

PLANNING

Summer 2017

InSite

The latest Planning & Development news from Carter Jonas

IN THIS ISSUE...

IN CONVERSATION

WITH GUY GUSTERSON

SOLVING LONDON'S HOUSING CRISIS

THE HOUSING WHITE PAPER & LOCAL PLANNING

A HIGH STREET REVO-LUTION THOUGHTS ON THE FUTURE

WELCOME

WELCOME TO InSite...

PLANNING INSITE IS ALMOST DOUBLING IN SIZE WITH EACH EDITION! PARTLY THIS IS A REFLECTION OF THE FAST-MOVING POLITICAL AND LEGISLATIVE ENVIRONMENT; PARTLY A REFLECTION OF THE DIVERSE WORK THAT CARTER JONAS IS UNDERTAKING.

In this edition we are pleased to include interviews with Guy Gusterson (page 14), Group Residential Director of regeneration specialist St. Modwen and Edward Cooke, Chief Executive of Revo (page 30). Our partners share their views on a range of subjects – from devolution and local planning (page 34) to MIPIM (page 10). We boldly address the housing crisis, with a thought-provoking opinion piece and unveil a piece of research which identifies almost exactly enough units to address London's housing shortfall.

Brexit continues to impact most aspects of planning and development, though thanks to the resilience of the pound and the continued investment in UK plc its immediate impact is somewhat less of a concern than we reported in the November edition of Planning InSite.

On the other hand, the implementation of the Government's Housing White Paper is yet to make an impact, the effects of the new Neighbourhood Planning Act remain to be seen and the recent general election has yet to resolve aspects of planning policy. The next six months will continue to be eventful for those of us in planning and development.

We hope you enjoy this edition of Planning InSite.

LONDON

020 7518 3200

EAST

01223 368771

SOUTH

01865 511444

NORTH

01423 523423

ABOUT CARTER JONAS

Carter Jonas LLP is a leading UK property consultancy working across commercial property, planning, development, residential sales and lettings, rural and national infrastructure. With a network of 38 offices across the UK, we employ more than 700 people. We are renowned for the quality of our service, the expertise of our people and the simply better advice we offer our clients

carterjonas.co.uk/planning

CONTENTS



28

THE RESEARCH: SOLVING LONDON'S HOUSING CRISIS

Introducing the strategies and highlighting the challenges

FEATURES

- 10 MIPIM 2017**
The key themes our experts observed at the industry's largest event
- 14 THE INTERVIEW:
RENAISSANCE IN REGENERATION**
In conversation with Guy Gusterson of St. Modwen
- 18 THE HOUSING WHITE PAPER
AND LOCAL PLANNING**
Reflecting on whether it's change for change's sake
- 20 GREAT EXPECTATIONS OR
PRIDE & PREJUDICE & ZOMBIES**
A debate on whether there is anything 'new' in the proposed solutions to our housing crisis
- 30 A HIGH STREET REVO-LUTION**
Edward Cooke of Revo provides his thoughts on the future of the high street
- 34 DEVOLUTION IS DEALT
IN CAMBRIDGESHIRE**
Considering the implications

REGULARS

- 04 THE NEWS**
The stories shaping our industry
- 08 THE LAST SIX MONTHS AT CARTER JONAS**
Our regional teams have been making their mark across the country
- 38 CARTER JONAS APPOINTMENTS & ANNOUNCEMENTS**
What we're excited to shout about



WILL CHANGES TO PLANNING CONSENT HELP THE UK HOUSING CRISIS?

FIGURES FROM THE DEPARTMENT FOR COMMUNITIES AND LOCAL GOVERNMENT (DCLG) SHOW A DROP IN THE NUMBER OF PRIOR APPROVAL APPLICATIONS UNDER PERMITTED DEVELOPMENT RIGHTS ALLOWING CONVERSION TO RESIDENTIAL USE. OFFICE-TO-RESI APPLICATIONS FELL BY 13% BETWEEN Q4 2015 TO Q4 2016, WHILE AGRICULTURAL-TO-RESIDENTIAL APPLICATIONS FELL BY 12%.

