

The Future of Planning Beyond Growth-Dependence

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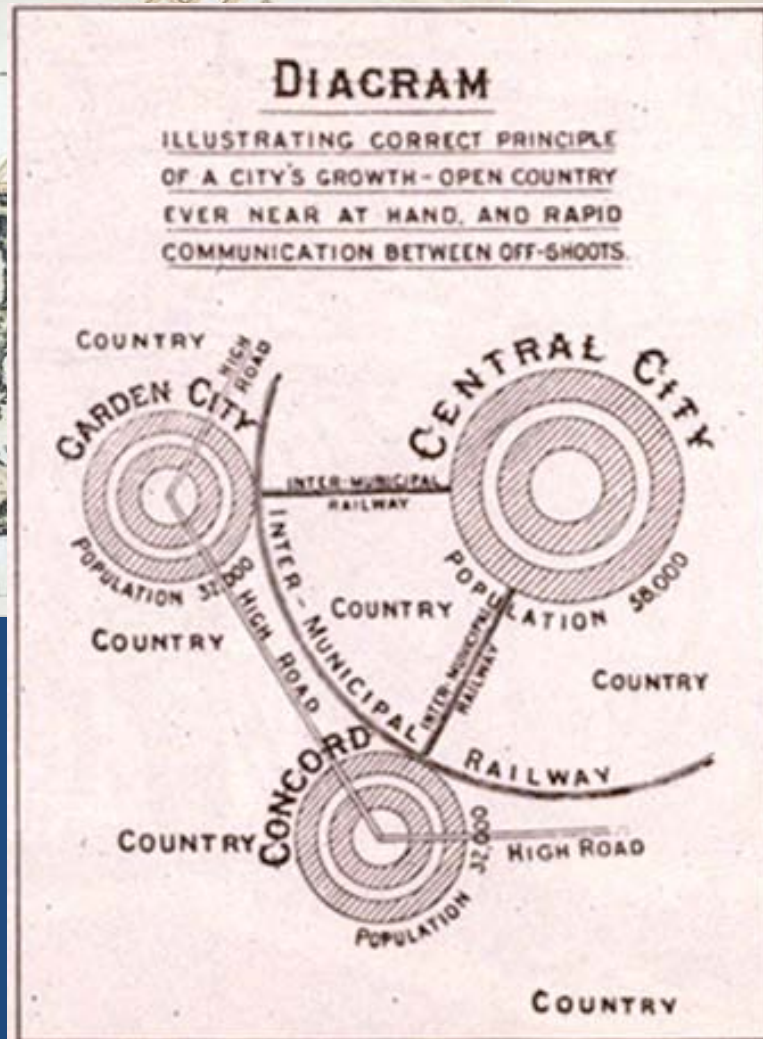
Two planning approaches

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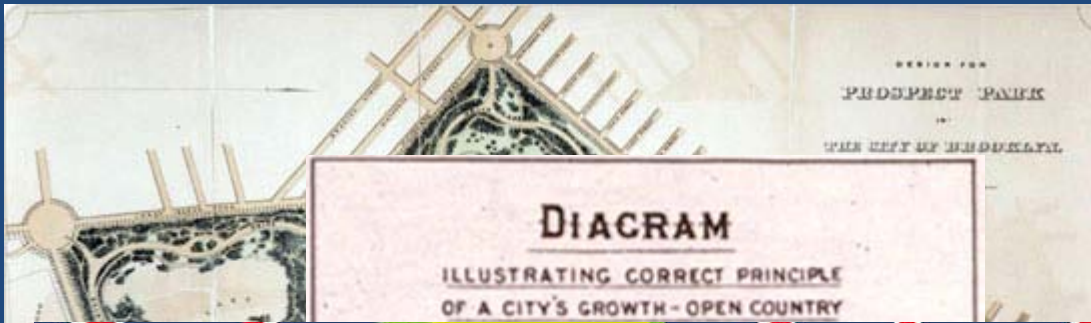
Olmsted's plan for Prospect Park, Brooklyn
<http://www.nycgovparks.org/about/history/olmsted-parks>

