



SUFFOLK DESIGN REVIEW PANEL

Terms of reference 2025

FRAME PROJECTS

In partnership with
Suffolk County Council

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Cover image: Suffolk Design Review Panel site visit © Frame Projects



1. INTRODUCTION

Frame Projects is a project management consultancy, expert in design and community review. Design review is a valuable means not only of testing the quality of development proposals going through the planning process, but also of influencing it for the better.

The Government's National Planning Policy Framework states that: Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development.... In assessing applications, local planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels.' (NPPF section 12, para 138).

We have substantial experience of setting up and managing review panels. We manage multi-disciplinary design review panels on behalf of thirteen London planning authorities: Barking and Dagenham; Barnet; Brent; Bromley; Camden; Ealing; Greenwich; Haringey; Havering; Kensington and Chelsea; Redbridge; Old Oak and Park Royal Development Corporation; and Waltham Forest.

Outside of London we manage design review panels for: Ebbsfleet; Epping Forest; Watford; Folkestone & Hythe; Somerset; Suffolk; Thanet; and three proposed Garden Towns in Essex, Kent and Somerset.

Frame Projects has been Secretariat to the HS2 Independent Design Panel since 2015. This has been set up at the request of the Department for Transport to help ensure that, through great design, HS2 delivers real economic, social and environmental benefits for the whole country.

Building on our experience of design review, Frame Projects is helping to pioneer community review - allowing people to share local expertise with developers and planning authorities. We currently manage community review groups on behalf of seven planning authorities.

This terms of reference describes the Independent Design Review service that we offer to local planning authorities. These services can be provided either on a one-off basis, or as part of ongoing collaborative working with a Council.



Design review panel site visit © Frame Projects

2. PRINCIPLES OF DESIGN REVIEW

Independent – it is conducted by people who are unconnected with the scheme's promoters and decision makers, and it ensures that conflicts of interest do not arise.

Expert – the advice is delivered by suitably trained people who are experienced in design, who know how to criticise constructively and whose standing and expertise is widely acknowledged.

Multidisciplinary – the advice combines the different perspectives of architects, urban designers, town planners, landscape architects, engineers and other specialist experts to provide a complete, rounded assessment.

Accountable – the design review panel and its advice must be clearly seen to work for the benefit of the public. This should be ingrained within the panel's terms of reference.

Transparent – the panel's remit, membership, governance processes and funding should always be in the public domain.

Proportionate – it is used on projects whose significance, either at local or national level, warrants the investment needed to provide the service.

Timely – it takes place as early as possible in the design process, because this can avoid a great deal of wasted time. It also costs less to make changes at an early stage.

Advisory – a design review panel does not make decisions, but it offers impartial advice for the people who do.

Objective – it appraises schemes according to reasoned, objective criteria rather than the stylistic tastes of individual panel members.

Accessible – its findings and advice are clearly expressed in terms that design teams, decision makers and clients can all understand and make use of.

Design Review: Principles and Practice
Design Council CABE / Landscape Institute / RTPI / RIBA (2013)



Design review panel site visit © Frame Projects

3. PANEL COMPOSITION

The panel brings together professional experts from a variety of fields. Members are chosen to provide a broad range of expertise which may include:

- architecture
- civil / structural engineering
- community engagement
- heritage / townscape
- inclusive design
- industrial / workspace design
- landscape architecture
- sustainability / ecology
- urban design / town planning

Many of those appointed to Frame's panels have expertise and experience in more than one of these areas. The composition of each panel meeting is chosen as far as possible to suit the scheme being reviewed, as well as considering gender balance and diversity.

Membership of the panels managed by Frame Projects is reviewed regularly, to ensure that we can provide a variety of expertise, and to bring fresh perspectives of new panel members into the process.



Design review meeting © Frame Projects



Design review panel site visit © Frame Projects

4. ROLE OF THE PANEL

The Independent Design Review Panel provides independent and impartial advice on development proposals, at the request of planning officers, and plays an advisory role in the planning process.

