



# getting engaged

how to involve communities throughout the planning process





2

## executive summary

The planning system requires local planning authorities to engage communities in shaping places, in particular, when producing local development frameworks (LDFs) and making planning decisions. This case study highlights ways in which local authorities can and are meeting these responsibilities.

To ensure that community engagement is effective and meaningful, councils should start early, keep communicating and ensure that as many people as possible feel able to make a difference to their local area. Councils can do this by:

- **developing an integrated approach:** one-off activities that respond to specific consultations are unlikely to convince communities that their input is part of a considered strategy to seek their views. How can engagement be integrated better across the council and its partners?
- **engaging early:** under the new planning system communities must participate in the initial preparation of LDFs and at key stages throughout the production of plans. They should also be involved during pre-application discussions on development proposals affecting their area.

3

- **building up communities to participate:** it is unreasonable to expect that people will be able to engage constructively in the planning process without knowledge, skills and support. Councils, in collaboration with organisations like Planning Aid, can address these needs.
- **providing independent advice and mediation where appropriate:** for a variety of reasons communities can be wary of a council's intentions – using respected mediators can lead to more constructive engagement.
- **investing in broad community engagement:** hard-to-reach groups are likely to be overlooked by conventional methods that may also distort perceptions of community opinion. Make the effort to engage with the range of different people in your local area to ensure a better understanding of views across the whole community.
- **providing feedback:** be prepared to present the results of consultations to communities and stakeholders to show how their views have influenced planning outcomes.
- **evaluating engagement:** what went well? What can be improved? The complex interaction of factors affecting community engagement mean that it will be necessary to adjust processes regularly to reflect this complexity.



Benefits of engaging well with communities include:

- an increase in trust
- less conflict and good working relationships
- better planning outcomes
- communities able to shape the places where they live



## introduction

This case study, which has been prepared in partnership with planning aid, draws on local authority experiences of engaging communities in the planning system. It does not address issues specific to elected members, developers and statutory consultees, although many of the lessons are relevant for whoever planners wish to engage. See the 'more information' section at the end of this case study for a range of other Planning Advisory Service (PAS) and Royal Town Planning Institute (RTPI) guidance on how to engage specific groups as well as the wider community. PAS has also published separate guidance dealing with the role of elected members in engaging with communities in the form of the Elected Members Planning Skills Framework, available on the PAS website.

## how to engage communities in the planning process

### develop an integrated approach

A council's statement of community involvement (SCI) sets out how it proposes to engage communities in the planning process (see the forthcoming PAS guide on community engagement). But planning authorities need to ensure that their SCI is not developed in isolation from other engagement that the council and its partners are also undertaking.

The PAS case study *Local development frameworks: delivering the vision* highlights a number of examples of authorities – including Sevenoaks, Chelmsford and Sheffield – that are working with the local strategic partnership (LSP) to ensure that the sustainable community strategy and the LDF share the same vision and integrate with each other. This joint working also helps to ensure that community engagement processes are complementary, share information and avoid duplicating consultation.

Ryedale District Council conducted a review of consultation across the council, including planning, to better understand what it already did well and what it needed to improve. This included workshops with community representatives to find out how they wanted to be engaged, what has worked well in the past and what could work better. The council then prepared a core policy on engagement that has been adopted by the planning team for its SCI, the local strategic partnership (LSP) for its work on the community strategy and the council. Clare Slater, Corporate Policy Manager, says that 'we wanted to get a consistently good approach to how we engage and to get our own house in order because we were encouraging the LSP to engage with communities too.'

Darlington Borough Council was prompted to consider how it could better engage communities because it attracted lower levels of interest than it had hoped from the public in recent planning consultations. Steve Petch, Planning Services Manager, explains that 'we were worried that the methods we were using [to involve

communities] were a bit old fashioned and we thought there was probably better practice out there which would help us to improve our service'. The council worked with consultants to research good practice and to prepare bespoke training for officers and members in how to better engage communities in strategic planning and development management. This work has developed in tandem with a council-wide push to improve how it involves communities, including the preparation of a corporate consultation strategy.

Some areas have elected to conduct joint community engagement across council boundaries. Black Country authorities – Dudley, Sandwell, Walsall and Wolverhampton – are preparing a joint core strategy and collaborating on engagement activities. This has included working with partner organisations, such as the LSPs and Walsall Community Empowerment Network, to organise and undertake joint participation activities.

