

Report on	Caledon Regeneration Partnership Invite to co-design new Village Community Plan and Conservation Area Design Guidance
Date of Meeting	04.10.2022
Reporting Officer	Sarah McNamee, Planning Conservation Officer LDP
Contact Officer	Chris Boomer, Planning Manager

Is this report restricted for confidential business?	Yes	
If 'Yes', confirm below the exempt information category relied upon	No	X

1.0	Purpose of Report
1.1	The Purpose of this Paper is to set out the background to Caledon Regeneration Partnerships letter received on 24.08.2022 by Mid Ulster District Councils Chief Executive. (Annex A)
1.2	CRP have invited the Planning Department and Community Planning to become key partners in the preparation, production and publishing of a new 'Caledon Village Plan'. CRP envisage that the new plan will replace the following existing documents <ul style="list-style-type: none"> • Caledon Village Plan March 2017 • Caledon Conservation Area Design Guide
2.0	Background
2.1	Caledon Regeneration Partnership (CRP) connected the Planning Conservation Officer inviting the Officer to attend an initial meeting with the Partnership and representatives of The Princes Foundation. The initial discussion meeting occurred over two days 29-30 th March 2022 incorporating a walking tour of Caledon Village. A tour of the recently opened CRP Wool Store Project that successfully brought an unlisted historic built structure back into active use while retaining its locally significant heritage values and fulfilling a local community need in terms of its business use as a pre-school and after school service.
2.2	Following the success of the Wool Store Project that is an exemplar of collaborative partnership working for local community benefit, the CRP are keen to continue that collaborative approach to other local issues and needs for the benefit of the local people.
2.3	CRP hosted the 2-day event with Mr Kim Hitch from The Prince's Foundation facilitating the proceedings. As well as the Planning Conservation Officer attendance, the Community Development Officer represented the wider remit of

	the Council in terms of Community Planning. An agreed action point was to arrange a formal discussion with the Director of Services for Planning and other senior Council Officers.
2.4	The Planning Department and Community Planning representative subsequently invited CRP and The Princes Foundation to a meeting on 16 th August 2022 at Council Offices, Magherafelt (Annex B). Mr Kim Hitch, The Princes Foundation presented an 'Engagement Model Caledon' presentation (Annex C).
	Main Report
3.1	At the meeting it was acknowledged that this was a very worthwhile project that had the potential to enable an established structured collaborative approach to local community engagement and an opportunity to combine through the regulatory process (planning system) a new 'Caledon Village Plan' with community by-in from the start.
3.2	The Director of Services for Planning advised that CRP write to the Chief Executive and Deputy Chief Executive regarding the proposed collaborative project.
3.3	CRP will be supported by The Princes Foundation who will facilitate the three work-shops in line with their 'Beauty in my Back Yard (BIMBY) Toolkit Workshop' approach to community engagement (Annex D). In addition, this approach reflects the recent publication of the Department for Infrastructures paper on Planning Your Place Getting Involved Report of the Planning Engagement Partnership March 2022.
3.4	The project will provide an opportunity for practical application of community engagement principles, collection and analysis of empirical evidence on an area based approach to community planning and a spatial analysis of the geographical area that is the settlement of Caledon.
3.6	This is an excellent training and CPD opportunity for Planning Officers and Community Development Officers.
3.7	It will establish a good working relationship between the local community, the Council and other key statutory stakeholders based on an ' <i>on the ground experience</i> ' of Caledon Village.
3.8	The Planning Department anticipate that the project has potential to result in a high quality, co-designed and local community led document that, subject to legislative requirements of the Planning Act (NI) 2011 in terms of public consultation procedures and adoption processes could become a material planning consideration, known as Caledon community Plan and Local Design Code.
4.0	Other Considerations
4.1	Financial, Human Resources & Risk Implications