Reviews can be arranged for schemes from RIBA Stage 2 (concept design) onwards, providing advice to the applicant and the planning authority.

It is for the planning officers and the planning committee to decide what weight to place on the panel's comments, balanced with other planning considerations. Applicants should consult planning officers following a review to agree how to respond to the panel's advice.

If any points made by the Independent Design Review Panel require clarification, it is the responsibility of the applicant and their design team to draw this to the attention of the chair of the panel (if during the meeting) or the panel manager, Frame Projects, (if the report requires clarification).

5. PANEL REMIT

The Design Review Panel provides independent, objective, expert advice on development proposals. It provides advice to scheme promoters and the planning authority as a 'critical friend' to support delivery of high quality design.

Generally, schemes are referred to the panel by planning officers at an early stage to identify and consider the key assumptions of the proposed design. The independent advice given by the panel is likely to be most effective when given before a scheme becomes too fixed. Early engagement with the panel should reduce the risk of delay at application stage by ensuring that designs reach an acceptable standard. The panel's advice may assist the local planning authority in negotiating design improvements and may support decision-making, including refusal of planning permission where design quality is not of an acceptably high standard.

The panel considers significant development proposals. Significance may fall into the following categories.

Significance related to size or use, for example:

- large buildings or groups of buildings
- infrastructure projects such as bridges or transport hubs
- large public realm proposals
- masterplans, design codes or design guidance

Significance related to site, for example:

- proposals affecting sensitive views
- developments with a major impact on their context
- schemes involving significant public investment

Projects may also be referred to the panel by the planning authority at their discretion, for example where they require advice on:

- building typologies, such as single aspect dwellings
- sustainability and design for climate change adaptation and mitigation
- proposals likely to establish a precedent for future development
- developments out of keeping with their context
- schemes with significant impacts on the quality of everyday life
- landscape / public space design.

When a proposal is at a pre-application stage, the report is not made public and is only shared with the Council, the applicant and design team, and panel members who attended the review meeting.

If the proposal is reviewed at an application stage, the report will be a public document and may be published on the Council's website. Where the final review of a scheme takes place at a pre-application stage, the report of this meeting may also be made public once an application is submitted.

A diagram showing the role of the Independent Design Review Panel in the planning process is shown opposite.

DESIGN REVIEW IN THE PLANNING PROCESS

 Council pre-app process

 Design Review Panel

 Planning submission

Design review advice is most effective when it is well-integrated into the local planning authority process. It is for planning officers to decide which schemes would benefit from the panel's advice, and refer them for a review. Frame Projects then takes responsibility for arranging the meeting, liaising with both the planning authority and applicant. A report on the panel's comments is

issued to all those attending, to inform continuing pre-application discussions. Officers may refer the scheme back to the panel for a follow up review, at the next stage of design development. Once the scheme is submitted for planning approval, the panel's analysis of design quality is intended to support the committee in its decision making.



6. INDEPENDENCE & PROBITY

The Independent Design Review Panel is an independent and impartial service provided by Frame Projects, an external consultancy.

The processes for managing the Independent Design Review Panel, appointing members, including the selection of the chair, and the administration of meetings are agreed in partnership with the planning authority.

Panel members shall keep confidential all information acquired in the course of their role on the panel, with the exception of reports that are in the public domain.

Further details are provided in the confidentiality procedure included in Section 13.

7. FREEDOM OF INFORMATION

As a public authority, the planning authority is subject to the Freedom of Information Act 2000 (the Act). All requests made to the planning authority for information with regard to the Independent Design Review Panel will be handled according to the provisions of the Act. Legal advice may be required on a case by case basis to establish whether any exemptions apply under the Act.



Design review panel site visit © Frame Projects

8. TYPES OF REVIEW

Three types of review are offered:

Full review - chair plus four panel members, typically 90 minutes.

Intermediate review - chair plus two panel members, typically 75 minutes.

Chair's review - chair plus one panel member, typically 60 minutes

FULL REVIEWS

For schemes with significant impact, requiring a broad range of panel expertise, a full review can be arranged to provide advice on the quality of proposals.

