



## AUTUMN NEWSLETTER

Phew! What a month! With conferences and speeches and with, seemingly, everyone getting in touch asking us to help them design places, we've been rather busy! Here's a quick autumn round up of what we've been up to and what we've got in the wings. Do **get in touch** if we can help you create or steward places to be beautiful, sustainable, prosperous and popular.

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## FROM HOUSE-BUILDING TO TOWN-BUILDING

We're thrilled that the government has proposed to implement our important policy suggestion in **Stepping off the Road to Nowhere** to change transport planning to a so-called 'vision-led' approach. This makes it easier to create 'gentle density' developments with more walking and cycling on less land. Our **Chippenham case study** was widely supported and halved the land take for the same number of homes. The Government's proposed new text in section 9 of the **National Planning Policy Framework** (NPPF) endorses our approach. Here is our **joint campaign** with Sustrans.



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## TIME FOR TRAMS

There is a mystery at the heart of Britain's transport.

Why does it cost more than twice the European average to create trams, and more than three times as much as in Germany? Our latest report with **Britain Remade** sets out to solve the puzzle, make practical and actionable proposals to fix it and boost productivity, place-making and house-building. Read the summary and the full report [here](#).



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## LICHFIELD CITY CENTRE DESIGN CODE

We are supporting Lichfield District Council to deliver **a mixed-use, residential-led development** near the city centre. Our design code was made hand in hand with local residents to achieve designs they like and support. The code is already working, setting a clear vision and requirements for potential partners. One chief planner in Canada, looking at this work commented recently: *“The site design code for Lichfield is the type of thing we dream of doing.”*



Do get in touch if we can help you.

Another district council client reports: *'We are already using the design code with developers and we are finding that the quality of planning applications has gone up considerably since. It's helping us implement the changes we've been wanting for a long time.'*

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## CONFERENCE CATCH UP: NEW TOWNS, OLD CHALLENGES

Our Labour conference event last week, thanks to **SLR**, asked: how do we create new places which are popular and durable, viable and fair?

Attendees were kind enough to say it was one of the most interesting and enjoyable sessions they attended. You can watch a **recording** or read Nicholas Boys Smith's **summary**. It also featured in the **Architects' Journal**.



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## LET'S BANISH BOX BLIGHT

When was the last time you used one of these? Phone box use has dropped over 99 per cent, yet around 15,800 remain, mainly for advertising. Over half suffer from "box blight" - dirty, damaged and not working. We've found out that councils struggle to remove them due to legal complexities and high costs. **Read** the report to find out the detail the existing legal options and process for removing ugly and unhistoric telephone boxes and making streets beautiful again. Read more about our report in *The Guardian* **here**.



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## REPORTING BACK FROM THE SUMMER SCHOOL

*'An absolutely life-changing week'*

*'This has been amazing and challenging in the best way!'*

We were very moved by some of the feedback to the Create Streets Foundation **second summer school** this July in lovely Sherborne School. We welcomed 22 students from a mix of backgrounds and countries with architecture and urban design students, young professional planners and architects, experienced professionals seeking 'a better way to build' and others seeking to change career into development or urban design. We will be back bigger and





better in 2025. Dates to be announced soon. You can see some of the students' work and testimonials in the [gallery](#).

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## OXFORD UNIVERSITY COURSE

Create Streets Managing Director, David Milner, and Senior Architectural Designer, Robert Kwolek, will be teaching a course on Design Coding for Sustainable Development at Oxford University on 13 November. You can reserve a place [here](#).



## ONE MORE PLACE FOR 'DARE TO DRAW'

Interested in improving your hand drawing skills? Try one of our London **Dare to Draw** workshops. There is one place left on our next course. Do hurry.

'...an amazing balance of instruction and letting us get on with drawing. The day flowed really nicely and I think everyone came away with new skills they will use as well as having had a very enjoyable time.'

Next session: Saturday 9th November | **REGISTRATION AND DETAILS**

We'll also be announcing many more one day courses for the new year soon.



## TEAM UPDATES FROM CREATE STREETS HQ

David Milner is now Managing Director. David joined the team in 2019 and has had been instrumental in growing the company. Nicholas Boys Smith is still very much part of the team as Chairman, whilst also creating and chairing the new government body, **Office for Place** in Stoke on Trent. Nicholas was also awarded an MBE this year for services to planning and design.



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## STOP THE PRESS

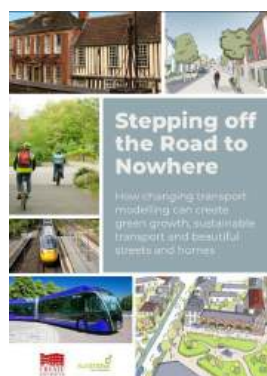
A few days ago there was a **very exciting government announcement** on plot passports which, done well, would be the culmination of many years of work. More to follow soon.

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## IN THE BLOG AND MEDIA AISLE

- Nicholas was on BBC Radio 4 to discuss the future of UK town centres and high streets **here** and on building new towns **here**.
  - **The joy of streets** How can we create great streets?
  - **The mansard revolution** A major victory for those who can't buy a larger home.
  - **How do we create and steward sustainable cities for the future?** On places that make it is far easier to tread more lightly upon the planet.
  - **Why Coventry's ring road needs to go on a diet** On relying less on erroneous traffic modelling and more on the power of place.
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## LATEST REPORTS



*And that's a wrap!*  
*Till next time and do stay in touch.*



Create Streets is a design practice, town-builder and think tank.

**MASTER-PLANNING | DESIGN CODES | REGENERATION & STRATEGY**  
**ONLINE COMMUNITY ENGAGEMENT PLATFORM**

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