36% of London homes given the go-ahead are unbuilt

despite having planning consent, according to London First's Fifty Thousand Homes campaign. And this increased from 28% in 2010 to 36% in 2013. According to Grant Thornton's analysis of the 39,206 homes granted permission in London in 2013, only 25,251 had been built by the end of 2016.

Permission in principle came into force in April, allowing **provisional consent for housing-led development on sites allocated in new brownfield registers**, development plan documents or neighbourhood plans. Technical details consent is

still required, but local authorities are unable to reject outline consent.

A competition to generate fresh ideas to tackle London's housing challenge, set up by the World Architecture News' Urban Challenge, is underway. Four winners will be invited to join a task force for a day of working groups and presentations with industry leaders.

"Technical details consent is still required, but local authorities are unable to reject outline consent."

The group's findings will then be presented to an audience of 200 decisions-makers at the WAN London Housing Symposium. ■





SHOPPERS HEADING BACK TO THE HIGH STREET

CONTRARY TO ON-GOING CONCERN ABOUT HIGH STREET DECLINE AND FEARS OF A BREXIT DIP, RESEARCH BY THE BRITISH RETAIL CONSORTIUM REVEALS THAT HIGH STREETS ARE ENJOYING A 'MINI-RENAISSANCE' WHILE VISITS TO RETAIL PARKS CONTINUE TO FALL.

Rising numbers of shoppers choose the increasingly mixed retail / leisure options on our high streets, but visits to retail parks have fallen consistently. Shopping centres also failed to see any improvement, suffering a 2.6% decline in visitor numbers year-on-year.

Both Houses of Parliament have agreed to an amendment to the Neighbourhood Planning Bill regarding **permitted development rights for pubs**. We can expect the recent legislation on neighbourhood planning and permitted

“Shopping centres also failed to see any improvement, suffering a 2.6% decline in visitor numbers year-on-year.”

development rights for pubs to be influential in the high-street in the future. The new permitted development right allows pubs, which fall into use class A4, to change use to both class A4 and class A3, which includes restaurants. There will however be a restriction in change of use to A1 or A2. ■



FEARS THE BREXIT BILL WILL DELAY INFRASTRUCTURE SCHEMES

THE HOUSING ELEMENT OF PROPOSED INFRASTRUCTURE SCHEMES MAY NOW BE CONSIDERED UNDER THE NATIONALLY SIGNIFICANT INFRASTRUCTURE PROJECTS (NSIP) PLANNING PROCESS. THIS FOLLOWS TRANSITIONAL REGULATIONS WHICH CAME INTO FORCE IN APRIL. THE RULES APPLY TO PLANNING APPLICATIONS FOR UP TO 500 HOMES.

However, in its response to the consultation on the Government's green paper Building our Industrial Strategy, the **RTPI has criticised the Government's vision to link industrial strategies to those for housing and the environment.** The RTPI claims that the green paper is 'too centralised in its thinking and raises concerns about provision for an environmental strategy, given that, 'with leaving the EU the environment will come under new focus'. The Government has introduced a Statutory Instrument which will **increase fees for development consent order (DCO) applications,** typically by 50%, while also providing a mechanism for fees to rise annually in line with the consumer prices index.

Road building creates car-dependent communities, according to a report by the Campaign to Protect Rural England (CPRE) and carried out by consultants Transport for Quality of Life (TfQL). The report criticises the Government's approach to road building which, it says, leads to a pattern of land development that relies on people using cars to access housing and car-dependent business and retail parks. The end of the road? Challenging 'the road-building consensus' draws on research to demonstrate that increased highway capacity often results in housing developments with inadequate facilities which depend upon residents making regular trips by car. ■



LOCAL AUTHORITIES FACE PENALTIES FOR UNDER-DELIVERY

Gavin Barwell, the housing minister, admitted prior to the announcement of the general election that **the Government is unlikely to enforce its 'early 2017' deadline for local plan production** until its consultation on standardising the methodology for assessing housing need has been published and a revised National Planning Policy Framework (NPPF) is in place. Further delays are now inevitable and implementation will depend on how the newly elected Conservative Government are able to tackle this issue.