	Financial: Unknown
	Human: Planning Staff Resources as required. Single Point of Contact: Mrs Sarah McNamee Planning Conservation Officer with input from Ms Celene O'Neill Community Development Manager as required.
	Risk Management: Unknown
4.2	Screening & Impact Assessments
	Equality & Good Relations Implications:
	Rural Needs Implications:
5.0	Recommendation(s)
5.1	Members asked to note the contents of this report and agree that the Planning Department and Community Development Officers will attend and provide advice and guidance to support the BIMBY Workshops as and when scheduled.
5.2	That the Planning Conservation Officer will be the single point of contact for the Planning Department and will provide input, advice and guidance when requested and help identify other key statutory stakeholders to attend the BIMBY Workshops.
6.0	Documents Attached & References
	Annex A: CRP Invitation Letter Annex B: Agenda 16.08.2022 Annex C: BIMBY Toolkit Overview



CALEDON REGENERATION PARTNERSHIP

Company Secretary: John Casey

Vat Reg: 722 3309 67

Chair and Deputy Chair

Mid Ulster Council

50 Ballyronan Road

Magherafelt

BT45 6EN

22nd August 2022

Dear Chair/Deputy Chair

The Caledon Regeneration Partnership is looking to champion a Village Plan to consider a wide range of issues, challenges and opportunities for the village in terms of long term sustainability and future resilience of the local community.

Such a plan is looking to consider and set out both spatial and development considerations in terms of acceptable character and scale, and also a number of action plans to respond to community issues and concerns and especially services and facilities that support 'community life, health and well being'.

It is also looking to recognize the special character of Caledon and its conservation area and consider how a pattern book / design guidance could support appropriate and acceptable development proposals.

As part of this process, we are proposing to work with the Princes Foundation as both advisor and facilitator. The Princes Foundation have visited Caledon on a number of occasions and they have so far provided some extremely useful suggestions in terms of the process and documents.

The Partnership recognises that any Village Plan process it is intending to undertake must sit within the Mid Ulster Local Plan, and the planning and regulatory process. We and the Princes Foundation therefore recently met with the Planning Department and Community Planning representatives to discuss our approach and the relationship. Both departments have indicated their support for our process and agreed to partner the Caledon Regeneration Partnership in this endeavour.



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The Caledon Regeneration Partnership constitution currently includes four positions on its committee for Council members. As part of this process, we would be grateful if these persons would be nominated as we intend to hold meetings in the near future to progress this project.

We are also looking to form a Project Steering Group 'championed' by the partnership but including wider community stakeholders and we also invite the Council and its members to consider joining this Steering Group as a key stakeholder and partner. We are currently considering that this steering group would be about 8 strong and would include one or two representatives from the local council.

Having sounded out local opinion regarding the village plan and the Caledon Regeneration Partnership acting as 'Champions' to take this forward with the council together with the assistance of The Princes Foundation; we are looking to have a community launch event in the Community Hall in Caledon to create further interest in the project possibly on 1st October.

We look forward to working closely with the council on taking this project forward and the next stages.

Yours sincerely

Jim Brady

Chairman

**Caledon Regeneration Partnership - Potential Caledon Village Plan
Meeting with Officers of Mid Ulster District Council.**

Tuesday 16th August at 10.30am
MUDC Council Offices Magherafelt

Agenda

1. Introductions
2. Background
 - a. CRP wish to consider a wide range of village issues in terms of long term sustainability and resilience of the community; as well as some spatial and development issues.
 - b. PF introduction and overview of meeting earlier in the year.
 - c. Challenges facing the village : issues and needs
3. To discuss principles of a 'village / community plan'
 - a. Role: Potential purpose & Format contents
 - b. Both spatial/ built environment and needs / actions and activities.
 - c. Relationship to conservation area and appropriate development guidance.
 - d. Pattern books / design codes to guide appropriate development and enhance conservation area documentation and wider village.
4. Planning context – local plan process and existing policies, conservation area Relationship to local plan process, adoption and regulation.
5. Engagement and participation (who needs to be involved);
 - a. Who should be involved, and how: a steering group
 - b. Key stakeholders
 - c. Role of the local authority
6. PF role in facilitating a community visioning workshop including discussion of the PF BIMBY process
7. Possible Process and timescale.
8. Next steps



