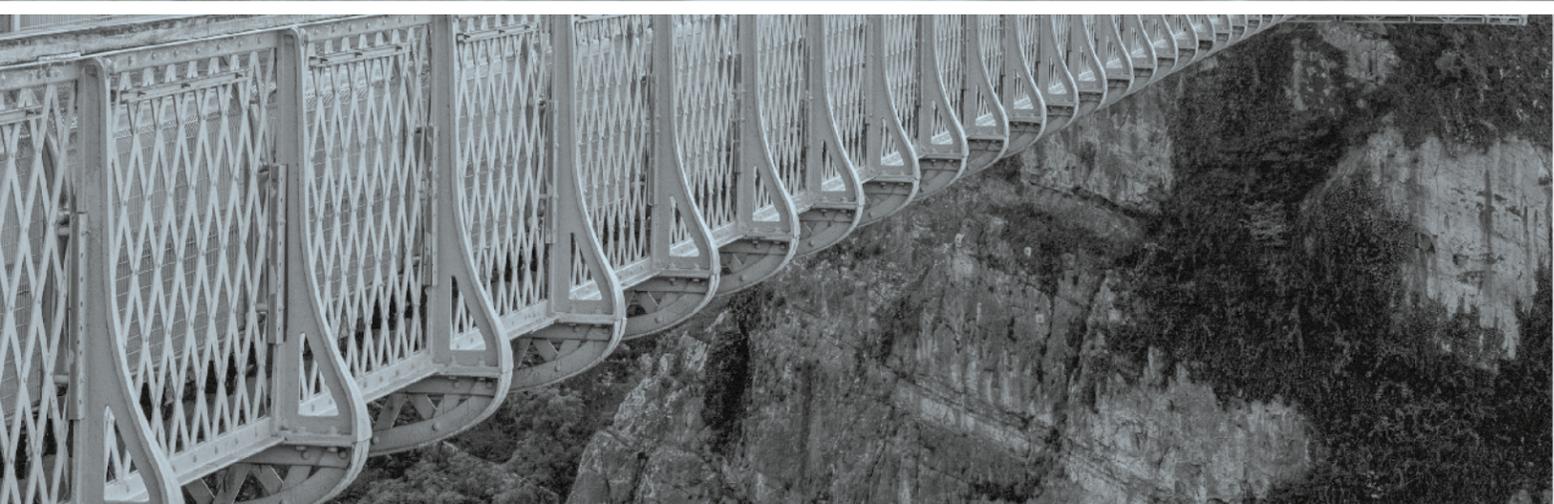
Earlier this year Bristol was attracting commercial property rents as high as £35.00 per sq ft and industrial rents recently rose by 11% (compared to a UK average of 6%), much of this the result of international investment.