Under proposals in the Housing White Paper, a local authority which delivers below 95% of their housing requirements will be required to publish an action plan 'setting out its understanding of the key reasons for the situation and the actions that it and other parties need to take to get home-building back on track'. The regulations come into force in November 2017 and it is currently estimated that **more than half of authorities**

are likely to face penalties for under-delivery.

Additionally, the White Paper states that where delivery is below 85%, authorities will in be expected to plan for a 20% buffer on their five-year housing land supply.

More than a third of charging authorities in England and Wales are yet to publish Community Infrastructure Levy (CIL) schedules for consultation, according to Planning's CIL Watch. Only 137 authorities in England and Wales have a CIL schedule in place and a further 91 are in the process of being set up but 129 are yet to publish CIL plans for consultation.

Again according to analysis by Planning magazine, CIL rates have risen by third due to a mechanism intended to ensure that charges respond to market conditions. The analysis suggests that mandatory rules intended to ensure that CIL charges keep pace with market conditions mean that today's rates bear little resemblance to the first wave of CIL charges, adopted in 2011 and 2012. ■

ENVIRONMENTAL FACTORS

IMPLEMENTED AS PART OF
ENVIRONMENTAL IMPACT
ASSESSMENT (EIA) DIRECTIVE

Regulations to bring England's planning system in line with a revised version of the EIA directive have been implemented. The revisions adopted by the European Parliament in 2014 had to be 'transposed' by member states into their own legislations by 16

May
2017.

Key changes include requirements for monitoring measures to be in place before planning consent is granted; for 'competent experts' to have drawn up the EIA and for local authorities to have, or have access to, 'sufficient expertise to examine the environmental statement'. Additionally, a new list of environmental factors to be considered as part of the EIA process has been drawn up.

"changes include requirements for monitoring measures to be in place before planning consent is granted"

This includes, where relevant, the effects on the environment deriving from the 'vulnerability of the development to risks of major accidents and/or disasters'. ■



AT CARTER JONAS THE LAST SIX MONTHS

The Carter Jonas' Planning & Development team has worked on some exciting and interesting clients over the past six months. Our portfolio of clients and diversity of projects demonstrate that our teams succeed, often despite complex challenges. Here's a glimpse of these projects.

INNOVATION IN AFFORDABLE HOUSING

CLIENT: TURNWOOD LTD

LOCATION: CAMBRIDGE

Carter Jonas has recently secured planning consent for a large mixed-use residential led development at Orchard Park, a new development to the north of Cambridge.

The planning consent will provide two flexible use class commercial units alongside a gymnasium, with 63 residential units on the upper floors and basement parking.

A unique mechanism is being used for the delivery of affordable housing, which comprises 40% of the residential allocation. The homes will be intermediate tenure units, with 80% equity share and the remaining 20% retained by the Council in perpetuity. The development will help to meet the acute local housing need in Cambridge and will provide accommodation for those working at Cambridge Science Park.

The application was welcomed locally and was unanimously supported by Planning Committee members in February.

ADDITIONAL HOMES FOR HOLME HOUSE FARM

CLIENT: HOLME HOUSE FARM

LOCATION: SKELSMERGH, KENDAL

Carter Jonas has secured planning permission for the redevelopment of a site in Skelsmergh, Kendal. Holme House Farm was in a poor state, consisting of one farmhouse and various additional dwellings in the form of converted outbuildings, erected chalets and stationed caravans. Although a brownfield site, the site was classed as being within the open countryside by South Lakeland District Council and the case for redevelopment was fairly complicated, with levels of flood risk and contamination needing to be carefully mitigated. The Carter Jonas Planning team from Harrogate worked closely with the client and various specialists with the aim of gaining permission for more permanent residential dwellings, ensuring that the potential of the site was maximised and with emphasis placed on increasing its value.

Planning permission for five new dwellings was granted at a Planning Committee meeting in March. The committee agreed that the proposals would drastically improve the site, particularly in terms of amenity, resident safety, landscape, visual aspects and reduced flood risk. The site will now be marketed by Carter Jonas.