THE PRINCE'S
FOUNDATION

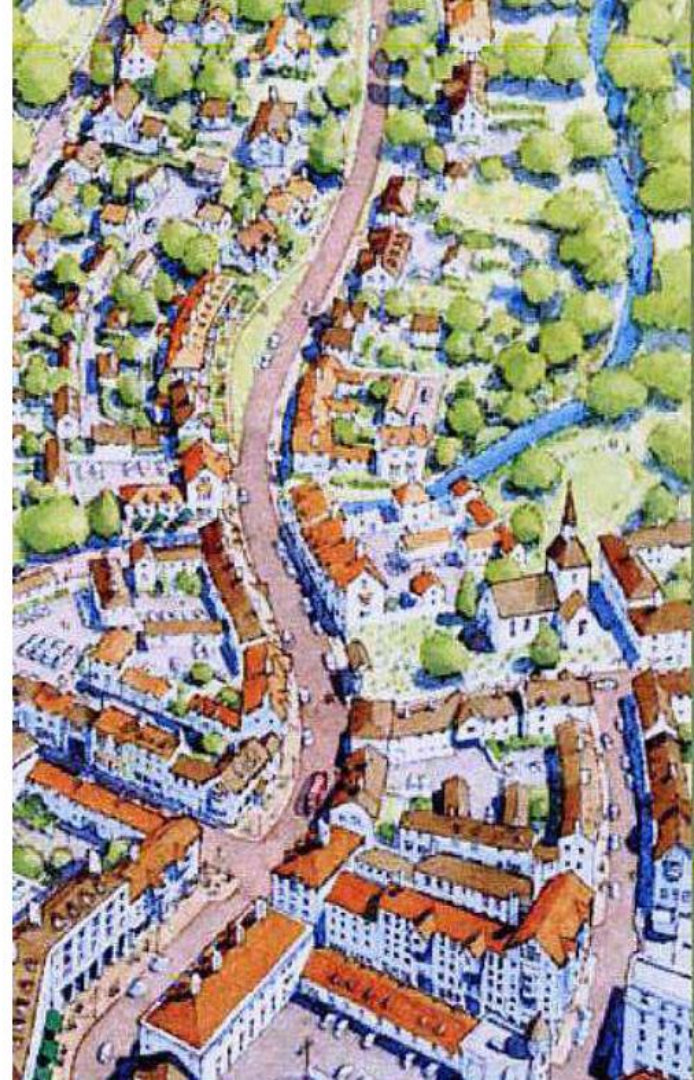
**ENQUIRY BY DESIGN
THE MODEL & THE PROCESS USED TO ENGAGE
WITH COMMUNITIES IN PLACEMAKING AND
PLANNING**

10TH December 2019

The Princes Foundation Architecture and Heritage Department is the Building projects and Championing / research Working within the built environment .

A key focus of our work is to '***transforms lives by making great places***'

We aim to help create attractive sustainable places through community and stakeholder engagement in the process



The art of Place-making

According to Bernard Hunt, an architect practicing in London:

We have theories, specialisms, regulations, exhortations, demonstration projects. We have planners. We have highway engineers. We have mixed use, mixed tenure, architecture, community architecture, urban design, neighbourhood strategy. But what seems to have happened is that we have simply lost the art of placemaking; or, put another way, we have lost the simple art of placemaking. We are good at putting up buildings but we are bad at making places.[2]



What We do

- Promote attractive sustainable places through;
 - live projects,
 - education,
 - research,
 - a network practitioners
- Help make places that people want to live in by;
 - Working with communities, stakeholder and partners to improve/ repair existing places, find reuses for historic buildings & help plan, design and build new Places.