### engage early

Councils need to engage communities from the start when preparing plans and working on development proposals – so-called 'frontloading'.

Swindon Borough Council has appointed a community planner to help it work with communities affected by development proposals in the area, including a large urban extension. Richard Bell, Forward Planning Manager, explains that the postholder is proving to be 'very very useful'. Although the post is funded by and located within the council, he maintains that somebody with the right mix of listening skills, planning expertise and strength of personality can ensure that communities are willing to trust that an appointment like this is a genuine attempt by a council to improve how it engages.

Prior to developing its issues and options, the four Black Country authorities (see above) undertook a launch event for a range of community representatives and other organisations. This included workshops to identify what the issues should be.

As part of the background to developing a supplementary planning document (SPD) for an inner area of Newcastle called Heart of Walker (which sits within the Walker Riverside Area Action Plan), Planning Aid North has been an independent facilitator of community engagement. This has included participating in the initial launch of consultation, running themed events and organising specific engagement exercises for older people and children. Involving the latter included developing classroom lessons for the five local schools on the regeneration of the area and a competition to design a collage of the proposed public square for the development.

Councils have a statutory duty to consult local people on planning applications. However, meaningful engagement in the early stages before applications are formally submitted is a more effective way of ensuring that developments are designed to address the needs of communities and help deliver better places. Councils need to encourage developers to be more open with community groups and promote constructive discussions on aspects of the scheme that can be changed.

Middlesbrough Council has published a brochure encouraging applicants to involve communities prior to submitting planning applications. Ernie Vickers, Development Control Manager, says that since the authority promoted this a year ago there are examples of 'developers altering schemes to overcome resident objections'. He says that officers have been trained to make it clear to developers that the council expects them to undertake pre-application consultation. The authority uses the existing 26 community councils in Middlesbrough as a 'first point of call' for developers to present plans and to get resident feedback. However, these are not representative of the wider community so the council also advises developers on how to arrange their own meetings, prepare exhibitions, undertake door-to-door consultation and so on.

St Paul's Unlimited Planning Subgroup is a voluntary body set up to monitor planning applications in the St Paul's area of Bristol. Jawahar de Sousa is a community planner with the council and helped set up the subgroup. He enthuses that 'more enlightened

developers are coming [to the subgroup] with a blank sheet of paper. They still have to look after their commercial interest, but they are coming up with fantastic proposals after meeting with the community.'

Alistair Millington is the South West Development Director for Places for People. He has presented a development proposal to the planning subgroup and incorporated its comments into a revised scheme which he presented to a subsequent meeting. He says that 'we weren't able to address all the queries but we could satisfy the group as to why we couldn't. It was a good experience.'

The St Paul's Planning Subgroup and another similar group in Bristol – the Easton Lawrence Hill Neighbourhood Planning Group – have protocols in place with Bristol City Council setting out the partnership between the planning groups and the council's planning services department. The protocol for Easton Lawrence Hill states that 'DC officers will encourage applicants to consult with the group at the pre-application stage'.

Nigel Butler, Area Planning Co-ordinator, South and East Area Development Control Planning Team, says that there is 'general agreement that the [development management] process has been improved by the [Easton Lawrence Hill] group's input. The group is very organised and synthesises disparate views into something that is a lot more meaningful for the planning process.'

Although Plymouth's SCI sets out a commitment to involve communities at pre-application stage for large developments, planners there are keen to include smaller sites too because of the potential benefits of developers engaging with communities early on. Hannah Dempsey is the community planner at Plymouth City Council and is working with development management planners to identify what are the best ways of contacting groups and individuals and getting developers to engage with them at pre-application stage. James Wells, Development Control Planner, says that 'her expertise helps us to handle the consultation right – it could go pear-shaped and so you need to have that expertise at hand.'



PAS has jointly published the guide *Constructive talk: investing in pre-application discussions* which highlights the importance of engaging communities as part of the development management process. Early collaboration and transparency in bringing forward large scale strategic projects is also promoted by the ATLAS guide.

### build up communities to participate

In Bristol, Planning Aid has been working with communities to develop neighbourhood planning groups. Barry Pearce, Co-ordinator at South West Planning Aid, explains that people living in rural areas can contribute to local planning through parish plan making. He believes that Bristol's emerging groups 'are a conduit for a similar process to take place in cities. They can be regular meetings of a community-led group interested in planning issues.' So far, there are four groups in Bristol. Planning Aid is conscious that they could fail to represent the wider community; Barry says that one of Planning Aid's tasks is to 'constantly remind the groups to be open and representative'.

