

The New PPS4 Planning for Prosperity WHAT WILL CHANGE FOR YOU?

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Introduction

- PPS4 brings together retail and employment uses
- Everyone thinks retail is the exciting part
- So I'm going to talk about employment
- (And planning for the economy generally)
 - Peter will talk about retail and town centres later
- Employment uses means industry, warehousing and offices
- Not called employment uses any more
 - (What to say instead?)
- Quite right
- Because they provide about half of all jobs at most
 - The rest are in retail, leisure, public services etc
- My theme is what difference will PPS make in practice
- But first here's the headlines

Three big themes

- More positive
 - Planning should support economic growth
 - Means creating wealth for the nation
 - Not just jobs for your residents
 - By responding what the market wants
 - The old PPG4 did say all that
 - But everyone had forgotten about it
 - Surveys showed no one was referring to it
 - And in the recession it's all more urgent
- More integrated
 - As well as old PPG4, replaces PPS6 and part of others
 - A single document on planning for the whole economy
 - Raises status of retail, leisure, public services etc
 - They also create real wealth and real jobs
 - Unless it's all about neatness
- Tidier

One big change

- Regional Spatial Strategies should provide job targets
 - By local authority
- This could make a big difference to you
 - If the targets are not robust you're in trouble
 - Experience suggests this is more than likely
 - So get involved in the emerging RSS early
 - If you don't find sites to meet the targets you're in danger
 - More pressure to put development in the wrong places
- Though how long will RSSs last?
- What will happen if they don't?
- Sub-regional targets?
 - Back to Structure Plans?

More practical issues

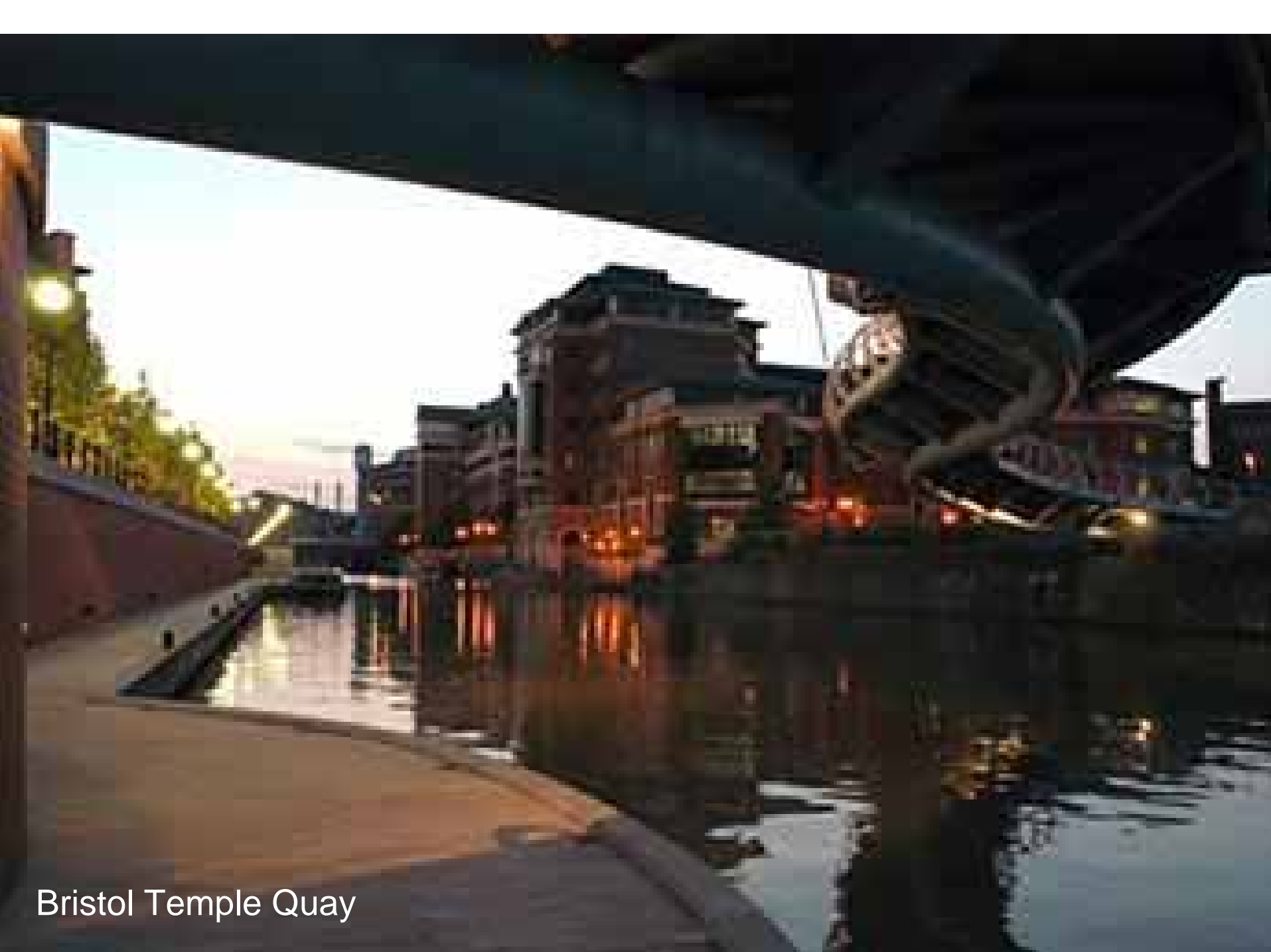
- *What difference will the new PPS make in practice?*
 - *If you are planning to...*
 - *Or developers are proposing to..*