What We're About

Prudent:

Acting with or showing care and thought for the future

Local :

People, and context/ history / culture

Adaptable :

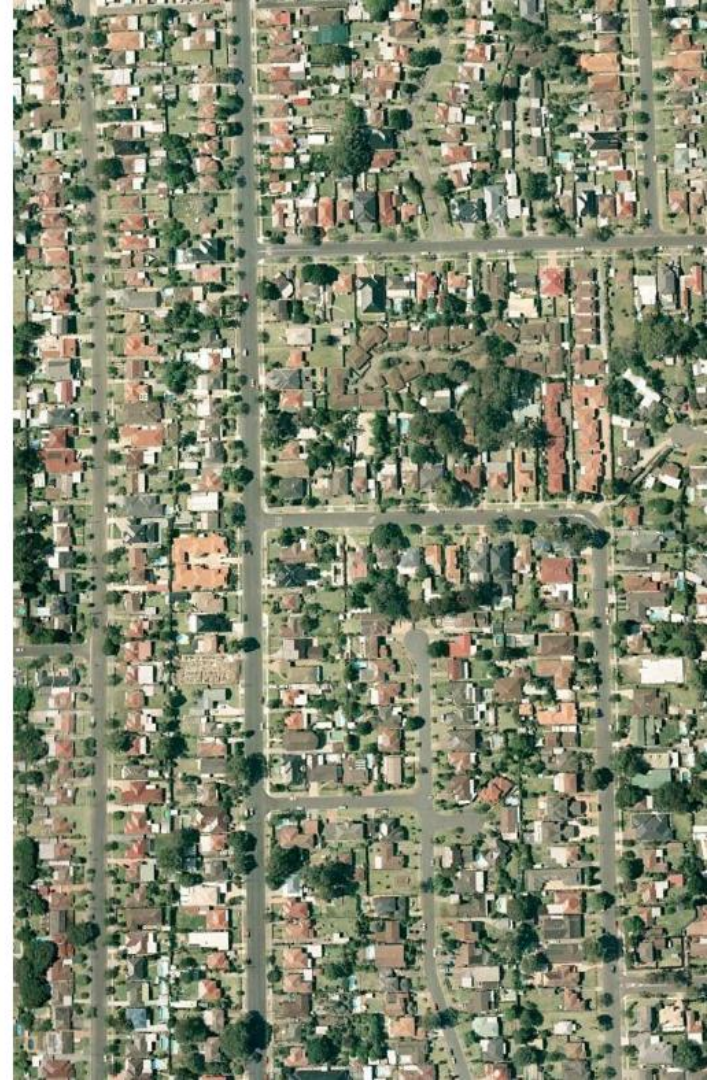
Able to adjust to new conditions

Coherent :

Forming a unified whole; logical and consistent.

Equitable:

Fair and impartial, treating everyone fairly and in the same way



BUILDING PROJECTS

We run a projects team to help clients at the highest level **create the right vision, frameworks, processes and professional teams** to get good quality projects built.

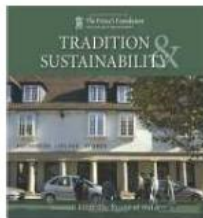
Over the last 20 years we have created frameworks and action plans for over 120 projects from regenerating existing places to designing new mix use communities and buildings such as universities, churches and hospitals.





Our Principles:

- ◆ *We believe that sustainably planned, built and maintained communities improve the quality of life of everyone who is apart of them.*
- ◆ *They help us to both live better at a local level and start dealing with the broader global challenges of urbanisation and climate change.*
- ◆ *Our goal is a future where all of us can take part in making our own communities more sustainable.*
- ◆ *We are working with everyone from local residents' groups to governments to make it happen.*



PLACE

Encourages: Individual character and sense of belonging.

Discourages: Soulless, anonymous development

PUBLIC SPACE

Encourages: Harmonious and legible public areas.

Discourages: Visual intrusion and clutter.

PERMEABILITY

Encourages: Ease of access and greater spread of traffic movement.

Discourages: inefficient movement.

HIERARCHY

Encourages: An understanding of the relative significance of parts of a building or town.

Discourages: Confusion and over-reliance on signage.

LONGEVITY

Encourages: Design solutions that adapt well to change.

Discourages: Complex buildings specific to current needs.

