Urban Regeneration Conference 2018
Expert analysis and practical guidance on the latest decisions and developments

24 April 2018
Central London

WHY ATTEND?
- Maintain awareness and understanding of the Housing and Planning Act 2016 on the CPO process and overriding encumbrances
- An effective way to examine new methods of community engagement involving social media and community action
- A must-attend event for all those involved in planning law including lawyers, developers, local authorities, architects and planners
- Benefit from learning and networking with your peers

HEAR FROM THE EXPERTS:
Lucy Thomas, Ashurst
John Walker, City of Westminster Council
Alice Roberts, CPRE London
Jerry Freeman, GVA
Matthew White, Herbert Smith Freehills
Claire Dutch, Hogan Lovells
Professor Paul Cheshire, LSE
Anne Bowden, Pinsent Masons
Richard Ford, Pinsent Masons
Counsellor Peter John OBE, Southwark Council
Clare Fielding, Town Legal
Meeta Kaur, Town Legal

— SECURE YOUR PLACE —
PLEASE QUOTE BOOKING REF: CFUR1
0121 362 7705 | registrar@clt.co.uk | www.clt.co.uk/urban-regeneration

— DELEGATE FEE —
£360 + VAT – CLT Members
£720 + VAT – Non-members
Urban Regeneration Conference 2018
24 April 2018, Central London

CONFERENCE OVERVIEW
With the UK population growing at the fastest rate for decades, there is an increasing focus on our national housing stock. Many inner-city areas suffer from high levels of unemployment and substandard social housing. Urban regeneration has been held up as the solution to halt the physical, social and economic decline of these areas.

Whether this results in estate regeneration or development of brownfield sites, overly prescriptive legislation and a lack of transparency between the numerous parties involved can lead to lengthy, expensive and inflexible developments which fail to meet their original purpose.

The Urban Regeneration Conference 2018 will look at the recent decisions and developments in planning law and our panel of leading experts will debate the key issues at stake. A must-attend event for all those involved in planning law including lawyers, developers, local authorities, architects and planners.

HIGHLIGHTS OF THIS YEAR’S AGENDA:
• Review the impact of the decision in Aylesbury on estate regeneration CPOs
• Examine new methods of community engagement involving social media and community action
• Analyse how the fallout from Grenfell Tower fire may impact building regulations and planning law
• Debate whether financial viability reports are slowing down planning decisions and limiting affordable provision
• Discuss whether the building on the Green Belt to address housing supply issues is inevitable, or are there other credible options?
• Understand the impact of the Housing and Planning Act 2016 on the CPO process and overriding encumbrances
• Debate whether the protection of historic assets has gone too far

CONFERENCE AGENDA
8.50 Registration & Coffee
9.25 Welcome and Chair’s introduction
Matthew White, Partner, Herbert Smith Freehills
9.30 Housing development for the 21st Century
• Housing and Planning Act 2016
• Affordable Housing, the Mayor of London’s Draft London Plan and viability SPG, and the future for viability assessments
• BTR/PRS, micro-housing and retirement living – is planning law ready for new ways of living?
Clare Fielding, Partner, Town Legal
Meeta Kaur, Partner, Town Legal
10.15 Delivering affordable housing: How to maximise housing in the light of viability appraisals, restrictive daylight/sunlight standards and rights of light claims
• Are financial viability reports slowing down planning decisions?
• Are they helping to maximise or are they limiting affordable provision
• On-site provision versus commuted payments
• Is current legislation on daylight and sunlight too prescriptive? Is there room for more flexibility?
• Are rights of light claims restricting development? What can be done about it?
• Will the fallout from the Grenfell Tower fire lead to further planning constraints?
John Walker, Director of Planning, City of Westminster Council
10.45 Coffee and Networking
11.10 Estate regeneration and community engagement
- Why is estate regeneration necessary and what benefits does it offer over other options?
- Why is there an increasing need for community engagement and local buy-in?
- What is the likely impact of the fall-out from the Grenfell Tower fire on such developments?
- When should the community be consulted, by whom should they be consulted, and how?
- Examining new methods of engagement via social media and community action
- How can developers handle the changing face of opposition, e.g. organised opposition campaigns via social media?
- What is the role of the local council and why is it key?
- Why and how can risk management be weighed against giving the community what it wants?
- What role does community engagement play in decamp policies?

Cllr Peter John OBE, Leader, Southwark Council
Lucy Thomas, Partner, Ashurst

12.00 Land acquisition: The changing face of CPO in the last 12 months
- Estate regeneration CPOs post Aylesbury (Human Rights and Public Sector Equality Duty) and following the Grenfell Tower fire
- Latest developments relating to town centre regeneration CPOs
- Impact of the Housing and Planning Act 2016 on the CPO process and overriding encumbrances e.g. rights of light
- Range of CPO and Land Assembly Powers including by new Mayors
- Top tips for successful CPOs and what to avoid by organising yourself in advance

Richard Ford, Partner, Pinsent Masons

12.45 Lunch and Networking

13.45 Debate: The future of the Green Belt
- Presentation: Current status in law, what you can and can’t do, building regulations
- Debate:
  - Why are per-year housing targets much higher than current per-year build rates and what are the implications?
  - Are new homes in London and the South East being built fast enough?
  - Is lack of appropriate sites for new homes an issue?
  - Does the Green Belt still fulfil its original purpose? Have there been any unintended consequences?
  - Is the extent of the Green Belt just right, or should there be a high-level review of the current boundaries?
  - Is building on the Green Belt to address housing supply issues inevitable, or are there other credible options?
  - How might developers intensify the building of homes and commercial floor space, meeting government targets, without building on protected or other green space?

Professor Paul Cheshire, Professor of Economic Geography, LSE
Alice Roberts, Head of Green Space Campaigns, CPRE London
Matthew White, Partner, Herbert Smith Freehills

14.30 Panel session: Partnerships
- Who owns what part of the process? Who is responsible for community engagement?
- Why is there a need for strong Local Authority leadership?
- What is the council’s role in delivery?
- Why is it key to build in flexibility in the project?
- What solutions should be in place before problems occur?

Anne Bowden, Partner, Pinsent Masons
Jerry Freeman, Senior Director, Development Consultancy, GVA
Andrew Sarge, Head of Regeneration, Morgan Sindall Investments Ltd
John Walker, Director of Planning, City of Westminster Council

www.clt.co.uk/urban-regeneration
15.15 **Coffee and Networking**

15.35 **Heritage impacts: Life after Barnwell**
- Where does the law on heritage impacts currently stand post Barnwell?
- Has Mordue clarified the position and is it being followed?
- Tips for local authorities and developers to avoid the courts

Claire Dutch, *Partner, Hogan Lovells*

16.20 **Panel discussion: Ask the experts**
- Is there a housing crisis? If there is, is it a question of insufficient supply or inflated demand?
- Given current developments, how do you envisage housing law evolving and what will be the key characteristics in five years’ time?
- How can regeneration schemes prevent displacing problems from one area to another?
- How do you think the fallout from the Grenfell Tower fire will impact building regulations and planning law?
- Do you believe that the Housing and Planning Act will adequately address the demand for affordable housing?

*Panel comprising speakers from the day*

16.50 **Chair’s Concluding Remarks and Questions**

17.00 **Conference Close**