Bristol has also employed two officers to work with communities on planning issues. Mary-Jane Edwards is one of these and works with the Easton Lawrence Hill Neighbourhood Planning Group. Her roles include helping the group to identify the right people in the council to talk to, and to understand the planning structure and process so they can contribute in more constructive ways.

She says that one of the benefits of the group is that 'the community now understands planning policies although they don't always agree with them.' Pete Bullard is a community member of the St Paul's subgroup and chairs the overall External Environment Group for the area. He recalls the group 'inviting the head of planning to come to a meeting and see how we worked. Now when we write in we are given proper respect from the planning department and planning officers.'

A neighbourhood planning group is also being established in Taunton.

**'It isn't all hunky dory, and there are trials and tribulations, but the neighbourhood planning**



### groups are increasingly being looked at as a successful way of engaging communities prior to a planning application being submitted.'

Jawahar de Sousa, Community Planner, Bristol City Council

Planning Aid North runs a community support programme called Newcastle Regeneration Community Outreach. The programme is targeted at faith groups, older people and young people and aims to provide them with a better understanding of what regeneration is happening in their local area and how they can contribute. Planning Aid North has also partnered with Gateshead Council to build up communities' knowledge of what is 'good design' as part of the regeneration being undertaken in the Bridging Newcastle Gateshead Pathfinder Area. This work involves a series of awareness-raising sessions, design workshops and site visits to illustrate design concepts in real settings.

City of York Council is working closely with a residents' association, brought together with council support, to help take forward the redevelopment of replacement homes for 100 bungalows for older people and other affordable housing across three sites. Yorkshire Planning Aid helped residents to identify their needs and priorities, and Community Planner Mike Dando continues to give the association support and advice as and when needed. Three representatives from the association now sit on the project board and help play an effective role in the project milestones. Russell Trewartha is the project manager and says that, while the council wants residents to be involved, it is also keen to ensure that they 'understand the processes of regeneration and the significance of community involvement'. To help facilitate this, the council paid for and supported three residents to attend a three-day training course on neighbourhoods by design at Trafford Hall, the National Communities Resource Centre.

Some councils and organisations are experimenting with using different media to help people understand more about planning as background to engaging them better. For example, Plymouth has produced a DVD explaining the spatial planning process, while

Planning Aid for London has prepared a CD guide on 'town planning and how to get involved' which is aimed at blind and partially sighted people.

**providing independent advice and mediation where appropriate**

As well as engaging communities early in a planning process, councils also need to satisfy local people that their participation will be taken seriously. Michael Parkes, Community Planner at Planning Aid for London, says that councils need to 'establish that they are genuine'.

Some councils are attempting to address this through using an independent organisation – notably Planning Aid, although a voluntary sector organisation or university might also be appropriate – as part of their engagement processes. Jawahar de Sousa says that communities can be 'suspicious of a local authority – therefore there needs to be a perception of independence. Encouraging communities to get assistance from an independent body such as Planning Aid is a way of building their confidence [in the process].'

Planning Aid's involvement can also reassure local authority planners because of the organisation's knowledge of planning and its lack of vested interests. Carrick and Caradon District Councils have joined forces to fund a temporary community planner who will be employed by Planning Aid South West. The purpose of the job is to help communities translate parish plans, which have a strong planning dimension, into core planning policies or supplementary planning documents (SPDs). David Edmondson, Development Services Manager at Carrick, explains that with consultation led by the council 'you are always conscious that there is suspicion that you are wanting to lead people in a certain direction.' The purpose of the Planning Aid appointment is to make the position explicitly at 'arm's length' from the councils involved, including developing a protocol for how the councils will work with community groups in the future.

In Calderdale, the council employed independent consultants to carry out a neighbourhood renewal assessment in Todmorden.