Two planning approaches

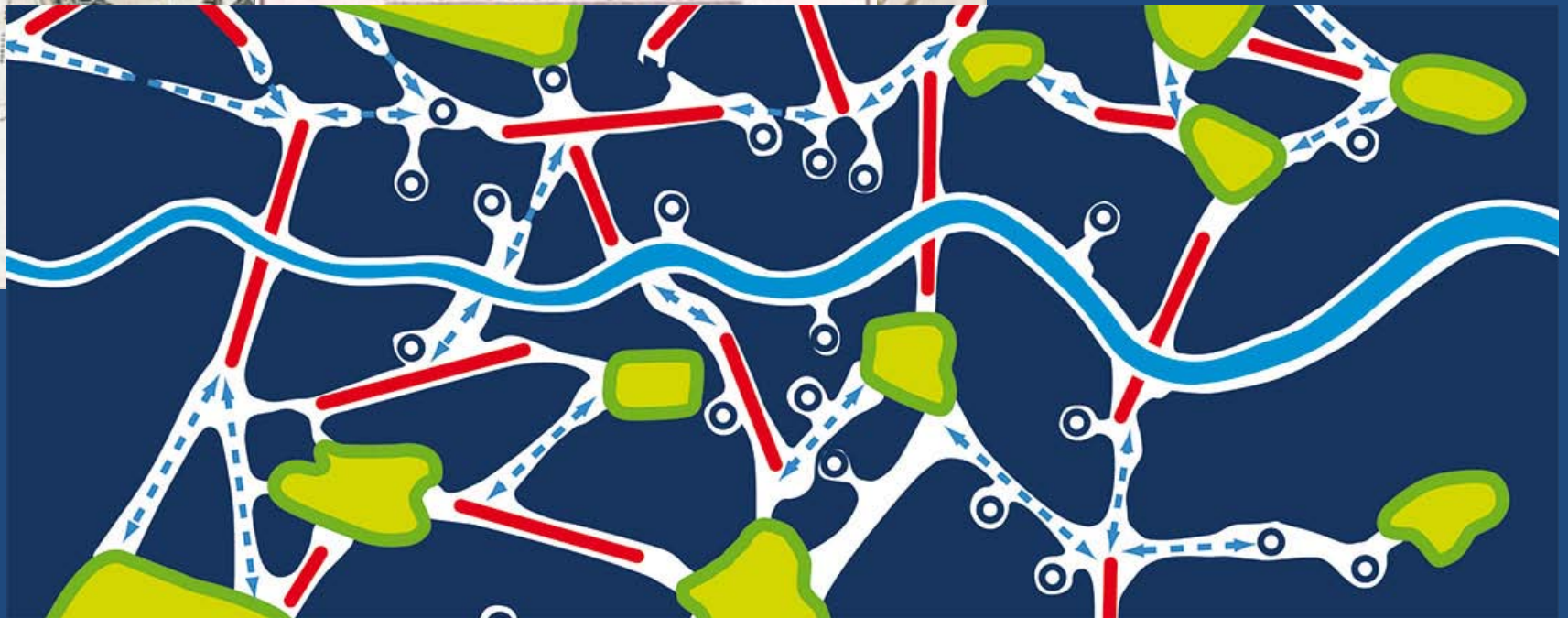


Howard's Garden City
Courtesy of TCPA

Two planning approaches



Urban Task Force
www.richardrogers.co.uk



COUNTRY

Two planning approaches



Paul Davidoff

Advocacy and Pluralism in Planning

Volume 31, Issue 4, 1965

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Advocacy and Pluralism in Planning
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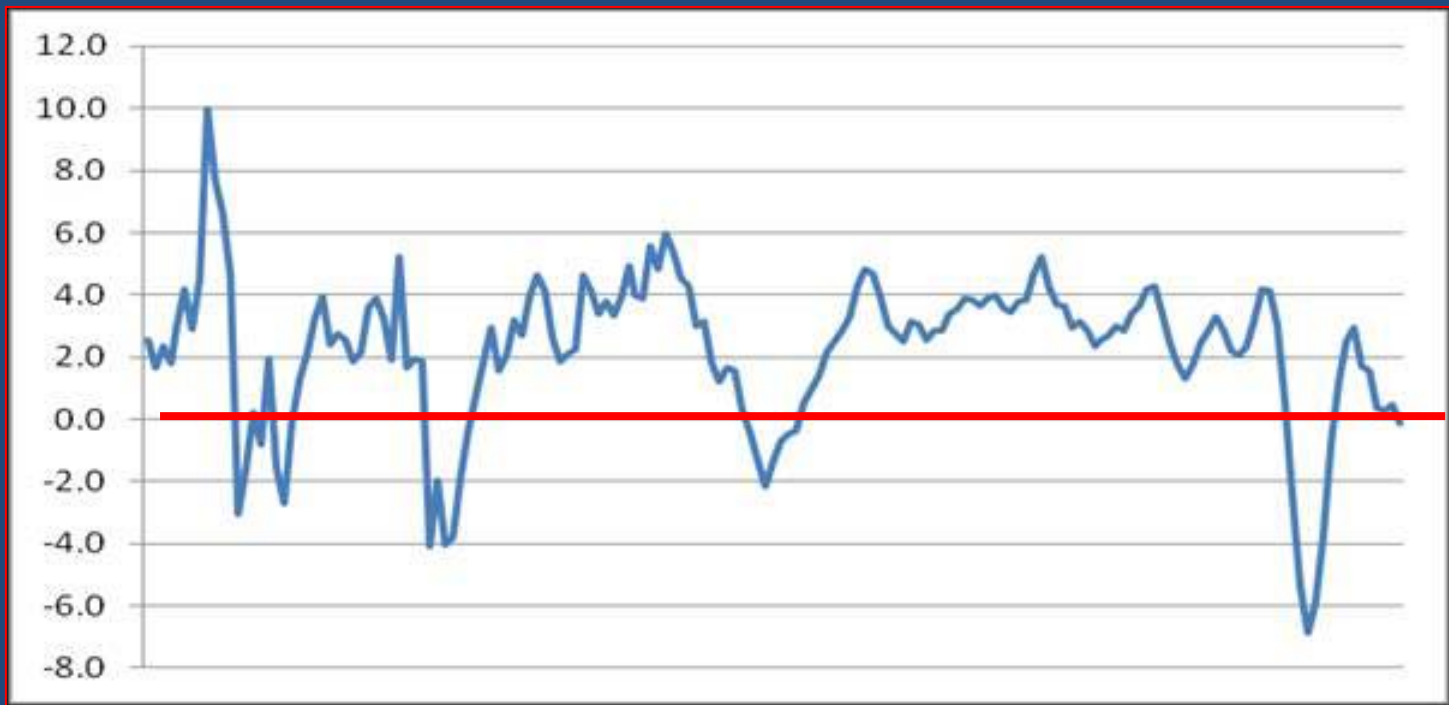
Patsy Healey
Collaborative Planning
1997, 2003

Growth-Dependent Planning

- Assumes demand for new development
- Seeks to get social and environmental benefits from that development
- Therefore dependent on market-led development for those benefits
- As a result actively encourages and promotes market-led development

The Economic Critique of Growth-Dependent Planning

Changing level of economic growth 1971 to 2012
(% annual change in GDP, quarter on quarter, 2008 prices as at
May 2012)



The Economic Critique of Growth-Dependent Planning



Sources: BBC, www.geograph.co.uk, the.potteries.org

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The Social Critique of Growth-Dependent Planning



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The Social Critique of Growth-Dependent Planning