VALUE

Encourages: Long term investment in buildings, towns and cities.

Discourages: Built environments likely to drain resources of future generations.

SCALE

Encourages: A relationship between people and their environment.

Discourages: A feeling of being overwhelmed or alienated.

HARMONY

Encourages: Buildings and settlements whose various parts work together.

Discourages: A disparate built environment.

Principles for Good Placemaking:

ENCLOSURE

Encourages: Safe environments and the full use of available space.

Discourages: Wasteland and degraded no-go areas.

MATERIALS

Encourages: Buildings that have a natural resonance with the environment.

Discourages: Long distance transportation of materials and buildings with short life spans.

DECORATION

Encourages: Local visual identity and interest.

Discourages: Functional anonymity.

CRAFTSMANSHIP

Encourages: Longevity and building craft as an art form.

Discourages: Quick-fix solutions and low-grade buildings.

COMMUNITY

Encourages: A proactive, approach to planning.

Discourages: A reactive, piecemeal planning approach.



Designing places must be combined with an understanding of the needs and aspirations of the people that live and work in them.

The wisdom of local people should not only be heard, but listened to and incorporated into the planning and design process.

To put this belief into action we use a community engagement framework called **'Enquiry by Design'** (EbD).

The EbD process can work at different scales, including buildings, the city and the region

Wherever we are working in the world we create projects that reflect local people's aspirations, issues and concerns. The EbD process needs to be calibrated to local conditions, practices and cultural outlooks.

ENQUIRY BY DESIGN

A tool bringing the right people together to create real solutions through intensive workshop sessions designed to accommodate continuous feedback.

It brings together key stakeholders and technical experts. The process is collaborative and helps define comprehensive plans that can create beautiful and sustainable places

These stakeholders are actively engaged in the planning and design of their community, ensuring practical, achievable solutions for the vision to be taken forward beyond the workshop.



CORE TEAM

Eg. ARCHITECTS,
LANDOWNERS
LOCAL AUTHORITY



STAKEHOLDER AND ADVISORY AGENCIES

Eg. EDUCATION
AUTHORITIES
HERITAGE BODIES,
LOCAL BUSINESS
GROUPS



WIDER STAKEHOLDER GROUP

Eg. LOCAL RESIDENTS
GENERAL PUBLIC

EbD: the Broad Principles

A typical EbD is bookended by an introductory session and a final feedback session.

These are 'open' sessions giving opportunity to disseminate information to as wider group of those potentially impacted by development considerations.

The intervening workshop sessions, spanning three to five days, are for invited representatives

The challenge is to ensure participants from a wider range of different groups, in order to achieve representation from all concerned stakeholders.



EbD: the Broad Principles

- Introduce the application of best practice principles, and sustainable urban design
- Test and evolves proposals in accordance with agreed principles
- Bring together professionals, stakeholders and communities to debate and agree on the best way to achieve outcomes that reflect the agreed principles
- To be a collaborative process on a vision for a new or revived community.
- An intensive method for stakeholder engagement and consensus building :
- Its interdisciplinary, integrated, and interactive.

Remember the EbD workshop is only a part of a much wider engagement strategy

The Engagement and Workshop Process

Stakeholders collaborate through facilitation to establish principles and a vision for a community or site. This is developed through a workshop process, to assess a complex range of design requirements for the development site.

Interactive rather than sequentially reactive as the conventional design planning process.

Encourages **innovative** and **dynamic solutions** to **key issues**

Is place-based and an **intensive design enquiry**; every issue is tested by being drawn.