Build town centre offices

- Congratulations
- You're doing the right thing
- PPS4 supports the scheme
 - Town centre comes first
 - They always did but the message is now stronger
 - Newer policy carries more weight
 - All brought together in one place
 - Your site should be in the development plan
 - The plan should provide land to meet five years' requirement for offices
 - As per RSS targets
- If it's not in the plan, you're still doing the right thing
 - If an application delivers sustainable economic growth
 - It should be treated favourably
 - Nothing in PPS development management policies goes against

Build town centre offices Cont'd

- And the PPS discourages out-of-town competition
 - As we shall see
- But if you're looking for mixed use
 - It may not be good news
 - Are you having trouble meeting your five-year office target?
 - Quite likely
 - As office demand forecasts are often very ambitious
 - Many or most pre-date the recession
 - And even pre-recession were highly aspirational
 - If so you might need to plan for more offices and less housing



Bristol Temple Quay

Build an office park on green fields

- The developer's life has become harder
- The PPS says authorities 'should consider' a threshold for edge-of-centre and out-of-centre development'
- Sites should be selected sequentially
 - Out of centre comes third and last
- Developments should be tested for impact on centres
 - Including 'existing, committed and planned investment'
- And impact on other allocated sites
- Authorities shouldn't release major greenfield sites
 - 'Unnecessarily '
 - 'Through competition between local authority areas'
- So if you're against out-of-town offices you're winning
- But if you want an office park you have a harder case to make

Build an office park on green fields Cont'd

- All is not lost
- But the onus is on you to justify your scheme
- How?
 - It's providing what occupiers want
 - (Land allocations should reflect 'the location requirements of business')
 - The scheme will deliver sustainable economic development
 - You'll build a train station
 - You'll attract the most policy-desirable businesses and jobs
 - That would otherwise be lost to the area
 - It will complement the town centre not harm it
 - Because the town centre is full up
 - Or there is town centre supply but frankly it's not deliverable
 - Not within five years anyway
 - Or you're not competing for the same occupiers
 - Or your scheme will put XXville on the map
 - It won't compete harmfully with other centres
 - Especially higher-ranked other centres
 - Same kinds of evidence



Winnersh Triangle

Build big sheds at Mway junction

- God news for developers
- 'The development plan should
 - 'Identify, protect and promote key distribution networks
 - Locate or co-locate developments which generate substantial transport movements in locations that are accessible
 - Including by rail and water transport
 - [But only] when feasible'
 - Avoiding congestion and preserving amenity so far as possible'
- Logistics used to be a poor relation
- Now it's recognised as a valuable part of the economy
- It may not produce many jobs
 - Though that's debatable
- But does generate output and wealth
 - Efficient distribution makes us better off
- So authorities will find it harder to dismiss it

STOP!

**Give Us a
Business Park
Not a Tesco
Lorry Park**

www.stopmegasheds.co.uk

Build big sheds at Mway junction Cont'd

- Key arguments for the scheme
 - It's economically valuable
 - It's the only or the best suitable site
 - Alternative sites would mean loss of efficiency
 - It's strategically accessible
 - Including by road
 - It's in a place where HGVs won't get in people's way
 - Concentration in one place makes movements more sustainable
 - Share transport and storage capacity
 - Share lumpy infrastructure
 - Create specialist facilities

Heathrow Consolidation Centre



Since 2001 DHL has managed the HCC which creates significant reductions in congestion and carbon emissions as part of the Heathrow City Logistics strategy. The facility is based one and a half miles from the airport where retailers deliver inbound goods. DHL cross-docks merchandise, manages a booking system and security screening process and delivers to both landside and airside stores. The process enables retailers an easier and quicker turnaround of stock as the HCC manages all airside security with deliveries made direct to stores.

By consolidating 700 in-bound deliveries a week into 300 outbound, the centre achieves significant environmental and operational benefits for HAL. In 2008 a total of 218,000 km were saved from the consolidated deliveries on the DHL fleet, including an electric vehicle, which amounted to 158,000 kg fewer CO₂ emissions and a significant reduction in congestion.