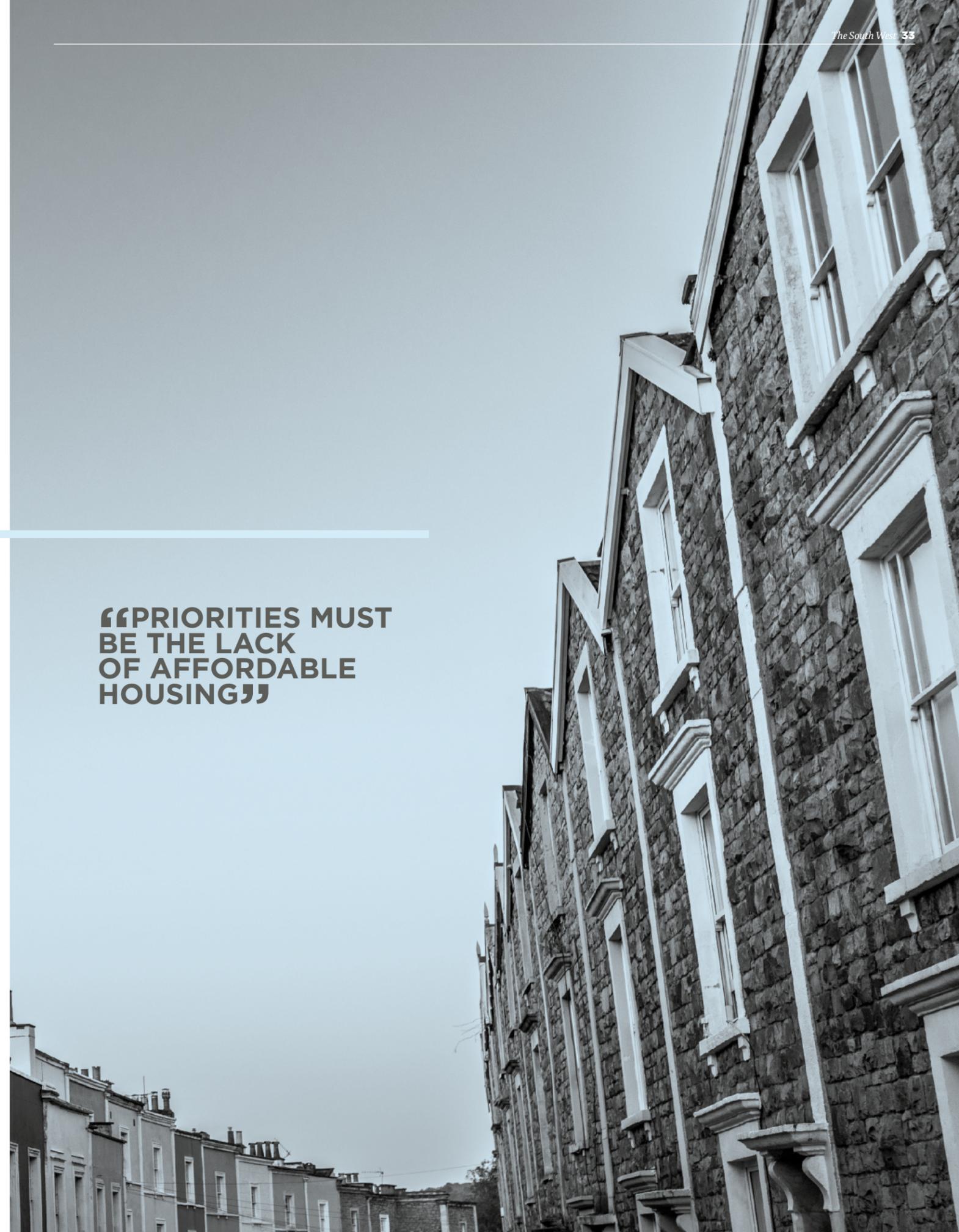
Huw Mellor, partner, Carter Jonas, says “The south west is undoubtedly prospering. The unemployment rate is among the lowest out of the UK's largest cities – a trend that is set to continue because we have very low reliance on the occupations that are forecast to shrink as a result of technological progress.

“Infrastructure has helped, specifically the expansion of Bristol Airport, which is now the ninth largest in the UK and the £45 million South Bristol link road. We're looking forward to the completion of works to electrify the Great Western Mainline and the £216 million Metrobus scheme, a new service offering faster, more frequent and reliable services.”

Furthermore, the total value of homes is over £100 billion: the only British city where this is the case other than London.

But impressive house prices are no comfort to those unable to buy, specifically the increasing number of homeless people on the streets of Bristol. Not all locals responded positively when Bristol received the award for the best place to live, shortly after the announcement a campaign named 'Make Bristol s\*\*\* again' was launched.





It is not known by whom, but quite possibly those priced out of the property market (the average house price costs more than 10 times the average income) and the homeless (one in 170 Bristol residents are homeless, according to a recent report by Shelter).

Is Bristol set to become a victim of its own success? There are some cracks showing in the commercial market, where the supply of grade-A space slipped to a 21-year low in January. Despite some significant schemes in the pipeline, the supply/demand imbalance is acute and is likely to remain so for the foreseeable future.

“There is very little speculative office development in the market at the moment”, comments Huw, “And this, combined with some office buildings being converted into private rented sector/student accommodation through permitted development rights, is forcing up prices and providing fewer opportunities for small business. The city needs more suitable accommodation for start-ups – specifically to address the lack of flexible leases and buildings which offer opportunities for upscaling.

“The politicians face some difficult decisions about tall buildings policies and extension into the green belt”.

And while there may be a shortage of homes, there is no shortage of politicians drawing up strategies for the region. Following the success of the west of England in securing a devolution deal in 2016, a new Mayor of the west of England and a Combined Authority are in place, with responsibility for the geographic area made up of Bristol City, Bath & north east Somerset and south Gloucestershire. The new body will receive £900 million over a 30 year period to benefit infrastructure, transport projects. The new body also has enhanced powers to speed up the delivery of new housing and has recently appointed a planning advisor.

Also in progress (currently at examination stage) is the West of England Joint Spatial Plan which, confusingly, was drafted by the local authorities which make up the Combined Authority plus North Somerset Council.

“The Joint Spatial Plan accommodates a future 105,000 new homes over the next 20 years as was

required at the time, but this has risen to 116,000 in the new NPPF”, explains Huw. “Many people are suggesting that the increase would have to be accommodated on the Green Belt. From the West of England’s point of view, it is perhaps just as well that suggestions for greater protection have not been carried forward into the new NPPF.