In addition to planning officers, other relevant stakeholders, for example Historic England, may be invited to attend and asked to give their views as background to the review meeting.

Full reviews usually take place at a stage when an applicant and design team have decided their preferred option for development of a site, and have sufficient drawings and models to inform a comprehensive discussion.

In advance of the full review, panel members attend a 15 minute briefing with planning officers on the policy context, and issues arising from pre-application discussions.

At the start of the full review, planning officers will summarise their panel briefing. The scheme will then be presented by a member of the design team, normally the lead architect, following a brief introduction by the applicant.

Presentations may be made with drawings and / or pdf or PowerPoint and models, as appropriate. At least one paper copy of the presentation should be provided, for ease of reference during the panel discussion.

Time allocated for full reviews will depend on the scale of the project but a typical full review will last 90 minutes: 10 minutes introductions and briefing by planning officers; 25 minutes presentation; 55 minutes discussion and summing up by the chair.

Large projects, for example schemes with several development plots, may be split into smaller elements, to ensure that each component receives adequate time for discussion.



Design review panel site visit © Iona Wolff / Frame Projects

INTERMEDIATE REVIEWS

Intermediate reviews can be arranged for projects with localised impact that require a range of panel expertise. This type of review can also be appropriate at an early design stage, for example to provide advice on development strategy, or to provide focused advice, for example on a design code.

Planning officers will be invited, but other stakeholders will not normally attend. However, the planning case officer may brief the panel on any comments made by other stakeholders.

In advance of the review, panel members attend a 15 minute briefing with planning officers on the policy context, and issues arising from pre-application discussions.

At the start of the intermediate review, planning officers will summarise their panel briefing. The scheme will then be presented by a member of the design team, normally the lead architect, following a brief introduction by the applicant.

Presentations may be made with drawings and/or pdf or PowerPoint and models, as appropriate. At least one paper copy of the presentation should be provided, for ease of reference during the panel discussion.

A typical intermediate review will last 75 minutes: 10 minutes introductions and briefing by planning officers; 20 minutes presentation; 45 minutes discussion and summing up by the chair.

CHAIR'S REVIEWS

For schemes with more localised impact, or for some previously reviewed schemes, a chair's review may be arranged to provide advice on the quality of proposals.

Planning officers will be invited, but other stakeholders will not normally attend. However, the planning case officer may brief the panel on any comments made by other stakeholders.

For schemes that are the subject of a current planning application, the presentation should be based on the submitted drawings and documents, either as paper copies or as a pdf or PowerPoint. At least one paper copy of the presentation should be provided, for ease of reference during the panel discussion.

In advance of the review, panel members attend a 15 minute briefing with planning officers on the policy context, and issues arising from pre-application discussions.

At the start of the chair's review, planning officers will summarise their panel briefing. The scheme will then be presented by a member of the design team, normally the lead architect, following a brief introduction by the applicant.

A typical chair's review will last 60 minutes: 10 minutes introductions and briefing by planning officers; 15 minutes presentation; 35 minutes discussion and summing up by the chair.

RETURNING SCHEMES

Planning officers may determine that more than one review is required at pre-application stage. For example, a first review may take place at a strategic design stage, with a further review once more detailed designs are available.

For masterplan scale schemes including several development plots, we recommend a discussion between the planning authority, applicant and panel manager to agree how best to structure the review process. Different types of review may be appropriate at different stages in the evolution of the project. Bespoke full day reviews can be offered for large scale / complex schemes.

Subsequent reviews will be charged for at the applicable rate (detailed in Section 12).

ONLINE OR IN-PERSON REVIEWS

The planning case officer will determine if the scheme being referred to the panel will require an online or in-person review.

Generally, schemes returning to the panel for a second or subsequent review will be invited to a meeting held by video conference.

An additional 20 minutes will be allowed at online meetings for a virtual site visit.



