CHAPTER ELEVEN: REGENERATION, RETAIL AND RENEWAL

There is not much further reading in this chapter but a lot of emphasis on finding out about what is happening all around you.

Information Gathering Tasks

1. Find out what new urban regeneration schemes are taking place in your area. What effect do they have on existing development, for example competition with local shops, or major developments affecting the building, demolition or renewal of housing areas.

2. Find out about major infrastructural projects in your area, such as road, railways, rapid transit, ports, power stations and keep a file of useful examples.

3. Choose one example and investigate the process of development to the operation of the planning system and to the role of the planners and developers.

4. Apart from the planners, what other professionals have a role in the development you have chosen? For example, surveyors, lawyers, construction professionals, architects, transport engineers.

Conceptual Tasks

5. Take just one of the examples of urban regeneration you have gathered information on, and discuss the advantages and disadvantages of the scheme. Identify who the main objectors and supporters are, and what their reasons and different agendas are.

6. To what extent is the process of development (in the example you have chosen) driven by central government top-down policy and to what extent is there evidence of the new localism at work by residents, community, local businesses?

Reflective Tasks

7. Given that there have been so many ‘great planning disasters’ in the past, can you identify any problems or mistakes that are taking place under the urban regeneration drive, that we will regret in the future?

8. What are the social costs and social problems associated with urban regeneration, for example, gentrification, displacement of working class communities, but also the problems associated with the 24 hour city, evening economy? Relate to your chosen example.