The Social Critique of Growth-Dependent Planning



The Environmental Critique of Growth-Dependent Planning



Sources: Jewson.co.uk, kelsybissell.blogspot,

The Environmental Critique of Growth-Dependent Planning



The Environmental Critique of Growth-Dependent Planning



Lean Architecture is the ongoing process of rethinking and improving architectural methodology. It is the pursuit of better work by applying **Lean** principles to every aspect of practice. It is about smarter information flow and understanding how we perceive and process information in order to be better communicators amongst ourselves and to the users of our products. It is not about skipping necessary steps or leaving out important information. To the contrary, it is identifying what adds value and reducing and eliminating what doesn't.

<http://leanarchitecture.com/>

The Environmental Critique of Growth-Dependent Planning



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The Environmental Critique of Growth-Dependent Planning



“People use energy, not buildings”

The Environmental Critique of Growth-Dependent Planning



“People use energy, not buildings”

“By 2050, 65-70% of the dwelling stock in existence is likely to have been built before 2000. ... just over half of all commercial and industrial properties were built before 1940 and only 9% after 1990. Just a quarter of commercial building space by area was built before 1940 and only 15% since 1990.” Foresight Report (2008) *Powering Our Lives*

Summarising the critique

- Ineffectiveness in conditions (temporally or spatially mapped) of low demand
- Failure to meet the needs of local income communities
- Danger of displacement of low value land uses and low income communities in situations of demand for higher value land uses
- Lack of attention to the environmental sustainability of the whole built stock

In UK the National Planning Policy Framework embeds Growth Dependent Planning

“Development means growth. We must accommodate the new ways by which we will earn our living in a competitive world ... Our lives, and the places in which we live them, can be better, but they will certainly be worse if things stagnate.” (2012, p. i)

An alternative – Just Sustainability

Agyeman identified four aspects :

- Improving quality of life and well being
- Meeting the needs of present and future generations through a focus on inter- and intra-generational equity
- The importance of justice in terms of recognition, processes, procedures and outcomes
- Living within ecosystem limits

Guiding Questions for Growth-Dependent Planning

1. Are the economic conditions right for this mode to be effective?
2. Will sufficient social and environmental benefits be generated?
3. Will these be equitably distributed?
4. Does the proposed development, together with negotiated planning gain, command the support of local communities?

Guiding Questions for Moving Beyond Growth-Dependent Planning

1. Are more vulnerable groups in the locality, those who already have a lesser share of society's benefits, losing out through the change that is occurring due to development and changes of uses?
2. Is the change that is occurring contributing to a pathway towards a more environmentally sustainable future for the locality?

Implementing Just Sustainability – A Community-Based Approach

1. Encouraging and promoting community-based development

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3. New means of providing community assets including new means of management and ownership

Reforming the Planning System

Giving recognition to the importance of addressing inequality

- Support for and implementation of an exceptions policy where it can be demonstrated that the development would meet the needs of lower income communities
- Designation of Community Assets Supporting Justice and Sustainability to protect land uses valued by communities for promoting equality and environmental sustainability

Reforming the Planning System

Giving recognition to the environmental justice imperative

- Support for area improvement plans for both residential and town centre areas with an emphasis on energy efficiency and other environmental measures not valued by the market
- Flexibility with regard to applying development control standards for options such as eco-build that contribute to just sustainability

Reforming the Planning System

Giving recognition to the value of what is already there

- Recognising the importance of secondary and tertiary shopping areas, SME spaces and markets, using policies that specify scales and even occupiers to protect small scale users from amalgamation
- Recognising the value of temporary uses and the need to make use of vacant land and properties, including meanwhile uses

Reforming the Planning System

Giving greater institutional resources to operate in the face of growth-dependent planning

- Release of sites for community-based development at existing use value and enabling community land ownership structures
- Relaxing the strict application of precedent in regulatory decision-making where the test of supporting well-being and just sustainability can be applied

Developing the Planning Reform Agenda

Open for Discussion!

Thank you!