Design review panel site visit © Frame Projects

9. SITE VISITS

Wherever possible, a site visit will be arranged for review meetings (unless a site visit has already taken place before an earlier review of the scheme). All panel members participating in the review are required to attend. Unless informed otherwise, Frame Projects assumes consent for photographs taken on site or at review meetings to be used on its website and in other publications.

Panel members, representatives of the local planning authority and members of the applicant team should maintain care and awareness of potential hazards for themselves and other attendees during site visits. All those involved should take appropriate action to alert the party of potential risks so that the visit can be paused or terminated if necessary. It is the responsibility of applicant teams to notify Frame Projects in advance of a review meeting if PPE is required on site.



Design review panel site visit © Frame Projects

10. REVIEW AGENDAS

Agendas will be issued to panel members in advance of each review.

For each review meeting, a detailed agenda will be provided that includes notes on the planning context, details of the scheme(s) to be considered, applicant and consultant team.

Information provided by the planning case officer will include relevant planning history and planning policies that officers consider essential for assessing the scheme. Advice may be specifically sought on design quality assessed against these policies.

A scheme description provided by the design team will set out factual information about the project. Selected plans and images of the project will also be provided to help to give a sense of the scope and nature of the project under review.

Where a scheme returns for a second or subsequent review, the report of the previous review will be provided with the agenda.

11. PANEL REPORTS

During the Independent Design Review Panel meeting the panel manager will take notes of the discussion - these form the basis of panel reports. Reports will be drafted by Frame Projects, agreed with the chair, and issued within 10 working days.

At pre-application stage, reports will provide clear, independent advice on ways in which the quality of development proposals could be improved, referring where appropriate to specific planning policies in relation to expectations of high quality design.

The Independent Design Review Panel has an advisory role in the planning process, and the project team should consult planning officers following a review to agree how to respond to points raised in the report.

Once planning applications are submitted, the report may provide guidance to the planning authority in determining the application. This may include suggesting planning conditions or refusal of planning permission if the design quality is not of an acceptably high standard.

Independent Design Review Panel reports may be included in committee reports on planning application schemes – in which case planning officers will place these in the context of other planning matters, which the panel's advice neither replaces nor overrules.

If the proposal is reviewed at an application stage the report will be a public document kept within the proposal's case file and published on the planning authority's website. Where the final review of a scheme takes place at a pre-application stage, the report of this meeting may also be made public once an application is submitted.



Design review panel site visit © Frame Projects

12. PANEL CHARGES

Current charges for Independent Design Review Panel meetings are:

- | | | |
|-----------------------|-----------|--------------|
| • Full review | in person | £6,000 + VAT |
| | online | £4,875 + VAT |
| • Intermediate review | in person | £4,950 + VAT |
| | online | £4,450 + VAT |
| • Chair's review | in person | £3,450 + VAT |
| | online | £3,150 + VAT |

Applicants are referred to the Independent Design Review Panel by the planning authority as an external service and fees are paid by the applicant to Frame Projects for delivering this service.

The cost of venue hire, and transport from the nearest convenient station to the site visit would be in addition to the charges above, if required. However, where possible we will book meeting rooms at Council offices.

Payment should be made in advance of the review, and the review may be cancelled if payment is not received five days before the meeting. Full details will be provided when an invitation to the Independent Design Review Panel is confirmed.

Where a scheduled review is subsequently cancelled or postponed by the applicant, an administrative charge will be applied:

- 50% of full cost : less than two weeks before scheduled review
- £800 + VAT : between two and four weeks before scheduled review



Design review panel site visit © Frame Projects

13. CONFIDENTIALITY

The Independent Design Review Panel provides a constructive and reliable forum for applicants and their design teams to seek guidance at an early stage, when the panel's advice can have the most impact. It is therefore essential that appropriate levels of confidentiality are maintained. The following procedure shall apply.