STATE OF THE ART WASTE TRANSFER FOR BATTERSEA POWER STATION

CLIENT: WESTERN RIVERSIDE WASTE AUTHORITY, BATTERSEA POWER STATION

LOCATION: BATTERSEA, SOUTH-WEST LONDON

Carter Jonas advises the Western Riverside Waste Authority, a public sector body made up of four London boroughs, on their 3.5 acre land interests by Battersea Power Station, Wandsworth. The site will provide the final piece in the puzzle of this major regeneration that is attracting interest from investors across the globe with 16,000 new homes masterplanned for the area.

“The site will provide the final piece in the puzzle of this major regeneration area that is attracting interest from investors across the globe”

The intention is for the Authority's existing waste transfer to be reconfigured into a state of the art station and sensitively re-configured amid its new landscape (below ground). The Rafael Vinoly designed residential scheme gained the award of Planning Consent of the Year 2016 at the UK Planning and Placemaking awards. Redevelopment of the site is likely to generate more than £500m GDV, for a comprehensive mixed use scheme.

CARTER JONAS ACQUIRES PLANNING & DEVELOPMENT CONSULTANCY KEMP & KEMP



Part of the **Carter Jonas** network

Carter Jonas has acquired Oxfordshire planning and development consultancy, Kemp & Kemp, currently based in Abingdon-on-Thames. Founded in 1954, Kemp & Kemp has an established client base in

Oxfordshire and across the UK. Providing expert advice in development, planning and professional services for over 60 years, the firm has worked on a number of landmark developments including the Diamond Synchrotron at Harwell Campus, the Joint European Torus (JET) at Culham Science Centre and Müller UK's headquarters in Shropshire.

The addition of Kemp & Kemp increases the size of Carter Jonas' Planning & Development division to over 100 people, which makes it one of the largest in the UK.

Steven Sensecall, Partner, Kemp & Kemp said: “Having worked together on a number of major projects over the years, it is clear that both firms pride themselves on taking a joined up, multi-disciplinary approach to planning and development with the aim of realising the full potential of our clients' property assets. This approach has enabled Kemp & Kemp to maintain long-standing relationships with clients such as the United Kingdom Atomic Energy Authority, Berkeley Homes, Müller UK, CEG and Oxford Preservation Trust. We look forward to joining the Carter Jonas team and to maintaining these relationships and building on our core strengths and shared values.” ■



Chris Wilmshurst, James Bainbridge & Steven Sensecall

MIPIIM

2017



As the world's premier real estate event, MIPIM is an important fixture in the property world's calendar. This year's event began just a couple of weeks before Theresa May triggered Article 50.

As such – particularly for those of us attending from the UK – this was an opportunity to assess how the property market was responding to Brexit along with other political and economic factors.





MIPIM was by no means tinged by Brexit. On the contrary, the mood seemed more positive than in previous years.

Key events such as the second international global real estate start-up competition, the popular MIPIM Awards and the MIPIM Innovation Forum attracted some very positive interest. Gavin Barwell, the housing minister, was present for two days and veteran figures of the business world including Sir John Peace jetted in to spread the word about regional development initiatives. Even former footballers Gary Neville and Ryan Giggs were present, promoting their controversial property scheme at the Manchester stand.

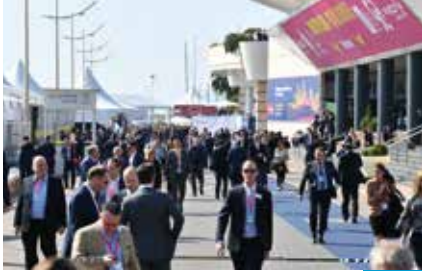
The resilience of the UK

economy shone through, as did the sun. There was no doubt that the fundamental appeal of the UK for investors - currency, our legal system, stability of political system and language - remains. Certainly prime commercial real estate in the capital retains its appeal. And foreign capital is not restricted to countries that have traditionally invested in the UK: South Africa and Turkey were among those showing an interest. While some large financial occupiers are inevitably planning for varying Brexit outcomes, this has not yet translated into decisions to move offices elsewhere.

There was considerable optimism surrounding proptech. The Innovation Forum was moved into the

Palais for the first time due to increased interest and the future of innovation discussed in depth - whether in city planning, placemaking or the way properties are constructed - with innovators such as WeWork and The Office Group capturing substantial interest. Innovation is clearly vital to the future of industry and the potential for the City to become the number-one global tech hub was supported by the Tech X The City report, commissioned by the City of London Corporation and the City Property Association.