Open planning design meetings and one-to-one consultations were carried out with owners and residents to design a housing regeneration scheme for Harley Bank in Todmorden that reflected the aspirations of local people. Following a lengthy and comprehensive consultation process, difficulties were being encountered in agreeing the final details of the scheme and gaining the support of the wider community. The local residents' association engaged Yorkshire Planning Aid to work with them and the independent consultants during the final stages of the design and planning process. Richard Armitage, Housing Projects Manager at the Calderdale Council, was supportive of Planning Aid's involvement: 'We were quite happy with the objective role they played in the project which helped everyone focus on achieving a final plan and move closer in making Regional Housing Board and council investment in the area a reality. The level of objection also became less as a plan took shape that gained maximum support from local stakeholders.'

**'If local people have their own independent technical experts they are in a stronger position in their relationship with local authorities, in terms of their knowledge, understanding and appreciation of what is and is not possible – in short, it creates more of a level playing field.'**

Mike Dando, Community Planner, Yorkshire Planning Aid

The residents' association for the bungalow redevelopment in York also commissioned an architect (paid for jointly by Yorkshire Planning Aid and City of York Council) to do a feasibility study. Barry Ward, the chair of the residents' association, explains that the process 'helped us to quantify our desired outcomes'.

Mansfield District Council used East Midlands Planning Aid to facilitate the preparation of a residents' action plan for a neighbourhood which was worried about possible demolitions in its area. The background to preparing the plan included a 'have your say' day organised by Planning Aid at which residents participated in a number of workshops to present their views on what they liked and disliked about the estate, ahead of the plan



being prepared. Helen Metcalfe, Community Planner, says that '[Planning Aid's] impartiality helped to ensure that the community did take the opportunity to express their desires for the future of their estate. The outcomes wouldn't have been the same as if the council had tried to do the consultation alone.'

The use of independent facilitators on large-scale complex or strategic applications is also strongly advocated by ATLAS at the inception stage of evolving Planning Performance Agreements.

#### **invest in broad community engagement**

Clare Slater says that engagement should not be about 'who shouts the loudest'. To overcome this Ryedale has adopted an inclusive process called 'appreciative inquiry' to ensure that the process itself brings out a wider range of views.

Other councils have used targeted engagement to elicit the views of people who typically do not participate in community involvement activities.

Leeds City Council, Yorkshire Planning Aid and the Leeds Youth Council have collaborated on a project to seek the views of young people as part of consultation on an area action plan in the city centre. The youth council distributed a questionnaire about the city centre to schools; more than 250 students responded. It also organised a workshop as part of one of its regular meetings where Yorkshire Planning Aid and Leeds Council both made presentations before youth council members were given a chance to share their views on the future plan.

Derby City Council used East Midlands Planning Aid to engage with people with mental health problems who were living in warden-aided bungalows in an area earmarked for an SPD. Helen Metcalfe is the community planner who undertook this work – she says that 'hard to reach groups can be just that: hard-to-reach. Nobody came to the first event I set up because the right people didn't find out about it. In the end I had to talk directly with a staff nurse to put a date in the diary that was suitable. The afternoon I spent with them explaining and listening was very well



received, and the residents' comments were fed back to the council.'

Liverpool City Council has an officer, based in the planning department, who monitors the health impacts of planning policy. One of the outcomes of this post has been broadening planning's engagement processes to a wider range of groups, including schoolchildren, black and minority ethnic communities, older people and people with disabilities. For example, as part of its core strategy preparation Liverpool consulted with the various subgroups of the Liverpool Community Network around health and wellbeing issues.

Plymouth has convened public consultation sessions – focusing on the preferred options for two proposed area action plans – in a local pub. Hannah Dempsey reports that 'we sat down in the corner of the pub with our big maps and leaflets and talked to people. It was a much more relaxed atmosphere and so different to a conventional public meeting. We had lots of interest.'

#### **provide feedback**

Community engagement should be a two-way process of communication where planning authorities and developers report back on how community views have or have not influenced planning outcomes.

For example, Planning Aid North produced a video of the consultation undertaken for the Heart of Walker engagement and showed it at a resident feedback event. One of the managers of the regeneration agency spoke and explained how community suggestions had been taken into account in the preferred options for the SPG.

Lisa Denison, Regeneration Co-ordinator at Sovereign Housing Association, says that in her experience residents like to be kept in touch with planning consultations and other local information through newsletters and making plans available as locally as possible. She argues that continually providing feedback helps to 'dispel myths' and to keep expectations realistic. Clear messages



help, along the lines of: 'These are the things that have been decided, these are the things you can still influence.'