1. Panel meetings are only to be attended by panel members, planning officers, and officers from stakeholder organisations involved in the project, for example statutory consultees, as well as the applicant and their design team. If any additional individual is to attend, it should be approved by the panel manager.
2. At all times panel members shall keep strictly confidential all information acquired during the course of their role on the panel and shall not use that information for their own benefit, nor disclose it to any third party (with the exception of reports that are in the public domain – see points 5 and 6).
3. The panel's advice is provided in the form of a report written by the panel manager, containing key points arrived at in discussion by the panel. If any applicant, architect or agent approaches a panel member for advice on a scheme subject to review (before, during or after), they should decline to comment and refer the inquiry to the panel manager.
4. Following the meeting, the panel manager will write a draft report, circulate it to the chair for comments and then make any amendments. The final report will then be distributed to all those who attended the meeting, and copied to those invited who sent apologies.
5. If the proposal is at a pre-application stage, the report is not made public and is only shared with the planning authority, the applicant and design team, and any other stakeholder bodies that the Council has consulted on the project.
6. If the proposal is reviewed at an application stage, the report will be a public document kept within the proposal's case file and may be published on the planning authority's website. Where the final review of a scheme takes place at a pre-application stage, the report of this meeting may also be made public once an application is submitted.
7. If a panel member wishes to share any Independent Design Review Panel report with a third party, they must seek approval from the panel manager, who will confirm whether or not the report is public.

14. CONFLICTS OF INTEREST

To ensure the integrity and impartiality of advice given by the Independent Design Review Panel, potential conflicts of interest will be checked before each review meeting. The following process will apply.

1. All panel members will be required to declare any conflicts of interest.
2. Panel members are notified of the schemes coming before the panel at least a week in advance. It is expected that at this time panel members should declare any possible interest in a project to the panel manager.
3. The panel manager, in collaboration with the panel chair and planning authority staff, will determine if the conflict of interest requires the panel member to step down from the meeting, or if a declaration of interest would be sufficient.
4. In general, a panel member should not attend a review meeting if they have:
 - a financial, commercial or professional interest in a project that will be reviewed, its client and / or its site;
 - a financial, commercial or professional interest in a project, its client and / or a site that is adjacent to the project that will be reviewed or upon which the project being reviewed will have a material impact;
 - a personal relationship with an individual or group involved in the project, or a related project, where that relationship prevents the panel member from being objective.
5. Specific examples include: current work with the client for the project being reviewed; current design work on a neighbouring site; previous involvement in a procurement process to appoint a design team for the project.
6. Personal interests that should be declared, but which would not normally prevent a panel member participating in a review, might include current work with a member of the consultant team for a project that will be reviewed. In this situation, the interest will be noted at the beginning of the review, discussed with the presenting design teams and formally recorded in the review report.
7. If, subsequent to a review of a scheme in which a panel member has participated, they are approached by any applicant, architect or agent to ascertain a potential interest in contributing to the project team for that scheme, they must decline. Professional work in a scheme previously reviewed by a panel member is not permitted, either directly by the panel member or by any organisation that employs them, or that they own.
8. Panel members are not restricted from professionally working on projects within the area. However, if such a scheme comes up for review, that panel member should not be involved and must declare a conflict of interest.
9. Councillors and council employees are not eligible to be members of their own authority's panel.

The table on the following page provides a guide to assessing whether or not a Design Review Panel member has a conflict of interest.

Current commercial situation

If the panel member is currently working...

for the client on a different project	●
through a direct appointment to a member of the presenting team	●
with a member of the presenting team, but not appointed by them	●
on the site in a competing bid, or has a business connection to the site	●
on a neighbouring site where the two projects have a bearing on each other	●
in the near vicinity if the projects have a bearing on each other	●
for the local authority on another project	●

Past commercial situation

If the panel member has had previous involvement...

with the project (same client and brief)	●
with the site (different client and brief)	●
on a neighbouring site where the two projects have a bearing on each other	●
with the client	●
with a consultant on the project	●

Future commercial situation

If the panel member is...

involved in a procurement process for the client or the site	●
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Familial situation

If the panel member...

has a familial relationship with the client, consultants or site owners	●
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Informal situation

If the panel member...

is a friend of a member of the applicant team	●
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Formal situation

If the panel member...