The mood also benefited from news, on the eve of MIPIM, of CC Land's purchase of the Cheesegrater. The sale - to a Hong Kong listed company run by the tycoon



“the number of British companies and cites taking space in and around the Palais des Festivals rose by almost a quarter this year”

Cheung Chung-kiu, which at £1bn was 26 per cent above the building's most recent valuation - appeared to defy concerns of falls in property values post Brexit.

It was no surprise that the number of British companies and cites taking space in and around the Palais des Festivals rose by almost a quarter this year and that for the first time, the British Government had its own pavilion.

Perhaps there was a sense that the UK was anxious to declare itself open for business, and certainly some concern about construction workers from Eastern Europe leaving the UK post Brexit, but generally the conference was a positive one, as was faith in Great Britain Plc. ■



KATY DAVIS

PARTNER, LONDON

The mood at MIPIM was generally positive, and this was helped by beautiful weather.

It was good to see a strong presence from the UK. Gavin Barwell appeared to be everywhere, boldly stating that he wants local authorities to just 'get on with it' and for people to get in touch with him if they weren't getting the right response.

By contrast, it was noticeable how quiet a figure our current Mayor of London was. Perhaps this was exacerbated by the stark contrast to his predecessors. But he appeared seemingly happy for James Murray and colleagues to address MIPIM. He has spoken out on the subjects of Build to Rent and air quality and made use of his call in powers, but otherwise he has been quiet since his election in June last year and MIPIM was no different.

TIM SHAW

PARTNER, LONDON

Most interesting from my point of view was the presence of an Invest in Great Britain marquee for the first time in MIPIM history. Other major UK cities and regions were also well represented, some also for the first time - adjacent to the GB tent there was for instance an Invest in the Midlands tent and opposite an Invest in Manchester tent.

It was great to see some real exposure for Great Britain Plc - which needs to be beefed up over the coming years as we exit from the European Union.

NICK TAYLOR

PARTNER, LONDON

The atmosphere at MIPIM was generally very positive and as ever it was a very useful opportunity for networking.

From a planning policy perspective, I noticed a real buzz around PRS and its future. There continued to be a lot of comment on the increasing problem of housing affordability and a fear that it is getting beyond control or repair without substantial intervention. ■





THE INTERVIEW: *Renaissance* IN REGENERATION

St. Modwen has a well-deserved reputation as one of the UK's foremost regeneration specialists, known for creating new sustainable communities that enhance both the environment and the local and broader economy. With its residential portfolio constituting over 40% of its 6,000 acre land bank, St. Modwen is also the ultimate proponent of mixed use. **Guy Gusterson** is Group Residential Director.

ST. MODWEN IS WIDELY REGARDED AS A LEADER IN REGENERATION BUT THIS IS A BROAD CONCEPT. CAN YOU TELL US WHAT REGENERATION MEANS TO ST. MODWEN?

Regeneration is about renewal and breathing new life into places. It's about taking a long-term view and understanding how a piece of land can be transformed into a new and thriving community. An example is Longbridge in Birmingham, where our Head Office sits within a new town that we have created. This was once a disused brownfield site and there was a clear need to bring employment, housing and other facilities to the area after the closure of MG Rover. In other cases, such as development on greenfield land, it's about understanding how to sympathetically enhance the existing site in order to create a valuable space for the local and broader community – a similar concept to brownfield renewal.

THERE IS A COMMON PERCEPTION THAT LINKS REGENERATION TO BROWNFIELD SITES. IS THIS NOT NECESSARILY THE CASE?

For many years, quite rightly, the Government has encouraged the regeneration of brownfield sites, and there are some extremely successful examples of this. This continues, but as the current need for a Brownfield Register demonstrates, there are now fewer available brownfield sites. We tend to focus on large scale, complex sites, most of which will inevitably comprise a mixture of brown and green land.