Redevelop industrial estate for housing

- Development plans should 'where necessary, safeguard land from other uses'
- But
 - 'Existing site allocations should not be carried forward... without evidence of the need and reasonable prospect of their take-up during the plan period''
 - Possibly much the same as before
 - Except all local authorities will now have job targets
 - If your authority is meeting its job target all may be well
 - But if you're struggling to meet the target
 - You should try harder to safeguard the estate
- A lot of this has not changed
- What's new is the job target

Redevelop industrial estate for housing

Cont'd

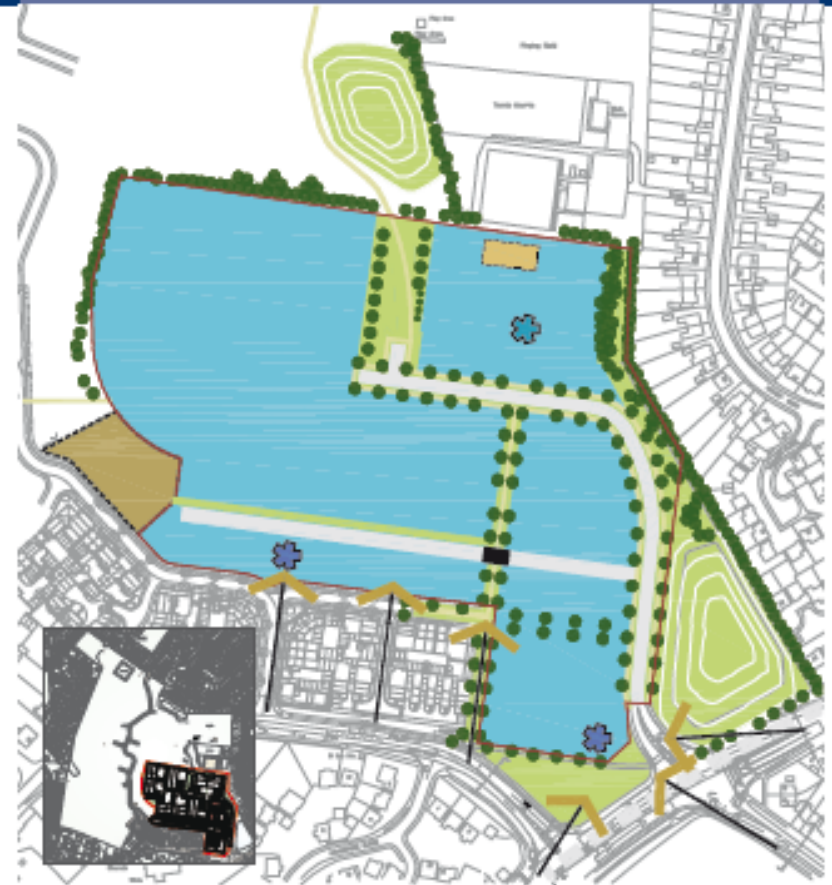
- How to make a good case
 - There's no demand for the space as is
 - It's not financially viable to redevelop
 - And won't be later in the plan period
 - There is enough land to meet the target without your site
 - There isn't enough land to meet the target
 - But there are better candidates to fill the gap
 - More market-friendly
 - More sustainable

British Timkin, Northampton



Before

The Masterplan



After

Non-B uses in employment areas

- Aka 'other employment-generating uses'
 - Places of worship
 - Childcare
 - Training centres
 - Medical
 - Low-intensity recreation
 - Etc etc
- The new PPS should help a little
- All classed as 'economic development'
- No reason in the PPS why they should be any less or more valuable than B uses
- But if looking at town centre uses you still have a problem



Kingsway International Christian Centre, Hackney

TELEPHONE:
01327
312188

Rainbow
Playworld

Children's indoor Play Centre

Children's Play Centre, Royal Oak Industrial Area, Daventry

Build a mixed-use greenfield scheme

- Say an urban extension or free-standing site
- Common assumption that 'mixed use' is more sustainable
- You should provide new jobs for the new workers
 - (Sometimes 'mixed use' has been used as a ploy to provide more houses/retail/ offices which would not be permitted if it were stand alone)
- But be careful
 - 'Ensure that housing in out-of-centre mixed-use developments is not, in itself, used as a reason to justify additional floorspace for main town centre uses in such locations'



Government rejects TRL mini-town

By [Mike Pyle](#)

June 09, 2009

A controversial plan to build a mini-town on the TRL site between Bracknell and Crowthorne has been dismissed.

Developer Legal and General wanted to build 975 homes, a business park and more on the site off Wokingham Road.

But today a planning inspector threw out an appeal launched by the developer after the plan was rejected by Bracknell Forest Council.

The inspector took into account the effects the application could have on the environment, particularly the Thames Basin Special Protection Area (SPA), when making his decision.

He also took into account the traffic it would cause and the erosion of the gap between Crowthorne and Bracknell.

In short

- You may have new binding regional job targets
- The news is good for
 - Town centre offices
 - Strategic warehousing
- Not so good for
 - Out-of town business parks
- So-so
 - Releasing employment sites for other uses
 - Mixing uses
 - Other economic uses into employment areas
 - Offices into housing areas?

And finally

- Some things which we think are missing
 - A few big principles would help
 - Planning should not constrain economic growth
 - It should shift activity, not stifle it
 - » All the best plans say this already
 - Jobs and services should be close to housing
 - You should plan sub-regionally
 - (though the system makes this hard)
 - Practice guidance would help a lot
 - There is some on retail and town centres
 - But nothing for 'employment uses' and the rest
 - Alternatively
 - Authorities or regions should make their own good practice
- What do you think?

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