presents their own scheme to other panel members	●
previously worked for a company that is part of the presenting team, more than one year ago	●
holds an elected position, or is a member of a society, that is impacted by the project – whether paid or unpaid.	●
has a home or business directly affected by a project	●

Key

Conflict of interest - meaning the panel member must be stood down from the review.	●
Declaration of interest - there is the potential for others to incorrectly perceive that a conflict exists. A declaration should be made at the start of the review meeting, and included in the meeting report.	●
No conflict of interest - either real or perceived, and the panel member is free to take part in the review.	●

16. PANEL MEMBERSHIP



Meredith Bowles
Co-chair
Director, Mole Architects

Meredith Bowles established Mole Architects in 1997 and is responsible for the overall creative direction of the practice. A long-time champion of sustainable design, he has been key to driving the practice's expertise in this area, as well as in community-led housing design. Meredith is Chair of the Cambridge Forum for the Construction Industry, and vice-Chair of the Cambridge Quality Panel. Meredith currently teaches at The University of Cambridge, is an External Examiner to The University of Nottingham, and is Visiting Professor of Architecture to The University of Suffolk.
www.molearchitects.co.uk



Anthony Hudson
Co-chair
Creative director, Hudson Architects

Anthony Hudson, founder, and creative director of Hudson Architects has over 30 years of experience leading a multi award winning practice producing diverse and innovative work. His projects range from public buildings, bespoke homes and housing schemes, alongside research in low-carbon construction. He has been an external examiner at Cambridge, Newcastle and Kingston Universities and is currently a Visiting Professor at Norwich University of the Arts. Anthony also sits on the Design: South East panel and is a Norwich City Council Climate Commissioner.
www.hudsonarchitects.co.uk



Hana Loftus
Co-chair
Director, HAT Projects

Hana Loftus is a chartered planner and designer with 20 years experience on public and civic projects and expertise in brief-setting, community participation and policy. Hana has a particular interest in rural planning and community development, and has developed masterplans, planning policy, design codes and cultural, workspace and listed building projects. She is Chair of the Creative Colchester Partnership and the Design South East Design Review Panel, and a Public Practice alumna.
www.hatprojects.com



Christopher Ash

Architect

Director, Project Orange

Christopher Ash is a founding director of Project Orange, a multi-award winning architecture and interiors studio with a broad and original portfolio of work in the UK and overseas. Christopher is currently designing new residential and hotel projects in the UK and Ireland. The former include a number of single private houses and multi-dwelling schemes in Suffolk. He currently chairs the RIBA Premises Committee, and has organised and contributed to the annual RIBA Guerrilla Tactics Conference promoting small practice. www.projectorange.com



Hero Bennett

Sustainability expert

Director, Max Fordham

Hero Bennett has worked on multiple award winning low energy buildings including Agar Grove, the largest Passivhaus scheme within the UK, and The Engine Shed, Stirling, CIBSE building performance award winner. She is currently a sustainability expert for the RIBA National Awards Group, sits on the ACE Climate Action Group and the Greater Cambridgeshire Design Review Panel. She is also a BREEAM Accredited Professional, Chartered Construction Manager and Chartered Environmentalist. www.maxfordham.com



Janinder Bhatti

Architect

Associate Director, Threefold Architects

Janinder Bhatti is an architect and with broad experience across many sectors and at many scales including transport, commercial workspace and housing schemes. In addition to leading and running projects at Threefold, Janinder values the importance of research and innovation. She has led events for the London Festival of Architecture. She is also a member of the Harlow and Gilston Quality Review Panel. www.threefoldarchitects.com



Rachel Bodiam

Landscape architect

Head of Landscape Planning and Design,
Southern Ecological Solutions (SES)

Rachel Bodiam is Head of Landscape Planning and Design at Southern Ecological Solutions, a multidisciplinary practice that provides ecological, arboricultural and landscape design consulting services throughout the UK. Rachel has a wide range of experience that covers landscape planning and architecture, urban design, and environmental impact assessment.