### evaluate engagement

The Black Country authorities which are jointly preparing a core strategy have monitored the background of participants in their initial workshops to help them identify who they were hearing from and which communities were being excluded. This has resulted in a more focused approach to target specific groups at subsequent consultations. The councils have used a community organisation – Walsall Community Empowerment Network – to help in this monitoring. Phillipa Smith, Principal Planner at Sandwell Metropolitan Borough Council, says that 'the work of Walsall CEN as a "critical friend" has proved invaluable in this process.'

Ryedale undertook a review of how it engages with communities and used this evaluation to change how it involves people. Changes that the council has made as a consequence include engaging much earlier, giving people longer to respond to consultations and using a variety of techniques.

## benefits of engagement

### an increase in trust

Involving people early and intelligently in planning can help to reduce misgivings that communities may have about the process. Mary-Jane Edwards remarks that one of the benefits of Bristol's neighbourhood planning groups is that 'people can actually find out what is going on – often they don't know about a planning application until it is stuck on a lamppost.'

### less conflict and good working relationships

Involving communities early has implications for money and staff time. So-called 'frontloading' can feel like it drains significant resources away from other pressing areas of planning.



However, councils report that this initial investment can reap rewards later on. For example, Ernie Vickers acknowledges that this approach does involve 'more work at the front end' but he maintains that 'it gives us a real dividend when we get to committee as it minimises objections.' This can therefore save money and time in the planning process once a developer has made an application.

From a developer's perspective, Alistair Millington argues that 'early engagement is a bonus', although he cautions that 'people need to be properly briefed and trained to understand the technical and policy issues.'

Ensuring that communities learn to understand what is possible through the planning process is another factor in reducing conflict. Nigel Butler says that one of his roles when working with neighbourhood planning groups in Bristol is to 'manage expectations of what can be changed, as part of a good quality development control process'.

The joint consultation being undertaken by the Black Country authorities has helped to reduce costs and share expertise and experience, although co-ordinating four different authorities has been challenging.

**'The big issue is putting resource upfront... this is onerous on time initially. [But] the big benefit is that it takes away a lot of opposition to an application and helps people to understand what the planning process can and can't achieve.'**

James Wells, Development Control Planner, Plymouth City Council

### better planning outcomes

There is no guarantee that engaging communities produces a flawless development, but officers report that ensuring that communities are involved early on can bring planning benefits.

James Wells explains that 'local knowledge can be useful to developers early on – for example, a community might say "did you know that this site has a bat colony?"'



Ralph Hawkins, a Development Director at Barratt Homes, agrees: 'Through consulting with a community we sometimes find out what is particularly sensitive and how we can mitigate this. It also helps us to explain the constraints that we face as developers.'

**'The forum is actually making a difference because case officers are getting information from the group which is making a material difference to planning outcomes.'**

Mary-Jane Edwards, Community Development Planner, Bristol City Council

#### communities able to shape the places where they live

Engaging communities is an active process of seeking out views with the aim of using this information to inform planning in an area, albeit within clearly identified parameters. While this is a messy, imperfect process, it is a crucial (in fact, statutory) part of plan-making and can help communities to positively influence the places where they live.

Lisa Denison argues that people may not speak in design language but they can 'talk to you about how they want to live their lives, where the crime hotspots are, how they want to move about and their perceptions of safety. These small conversations can help to improve schemes.'

Liverpool's focus on health in its core strategy has highlighted the lack of children's play spaces in new housing areas, and this will now be addressed through the LDF.

Barry Ward believes that residents' involvement on the York project board is meaningful. However, he says that at this stage 'it is difficult to say if we have influenced the design, but we were involved in agreeing a series of desirable outcomes and we have people who could ask awkward questions.'



## tips

### build on what already exists

A plethora of community groups will probably already be running in your local area. Find out how to engage with existing groups and processes first, and identify what other consultation has already taken place and the results. Focus engagement on those areas where information is not available – this will also help to contribute to the evidence base for preparing LDF documents.

### keep learning

With so many complex factors to consider when involving communities – adequate representation, accessibility, clear communication, use of resources, different techniques, transparent processes – this is one area where continuous learning will be inevitable. But don't despair: officers report that open and honest communication can build trust, even if this communication needs at times to include acknowledging mistakes and being willing to amend plans. What seems to matter over time is aspiring to consistently good quality engagement.

### ensure processes are credible

Related to this councils are less likely to be treated with suspicion if they are able to build some independence into their engagement processes. Planning Aid is well-placed to do this, and is already used in this role by some authorities.