There are typically four core workshop elements:

1. A presentation on the principles of best practice in sustainable development that will be used to frame the EbD proceedings and outcomes
2. A briefing session and site tour
3. Design and review sessions
4. Concluding presentation and comments



IMAGE: ENQUIRY BY DESIGN, GALAPAGOS ISLANDS

How we work;

There are key stages

Listening –

Your comments and concerns

Examine-

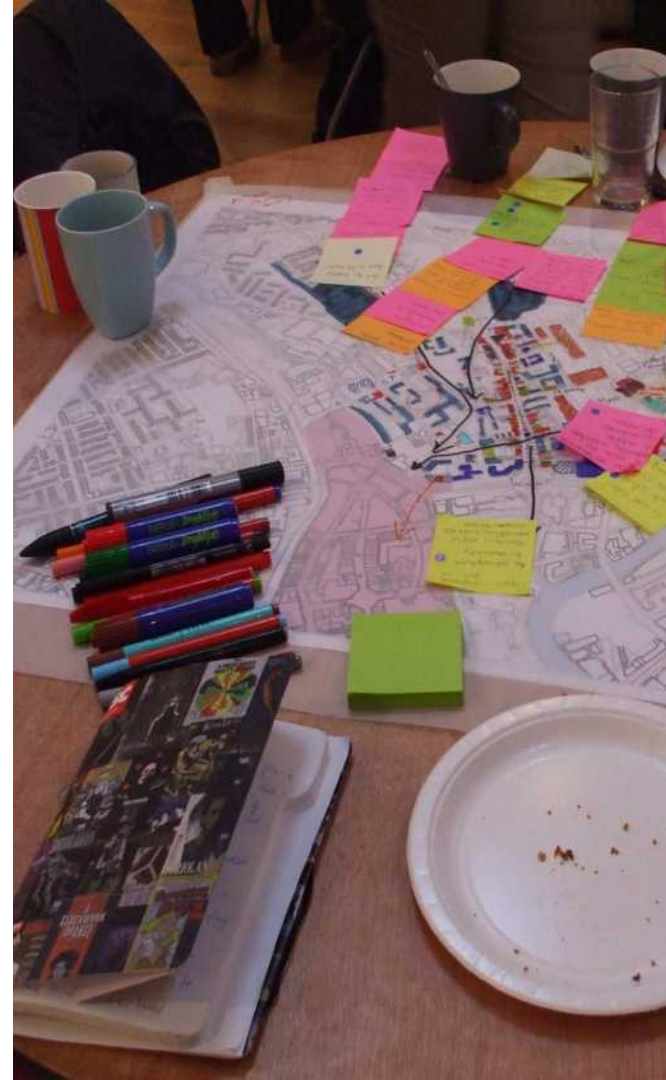
We, together explore and test the issues

Diagnose-

Looking at scenarios and necessary criteria

Remedy-

Final options and responses



Initial community meeting



Stakeholder event and meetings / briefings



½ day Stakeholder event & Internal working session




Internal working session & second community meeting

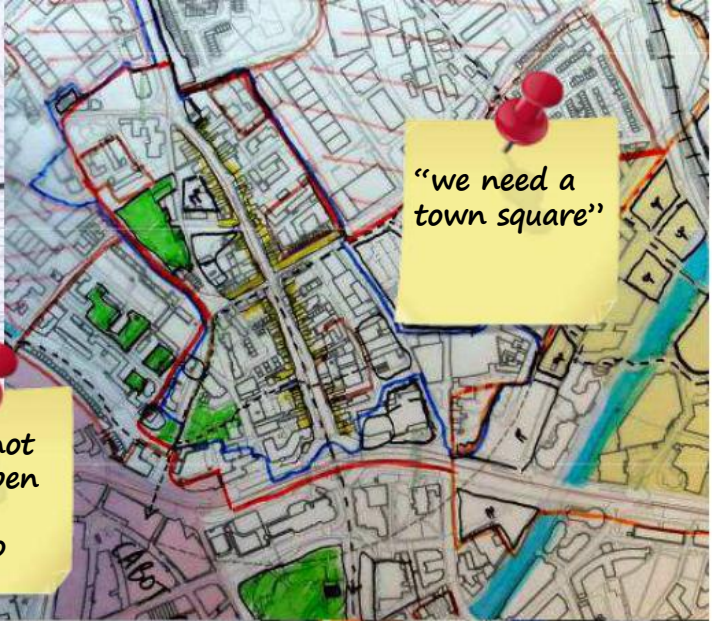


What's happening - The Workshop programme







"New businesses are not encouraged"



"we need a town square"



"There's not enough open space for families to use"



"A30 is a dividing line between communities"



Community Engagement/ Neighborhood Planning

The BIMBY Housing Toolkit draws on over 20 years of
The Prince's Foundation's experience and knowledge in
creating harmonious, enduring communities.

