

LLDC QUALITY  
REVIEW PANEL

# ANNUAL REPORT

IN PARTNERSHIP WITH

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LONDON LEGACY  
DEVELOPMENT  
CORPORATION 

# INTRODUCTION

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The London Legacy Development Corporation (LLDC) Quality Review Panel was set up in 2012 by Frame Projects on behalf of the Legacy Corporation. It is chaired by Peter Studdert and includes 29 professional experts, selected through an open recruitment process in collaboration with LLDC officers.

Terms of reference, available on the planning authority's web site, set out the role and remit of the panel, and the way in which it supports the planning process. Schemes requiring design advice are identified by planning officers and referred to the panel for a review. Officers provide a briefing on planning context and key issues, both in writing for the meeting agendas, and in person at the panel meeting. Advice given by the panel is recorded in a report, to assist with continuing pre-application negotiations, or to advise the planning committee on submitted schemes.

The LLDC Quality Review Panel has advised on 56 schemes in the year from October 2019 to September 2020. 42 of these schemes have been reviewed on more than one occasion. First reviews usually take place at a stage when a client and design team have decided their preferred option for development of a site, and have sufficient drawings, models, etc. for a comprehensive discussion. There will often be a second pre-application review, to provide advice on more detailed design matters, before planning submission.

Frame Projects has developed a process for monitoring and evaluating the impact of quality review panels. This process allows us to obtain insight into the effectiveness and performance of each of our panels, as well as valuable information on the significant emerging issues from panel reviews. It also provides public transparency and allows for continual improvement of our services. This process includes collecting quantitative information based on the reviews carried out from October 2019 to September 2020. It also includes feedback from panel members, applicants and local planning authority representatives gathered through anonymous surveys.

This framework builds on the initial work done by Public Practice to develop a monitoring tool for design review.

Quantitative data was gathered from reviews that took place between 1 October 2019 to 30 September 2020.

Due to government restrictions during Covid-19, all review meetings managed by Frame Projects were conducted online via video conference from 16 March 2020.

## PANEL

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Authority	London Legacy Development Corporation
Review Panel name	LLDC Quality Review Panel
Panel management	Externally managed, Frame Projects
Contact name for panel	Cindy Reriti, Frame Projects
Contact email address	Cindy@frame-projects.co.uk
Report produced by	Hanako Littlewood, Frame Projects



## REVIEW TOTALS

Total number of reviews

**56**

Number of formal reviews  
(5 panel members)

**48**

Number of site visits (in person)

**4**

Number of follow up /  
subsequent reviews

**42**

Planning application reviews  
(1-2 panel members)

**3**

Number of site visits (virtual)

**12**

## PANEL COMPOSITION

### PANEL MEMBERS USED THIS YEAR

No. of different panel  
members used

**20**

Male panel members

**59%**

Female panel members

**41%**

BAME panel members

**5%**

### PANEL EXPERTISE USED

Urban design /  
masterplanning

**25**

Architecture

**73**

Heritage / conservation

**1**

Access

**0**

Landscape / public  
realm

**26**

Engineering

**0**

Sustainability

**2**

# PROPOSALS REVIEWED

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## APPLICANT TYPE

Private developer

**22**

Local authority

**7**

Public private partnership

**27**

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## STAGE OF PROPOSAL

Pre application

**48**

Planning application  
submitted

**8**

Amendment to  
approved application

**0**

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## TYPE OF PROPOSAL

Masterplan

**10**

Mixed use

**37**

Policy or strategic document

**0**

Residential (1-50 units)

**0**

Residential (50+ units)

**4**

Commercial

**3**

Public realm

**0**

Education

**2**

Frame Projects has worked with the local planning authority to identify schemes to assess as part of the monitoring and evaluation process. These consist of schemes that have been reviewed by the Quality Review Panel since 2018, and where a planning decision has been determined between 1 October 2019 to 30 September 2020.

The schemes used for feedback in this evaluation are:

- McGrath site (Wickside) (16/00451/OUT)
- 90 Monier Road (18/00325/FUL)
- Neptune Wharf Phase 3 (19/00030/REM)
- Telereal Trillium site (17/00222/FUL)
- Former Truman Brewery (19/00185/FUL)
- 55-69 Rothbury Road (19/00537/OUT & 19/00538/OUT)
- Chobham Manor Phase 4 (19/00335/NMA)

Anonymous survey responses were collected from the applicants (planning agent and lead architects), panel members who attended the reviews, and local authority representatives (planning officers) who were leading on the schemes. Surveys took the format of yes / no questions with options to provide further specific feedback. Participants were sent an e-mail inviting them to take part in the survey and given two weeks to provide feedback, with one follow-up reminder.