www.ses-eco.co.uk



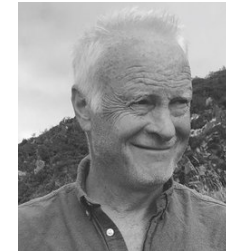
Harriet Bourne

Landscape architect

Director, BBUK Landscape Architecture

Harriet Bourne set up the landscape studio BBUK in 2002. Since its inception the practice has won numerous awards for projects across all sectors. Harriet has particular expertise in housing, masterplanning, mixed use, health and education. She sits on several design review panels in London and South East England and is a Fellow of the Landscape Institute.

www.bbukstudio.com



Jamie Buchanan

Landscape architect

Director, Jamie Buchanan Landscape Architect

Jamie Buchanan founded the Cambridge based practice in 1987. His core skills are landscape planning, design and implementation. Jamie has a particular experience in masterplanning and developing innovative design concepts for difficult and demanding sites within and beyond the city.

www.jamiebuchananlandscape.com



Catherine Burd

Architect and heritage expert
Founding director, Burd Haward Architects

Catherine is an architect with extensive urban design, place-making and conservation expertise. Co-founder of Burd Haward Architects, she has over 30 years' experience of leading the design and delivery of critically acclaimed housing, educational and cultural projects on sensitive and historically significant sites. A champion of good design in the profession, Catherine combines work in practice with providing independent strategic guidance to institutions, developers and local authorities.
www.burdhaward.com



Russ Edwards

Architect and development expert
Project Director, Latimer by Clarion Housing

Russ Edwards is a qualified architect and development professional with over 25 years experience in award winning architectural practice and development roles. He joined Clarion Housing Group in 2022 as Project Director for the Tendring Colchester Borders Garden Community Project.
www.latimerhomes.com



David Hart

Transport expert
Director, Momentum Transport

With over 20 years' experience, David Hart is a founding director of Momentum, providing transport advice on developments including schemes at Victoria and Waterloo and the new Deutsche Bank headquarters. David is also the transport advisor to the Westminster Property Association and a member of the Transport and Infrastructure Committee.
www.momentum-transport.com



Kay Hughes
Architect and transport expert
Consultant

Kay Hughes is a former Design Director at HS2, where she led a multidisciplinary team to deliver the project's Design Vision. With extensive experience in architecture, urban design, place making and infrastructure integration and delivery, she previously held senior roles at the London 2012 Olympics, Foreign and Commonwealth Office, and Sport England. Kay is part of the VeloCity placemaking team and a Board Member of the Major Project Association. kayhughes@khaa.co.uk



Constanze Jaczynska
Architect
Director, Proctor and Matthews

Constanze Jaczynska is a director of Proctor and Matthews Architects, a practice known for its commitment to imaginative design that responds to the specific cultural and social contexts of each project. Constanze has been involved in a wide selection of award-winning mixed-use projects, ranging from carefully crafted residential developments to large and complex masterplans. Most recently she has been leading on the design and construction of an exemplar neighbourhood in central Sunderland that showcases sustainable ways of living alongside a variety of prefabricated construction methods. www.proctorandmatthews.com



Mike Jamieson
Architect
Design Director, TateHindle

Mike Jamieson leads the design group and office internal design review process at TateHindle. He is passionate about good design and its ability to enrich and transform lives. Mike has particular expertise in the design and delivery of commercial offices, residential and mixed use developments. Recent projects include the award-winning Great Kneighton housing development, New Fetter Place, Beaulieu Park, Alton Estate regeneration and Millbrook Park. www.tatehindle.co.uk



Bob Kindred MBE

Heritage expert

Director, Bob Kindred Heritage Consultants

Bob Kindred MBE has worked in the public, private and third heritage sectors since 1979. He is a founder member of the Institute of Historic Building Conservation and Policy Committee member. He is a Trustee and Casework Committee member of Historic Buildings & Places, and a member of the St Edmundsbury & Ipswich Diocesan Advisory Committee. He is the former member of the UNESCO UK Culture Committee and Standing Special Heritage Advisor to the House of Commons CMS Select Committee.
www.bobkindredheritageconsultants.co.uk