Our experience is drawn from working across the globe
with people on the ground.



 **bimby**

Beauty-In-My-Back-Yard

By:  PRINCE'S FOUNDATION

bimby

Housing Toolkit



3 Community Workshops
to work out what you want
as a community



bimby

Housing Manual



The outcome of the Housing
Toolkit is a professional, succinct
local housing document



Get your manual
put into practice



We guide you through the many
ways in which your BIMBY
Housing Manual can be put to use



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BIMBY Toolkit Workshop overview.

WORKSHOP ONE:

The first Workshop is, **'Getting to Know Your Community'**

All workshops consist of 3 Activities. In other words, when you hold a workshop, you'll have 3 tasks to complete.

Getting to Know Your Community consists of:

1a Identifying Community Skillsets

In this Activity, you are thinking of members of the community who would be willing to get involved in completing the BIMBY Toolkit, and writing down their details. This way, if a developer/local authority wants to get in touch with local people who can give helpful, relevant feedback, they have a database of people to contact.

1b Rating Your Area

In this activity you'll use the same 4 categories listed above – Natural, Social, Financial, and Built. This time, you're thinking about what assets and weak points your community has, under these 4 categories.

So for Natural, for example, you will be prompted to answer questions like - Do the gardens/landscaping/parks in your area reflect the local environment?

1c Mapping the Quality of Place

In this activity you get a large map of your area, and use sticky dots to mark what areas you do and don't like. Red dots are used for areas you don't like, green for areas you do, blue for areas that you think offer potential for improvement.

WORKSHOP TWO:

The second Workshop is, **'Identifying Sensible Areas for New Homes'**

It consists of:

2a Walkable Catchment Analysis

In this Activity, you get a large map of your area, and use a colour-coded system to mark facilities in your community e.g. local shops are coloured in red, schools in purple. Once you've marked all of the facilities stipulated in the activity, you then plot circles around these facilities. E.g. plot a 500m around local shops. This way you calculate the catchment area of those services. The idea is that you'll know where to locate homes so that they are best connected to existing facilities.

2b Rating Your Area

In this activity you'll use the map from the previous activity, and this time, you'll shade in areas that you think would be well situated for development. You will have contacted your local authority to receive guidance on where there may be flood zones, areas of natural significance etc. (i.e. land that should not be developed).

2c Principles for Good Placemaking

This is sort of like a BIMBY manifesto. We give the BIMBY user our full set of PFBC/HRH design principles – according to which, communities should be walkable, sustainable, etc. In the Activity, the group looks at our Principles and decides if they'd like to add more. So for example if they wanted all new development to be built taking disability access as high priority, they could create their own principle that spells this out.

WORKSHOP THREE:

The second Workshop is, **'Choosing Popular Local Building Types'**

It consists of:

3a Defining the 5 Essential Qualities of Place

In this Activity, you again are creating a sort of design manifesto for your area. You identify 5 key traits you think your community has that you're proud of, and want to preserve. You then add pictures to illustrate your 5 traits.

One of Newquay's Qualities is 'Vibrant Colour' – houses are often painted in bold colours, and they'd like to see this tradition continued.

3b Finding and Rating Local Housing/Building Types

Before the activity, people from your community group will have gone and photographed pictures of local houses/buildings that they like. In the workshop, the community will review the photos taken, and vote on the ones they like the best. They then add these photos to the Manual.

3c Identifying Local Building Elements and Materials

Before the activity, people from your community group will have gone and photographed pictures of building elements and materials that they like – e.g. chimneys, doorframes etc. In the workshop, the community will review the photos taken, and vote on the ones they like the best. They then add these photos to the Manual.

