

of the designer or to thwart the economic needs of the developer. The development framework should enable the developer and his designers to prepare the scheme's programme of land uses and floor-space requirements together with a concept for development.

Raising the quality of new development, however, also requires vision and innovation by local authorities. Local authorities need to be innovative in their use of development control powers to influence positively the design of residential development. Conventional approaches to development control may need to be reconsidered in the light of the need for discussion, negotiation and agreement between landowner, developer and the local authority. From such discussions realistic project goals can be formulated as a basis for sound but innovative urban design.

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