Marina Milosev

Landscape architect

Co-founder, Beyond the Red Line

Marina Milosev is a landscape architect and urban planner with over 13 years of experience developing urban strategies for major regeneration projects, including the London Olympics. She is the co-founder of Beyond the Red Line, a consultancy focused on inclusive, people-centred masterplanning and regeneration. Throughout her career, she has worked on some of the most urgent urban challenges, including affordable housing, climate change, industrial intensification, and social inclusion. Marina also led the UK's first urban framework for creating places that work for women and girls.
www.beyondtheredline.co.uk



Honor Reekie

Landscape architect

Landscape Architect, Tom Stuart-Smith Studio

Honor Reekie is a Landscape Architect for Tom Stuart-Smith. She leads projects for the studio, most notably, the creation of the Rewilded Garden at Knepp Castle in Sussex and the gold medal show garden for the National Garden Scheme at the Cheslea Flower Show 2024. Honor gained a BA in Fine Art at City & Guilds of London Art School and an MA in Landscape Architecture at Edinburgh University. She is a trustee for Go Flourish at charity integrating horticulture into the UK education system.
www.tomstuartsmith.co.uk



Glen Richardson

Masterplanning and urban design
Associate Partner, Carter Jonas

A masterplanner and urban designer, Glen Richardson has nearly 30 years' experience in the public and private sectors. He has developed large scale frameworks for new growth sites in and around Cambridge. He now advises private and public sector clients on a wide range of housing and commercial development projects. He is a member of the Folkeston & Hythe Place Panel, and has provided training for elected members on design codes as part of this role.
www.carterjonas.co.uk



Ted Ridge

Architect
Partner, Hoare Ridge & Morris

Ted Ridge is a founding partner at Hoare Ridge & Morris. He previously worked for architects and urban design practice 5th Studio in London and Cambridge. Ted's experience includes a low-carbon refurbishment of Grade I listed buildings at Trinity College Cambridge, a sports facility next to the Olympic Park for Hackney Borough Council and a wide range of residential work including alterations to listed buildings and a Passivhaus housing project.
www.hrma.co.uk



Amir Sanei

Architect
Director, Sanei Hopkins

Amir Sanei is a director at award winning practice Sanei Hopkins Architects. The practice's work ethos combines a creative imagination with a rational logic. His work has been recognised nationally and internationally and the practice was selected for Europe 40 under 40 and UK 40 under 40. Amir Sanei was a sustainability adviser for the 2024 RIBA East awards panel. The practice is accustomed to working in sensitive and challenging contexts and has had links with east Anglia for over 25 years.
www.saneihopkins.co.uk



Marc Seligmann

Sustainability expert

Head of Sustainability, Maccreeanor Lavington

Marc Seligmann is a Chartered Engineer who has experience of delivering energy and sustainability advice on a wide variety of developments. He has a wealth of knowledge in sustainable building design. Marc is also responsible for reviewing Maccreeanor Lavington's own sustainability strategy, as well as increasing awareness and integration of sustainability into the practice's design workflow.

www.maccreeanorlavington.com



Krishma Shah

Architect and urban designer

Senior Urban Design Officer, Epping Forest District Council

Krishma Shah has experience in the design and delivery of higher education, healthcare and housing schemes. Previously an associate at Levitt Bernstein, her focus was on estate regeneration and housing for older people. In her role at Epping Forest Council she has promoted high quality design in the public sector, facilitating the delivery of strategic masterplan sites including three new garden town communities. Krishma led on the Latton Priory Strategic Design Code, helping to embed healthy, sustainable and uplifting design into the planning framework.

www.eppingforestdc.gov.uk



Peter Studdert

Urban designer and town planner

Director, Peter Studdert Planning

Peter Studdert is an independent adviser on city planning and design, based in Cambridge. Qualified as an architect as well as a town planner, he was formerly Director of Planning at Cambridge City Council. He is an adviser to Historic England and has chaired a number of design review panels in London and the wider southeast of England.

www.peterstuddertplanning.co.uk