

02

NEW COMMUNITIES

- 16 THE DELIVERY MODELS ARE BROKEN...
- 18 DEMYSTIFYING DESIGN APPRAISAL
- 20 DELIVERING A CARBON NEUTRAL COMMUNITY
- 23 COMMUNITY-FOCUSED URBAN DEVELOPMENT

THE DELIVERY MODELS ARE BROKEN...

Soon after taking office, the Conservatives published proposals for a planning system that calls for a more responsive and accountable system. And, judging from the murmurs coming from the urban design and placemaking communities ever since, it's not a moment too soon

Kelvin Campbell of Urban Initiatives, London, has recently criticized the current state of masterplanning in particular as 'designed to deliver products, not places'. A back-to-basics approach – based on smaller, more viable plots – is required, he suggests. He quotes Sir Bob Kerslake of the UK Homes and Communities Agency: 'The old delivery models are broken'. Einstein's famous quote; 'insanity is doing the same thing over and over again, but expecting different results', is



relevant here, says Campbell. 'The private sector can deliver successful products, but struggles to deliver successful places. That can only be the role of those who have a long-term view of a place, and are willing to open up opportunities to a wider group of players, says Campbell.

But the spectres of over-commercially minded developers and errant politicians remain. Local communities need new powers to prevent developers and local councils flouting the new neighbourhood-oriented plans promised by the Government, says Civic Voice chair Paula Ridely. 'As the most numerous participants in the planning system, civic volunteers are set to play a central role in the Government's Big Society ambitions for better planning. 'Change is in the air, as local communities take more control over their own future. Local people know their area best. The civic movement is part of this. We want to play a revitalised role in promoting civic pride and making the places where everyone lives more attractive, enjoyable and distinctive.'

But not everyone is happy. The coalition's proposed overhaul of the planning system lacks an evidence base and is 'completely untested', according to a 'deeply sceptical' former housing minister, Nick Raynsford, who has voiced deep concerns over the government's plans to increase localism in planning and scrap regional spatial strategies. Raynsford said: 'We are living in a period of unparalleled uncertainty and flux. I'm deeply sceptical about the