# APPLICANT QUESTIONNAIRE

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13 applicants were contacted twice to complete the feedback questionnaire.

2 out of 13 applicants responded to the following questions:

1. Did you find the review sessions were conducted in a constructive manner?
2. Were you clear about the information you needed to provide prior to the review?
3. Did you consider that the advice from the panel helped to improve the proposal?
4. Did you feel that the panel reports accurately captured review discussions?
5. Did you think that the panel's advice assisted with officer and council discussions?
6. Would you recommend using the Quality Review Panel?
7. Any other comments?

## APPLICANT FEEDBACK

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All applicant respondents agreed that they were clear about the information that they needed to provide prior to the review and that the advice they received from the panel helped to improve their proposals. Half of those who responded considered that the review sessions were conducted in a constructive manner and that the panel reports accurately captured review discussions. One applicant did, however, stress the importance of ensuring that the panel take into account the initial project brief when commenting on design proposals.

# LOCAL AUTHORITY QUESTIONNAIRE

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5 local planning authority representatives were contacted twice to complete the feedback questionnaire. 2 out of 5 local authority representatives responded to the following questions:

1. Were you clear about the information you needed to provide and your role in the review process?
2. Did you find the panel's comments during the review clear and constructive?
3. Did you find the review session and report clear and useful?
4. Did you find the panel's advice helped support negotiations on design quality?
5. Did you incorporate the panel's comments into a delegated planning report or reported to committee?
6. Did you feel that the planning committee gave weight to the design review advice during decision making?
7. Any other comments?

## LOCAL AUTHORITY FEEDBACK

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Local Authority officers who responded to the questionnaire felt that the panel's comments during the review were clear and constructive, that the report helped support negotiations on design quality, and that the planning committee gave weight to the design review advice in the decision making process.

# PANEL QUESTIONNAIRE

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22 panel members were contacted twice to complete the feedback questionnaire. 15 out of 22 panel members responded.

1. Did you feel that the level of information provided prior to the review session was appropriate?
2. Did you consider the site visits a benefit to the review session?
3. Did you consider the information presented at the review to be sufficient to enable a thorough review?
4. Did you consider planning officer written and verbal briefings provided clarity on design and policy issues?
5. Did you feel that panel reports accurately captured review discussions?
6. Did you feel that you could contribute your advice fully?
7. Any other comments?

## PANEL FEEDBACK

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The majority of the panel considered that site visits – both virtual and physical – were beneficial to the review session, and that, on the whole, information presented by the applicants during the meeting was sufficient to enable a thorough review. All those who responded felt that they were able to contribute their advice fully and that the panel reports accurately captured review discussions, with one panel member highlighting the value in and transparency of the design review process.

While most respondents considered that the level of information provided prior to the review was sufficient, one panel member felt that it would be helpful if the officer briefings included more information regarding the LLDC's policy on access standards. In addition to this, one respondent suggested that longer sessions for larger masterplan projects would help to ensure that adequate attention is given to all plots.

## EMERGING ISSUES AND NEXT STEPS

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The planning authority appears to be happy with the review process and the contribution that the panel makes to support the officers' negotiations on design quality and the planning committee's decision making process.

In response to concerns that panel members do not always consider the applicant's initial brief, Frame Projects and the LLDC planning officers feel it is legitimate for the panel to question assumptions of project briefs, particularly where these have a bearing on design quality. Frame Projects will, however, continue to work closely with planning officers to ensure that each plot within complex projects / masterplans is allocated a full review session, to ensure adequate time is allowed for the panel to comment fully on each scheme.

Panel members generally found the review process to be positive, though one panel member commented that they would like to be involved more often. Frame Projects acknowledges that only 69 per cent of the panel was utilised between 1 October 2019 and 30 September 2020 and will therefore continue to evaluate panel composition to ensure the best use of available expertise for the schemes being reviewed.

In November 2020, Frame Projects and the Legacy Corporation undertook a refresh of the panel to increase its diversity and to strengthen the sustainability and climate change expertise. Six panel members were stepped down and nine new panel members appointed, bringing the panel membership to 32.

Following the recruitment of new panel members, 53 per cent of the LLDC Quality Review Panel are women and 28 per cent are from a BAME background. Four experts in sustainability and low carbon design were appointed, bringing the total number of experts in this area to five, which is 16 per cent of the panel.