### manage expectations

Make it clear from the outset what areas of policy and design can be influenced and those areas which are fixed because of factors like central or regional frameworks, or constraints on finances and other resources.

### build on successes

Councils report that they can point to particular efforts to engage that were energetic and which went well, but that maintaining this momentum can be difficult. No authority has found an easy answer to this, although those that have dedicated community



planning officers are better placed to be able to co-ordinate engagement, inject fresh enthusiasm and ideas, and use past successes to point to the council's ability to engage purposefully.

### have fun

Well-organised and meaningful engagement with communities can be fun for all participants. Respect, good humour and creative problem-solving are watchwords for good engagement processes.

### about this case study

This case study is published jointly by the Planning Advisory Service (PAS) and Planning Aid.

Planning Aid ([www.planningaid.rtpi.org.uk](http://www.planningaid.rtpi.org.uk)) provides free, independent and professional help, advice and support on planning issues to people and communities who cannot afford to hire a professional consultant. Planning Aid complements the work of local authorities but is wholly independent of them. The national Planning Aid service which is regionally delivered in England through nine services (run by the Royal Town Planning Institute, a registered charity in England and Wales No. 262865 and Scotland SC 037841) and an independent service in London (Planning Aid for London) involves over 700 volunteers to help deliver its work. Planning Aid volunteers are mostly professional planners who give their time freely in return for a unique opportunity to help people get involved in the planning system. If you would like to find out more about volunteering contact the Volunteer and Skills Manager at the National Planning Aid Unit on 0121 766 5298 or email [volunteers@planningaid.org.uk](mailto:volunteers@planningaid.org.uk)

Planning Aid has produced *The Planning Pack*, which is designed to provide individuals and groups with information to help them participate in the planning process.



### councils and organisations interviewed/cited

BDOR  
Barratt Homes  
Bristol City Council  
CAG Consultants  
Calderdale Council  
Caradon District Council  
Carrick District Council  
Darlington Borough Council  
Derby City Council  
East Midlands Planning Aid  
Leeds City Council  
Leeds Youth Council  
Liverpool City Council  
Mansfield District Council  
Middlesbrough Council  
Places for People  
Planning Aid for London  
Planning Aid North  
Plymouth City Council  
Ryedale District Council  
Sandwell Metropolitan Borough Council  
South West Planning Aid  
Sovereign Housing Association  
Swindon Borough Council  
West Midlands Planning Aid



Yorkshire Planning Aid

City of York Council

### more information

Other PAS case studies highlight examples of engaging communities that are relevant to this case study but have not been reproduced here. They include:

- *Letting the light shine in: showcasing the planning beacon authorities*
- *Spaces and places for Gypsies and Travellers: how planning can help*
- *Local development frameworks: delivering the vision*
- *Camden: improving access to the planning system*
- *Plymouth: a cup-winning local development framework*
- *Restormel: developing a planning charter with the community.*

### other useful publications include:

- *Constructive talk: investing in pre-application discussions* a collaborative publication by PAS and partners, April 2007 – see PAS website
- *Member development training modules* – see PAS website
- *PAS Member Skills Framework* – see PAS website
- RTPI (2005, revised 2007) *Good Practice Note 1: Guidelines on Effective Community Involvement and Consultation*
- RTPI and CLG (2007) *Planning Together: Local Strategic Partnerships and Spatial Planning: A Practical Guide*
- *Community Involvement in Planning: The Government's Perspective* (ODPM 2004)
- *The ATLAS Guide: Planning for Large Scale Development* – see [www.atlasplanning.com](http://www.atlasplanning.com)



PAS will shortly be publishing a full guide to community engagement.

The website [www.communityplanning.net](http://www.communityplanning.net) has been set up as a resource for communities and professionals who are involved in joint planning and engagement processes. The site is supported by Communities and Local Government, RTPI and the Academy for Sustainable Communities.

The case study was written by Andrew Ross from Final Draft Consultancy Ltd. Andrew is a writer, researcher and editor specialising in planning, sustainable development and public health, [www.fdconsult.co.uk](http://www.fdconsult.co.uk)



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Front cover photo courtesy of Planning Aid North.

Printed by KLM Press UK on paper made from 100 per cent chlorine-free pulp from sustainable forests.

IDeA IDT 2317 November 2007