“With both a Joint Spatial Plan and a Combined Authority now in place, there are multiple opportunities for local issues to be resolved and for growth plans to be put in place. Priorities must be the lack of affordable housing which is the result of a shortfall in delivery and a lack of available land, so that we can house the people to deliver the economic growth.” Preferably people who will be pleased to live in one of the best places in Britain.

*–Huw Mellor, is a partner at Carter Jonas. He has nearly 30 years of experience, providing planning consultancy advice to a variety of both private and public sector clients across the full planning range. His client base includes, national house builders, retail providers, commercial developers, Local Authorities and private individuals.*

**“PRIORITIES MUST BE THE LACK OF AFFORDABLE HOUSING”**

## THE OXFORD-MILTON KEYNES-CAMBRIDGE GROWTH CORRIDOR

# WHERE WILL INNOVATION DRIVE GROWTH?

Cambridgeshire and Oxfordshire both continue to be recognised as leaders in technology and innovation, not only in the UK but across the globe. Planning & Development Insite considers, outside of these two counties, which are the areas to watch?

The volume of patents granted across both Cambridgeshire and Oxfordshire totalled 268 in 2017, surpassing the 124 granted patents in the nearby counties of Northamptonshire, Hertfordshire, Buckinghamshire, Bedfordshire, Peterborough and Milton Keynes.

Both Cambridgeshire and Oxfordshire also accommodate an abundance of space in science parks for technology and/or innovation-led businesses, although their rapid growth has resulted in the supply of accommodation being very restricted. As such, the development and operation of science parks within the counties in between Cambridgeshire and Oxfordshire has commenced in recent years, creating what is now known as the Oxford-Milton Keynes-Cambridge growth corridor. All within commutable and affordable distance to London.

### GROWTH HUBS

#### MILTON KEYNES

The opening of Bletchley Park Science and Innovation Centre in 2004, which houses many technology start-ups, has contributed to the growth of the local economy through new business and job creation. As a consequence, the area is already classified as a hub for innovation. The council is also a member of an initiative titled MK:Smart, established to acquire and manage the city's data systems to eventually transform Milton Keynes into a global "smart city".

#### NORTHAMPTONSHIRE

Situated on the edge of the east of England, Northamptonshire's location is very important in achieving the Government's plans of creating the Cambridge-Milton Keynes-Oxford growth corridor. In terms of technology hubs, the county is renowned for Silverstone Park, which also crosses into Buckinghamshire. Within the South East Midlands LEP (SEMLEP), which cuts across parts of Northamptonshire, Buckinghamshire, Oxfordshire and Bedfordshire, the Northamptonshire Growth Hub was designed to network the county's innovation centres, providing support for new and existing businesses. This has encouraged economic growth not only within the county, but across all areas of the SEMLEP.

#### BUCKINGHAMSHIRE

Building upon the success of Silverstone Park, a technology park centred around the UK's technology and performance cluster, the Aylesbury Vale Enterprise Zone have plans in place to strengthen the infrastructure at the Park and two other sites; Westcott Venture Park and Arla/Woodlands, while the LEP for Buckinghamshire and Thames Valley will focus on developing out an Engineering Science Park near High Wycombe.

#### PETERBOROUGH

This city is highly regarded as a location for business start-ups. In 2016 1,290

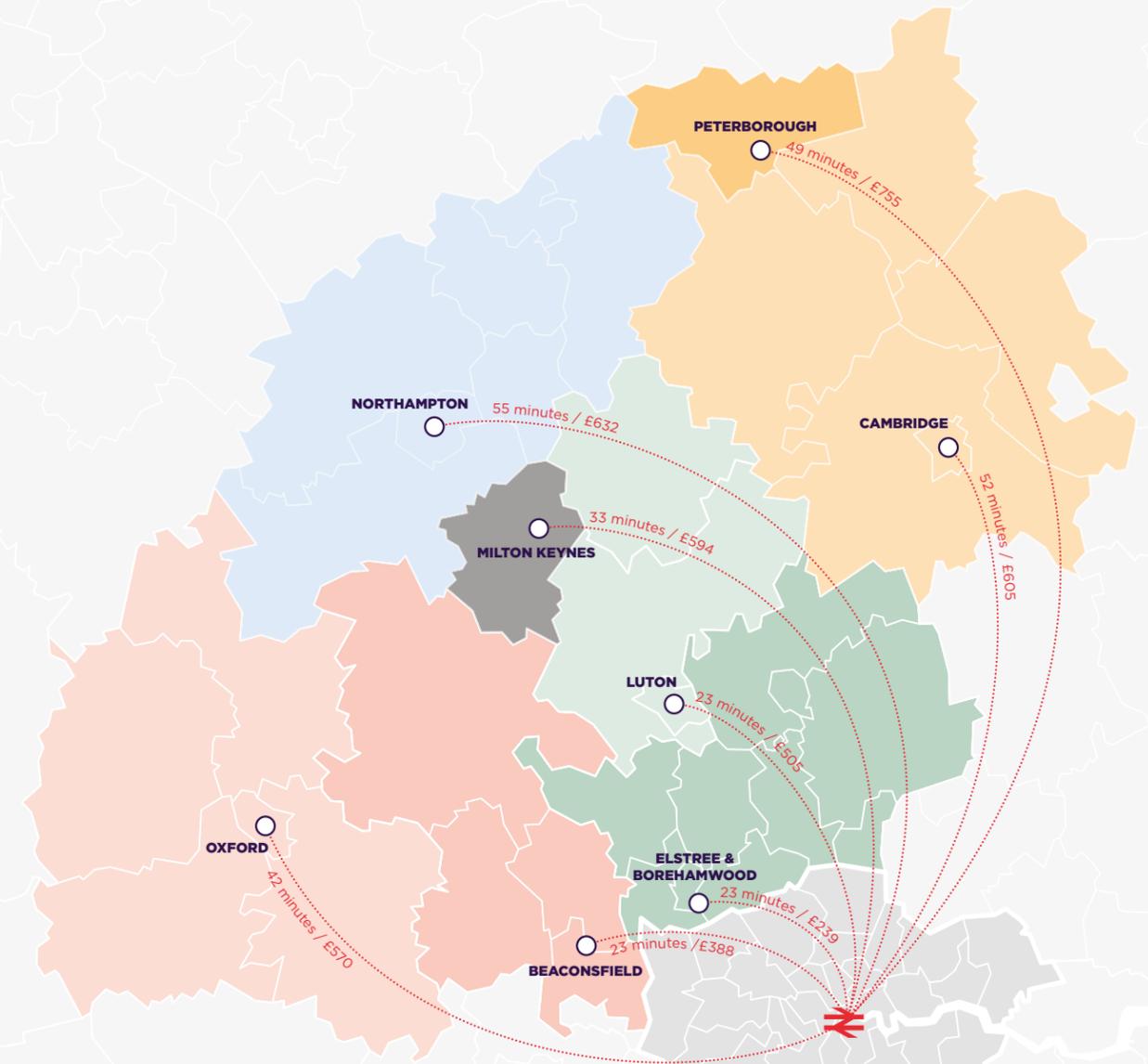
businesses were established in the unitary authority and despite being only a tenth of the size of Cambridgeshire, business start-ups were only a third lower. Through the Greater Cambridge/ Greater Peterborough Enterprise Partnership over £110 million has been secured to fund a range of projects that will inevitably promote further economic growth.

#### BEDFORDSHIRE

Colworth Science Park and Cranfield University Technology Park both currently provide a large volume of high quality space. In addition, the recent announcement of a new £5 million Advanced Engineering & Construction Centre at Bedford College will offer new space for engineering training to further increase the skill profile and productivity across the county.

#### HERTFORDSHIRE

Best known for two medical-linked science parks; BioPark, a university-owned facility developed to support biomedical, biopharmaceutical and medical technology service-providers, and Stevenage Bioscience Catalyst, and Stevenage Bioscience Catalyst, the UK's first innovation biomedical catalyst to help grow businesses in the industry. In its Economic Growth Plan, Hertfordshire LEP bid successfully for an Enviro-Tech Enterprise Zone, concentrating on schemes that enhance environmental technology and expanding on the current businesses operating in the area.



	COMMERCIAL INVESTMENT VOLUMES	PATENTS GRANTED	EMPLOYMENT GROWTH & (FORECAST)
Northamptonshire	£371	22	-22.3% (-6.6%)
Milton Keynes	£188	25	19.3% (2.8%)
Oxfordshire	£388	109	18.0% (2.0%)
Cambridgeshire	£194	159	16.9% (1.7%)
Peterborough	£218	10	1.5% (1.5%)
Bedfordshire	£300	17	-2.8% (4.8%)
Buckinghamshire	£309	6	11.2% (0.6%)
Hertfordshire	£394	44	10.7% (2.5%)
Greater London	£26,581	544	22.7% (6.2%)
United Kingdom	£65,551	6,311	11.6% (1.2%)

Note: **Commercial Investment volumes** £million (2017), **Patents Granted** (2017), **Employment Growth & Forecast** (in relation to technical activities) (2008-2017) (2018-2027), **Time to a London station** (with the lowest priced ticket), **Cost of travel** (lowest price, any station, monthly season ticket inc. London travelcard zones 1-6)  
Source: Property Data, UK Patstat, Experian, Trainline



# EGGS

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