“There are now fewer available brownfield sites”

At Wantage, Oxfordshire we are delivering 1,500 homes, a primary school and a district centre, along with strategic infrastructure, on what was previously a greenfield site. This is a fantastic opportunity, as the site is a blank canvas which we will transform into a lively new community. It's also a chance to utilise the best of what's already there and to deliver new open spaces for people to enjoy safely.

In effect, the redevelopment of the Wantage site requires us to put into practice many of those skills required for brownfield renewal in order to sympathetically enhance and refresh a greenfield space. We're still working towards the same objective – creating a new place that has long term benefits to the community, the environment and the economy.

‘COMPLEX’ IS A WORD THAT APPEARS FREQUENTLY IN THE ST MODWEN LEXICON. IS COMPLEXITY SOMETHING THAT DEFINES YOUR SCHEMES?

A lot of our portfolio is former industrial and commercial land with inherent and significant, technical challenges. In order to create sustainable, mixed-use developments, planning consent is needed to bring about new uses. Frequently, remediation and decontamination may be required and at the end of the process, parcels of land may be sold on to third party developers. These components together present a challenge and require substantial skills. Over time, we have built up the necessary professional expertise in-house and consequently we are able to take on sites that others would not. So yes, complexity is very much a feature of much of what we do. It could easily be argued that brownfield regeneration is harder than greenfield development.

The BP portfolio is a good example. We are responsible for transforming over 2,500 acres of redundant oil producing sites across the UK. At Coed Darcy in South Wales we are in the process of fully remediating a site and creating a sustainable community of 4,000 homes, with new amenities including retail, leisure, sports and community facilities and acres of open green space. Coed Darcy will also provide 500,000 sq ft of new commercial space which will help create more than 4,000

new job opportunities locally. The overall scheme will have an economic impact of over £1 billion.

HOW DOES THE CONCEPT OF ‘PLACEMAKING’ FEATURE IN YOUR SCHEMES?

Previously, there has been a lot of focus on physical buildings. There is now a much greater understanding that the focus must be on the external environment as well as social and economic benefits that regeneration provides: there is so much more that developers can do through placemaking to ensure that these features are maximized and are put in place at an early stage in the development process. If the social infrastructure is right, commercial success will follow and will in turn, deliver long-term added value.

As most of our projects last 10-20 years, we need to both understand how people want to live now, but also consider future live / work trends. For example, in light of changing working patterns, we prioritise local, sustainable employment options. Over 6,000 jobs were lost when the MG Rover factory in Longbridge collapsed in 2005 and with it many ancillary jobs. This had a huge impact on the community. So in addition to creating 2,000 homes on the site, we will provide 10,000 new jobs through the inclusion of a new town centre, office and industrial accommodation and the Longbridge technology park. The technology park hosts an Innovation Centre



COED DARCY AND BAY CAMPUS, SWANSEA UNIVERSITY: ST. MODWEN'S SKILLS EXTEND ACROSS A VARIETY OF DISCIPLINES, FROM MIXED-USE COMMUNITIES AT COED DARCY WHERE 4,000 HOMES ARE BEING DELIVERED TO A NEW UNIVERSITY CAMPUS IN SWANSEA, BOTH PROJECTS ARE DEVELOPED IN PARTNERSHIP WITH THE PRINCES FOUNDATION FOR BUILDING COMMUNITY AND BOTH PREVIOUSLY HOUSING BP PETROCHEMICALS AND OIL REFINERY SITES

that is specifically designed for attracting small start-up businesses and importantly has the flexibility for them to expand over time, either into larger office space within the technology park or into the new town centre.

Our long term stance to development also extends to mitigation against the depletion of the UK's energy supply. We have recently secured planning permission for a new power station which in addition to

providing much needed energy resources will also, once built, provide an immediate source of power to surrounding tenants.

SO IN SUMMARY, WHAT IS THE KEY TO ST. MODWEN'S SUCCESS?

We are a true mixed-use developer, with the in-house skills and experience to blend commercial, residential, industrial, leisure and educational uses effectively. We also have a strong presence

throughout the UK, with seven regional offices and excellent relationships with local stakeholders and a proper understanding of local markets. But ultimately I believe it is our understanding of placemaking – be it on brownfield or greenfield land – and breathing new life into areas by creating strong and vibrant communities that provide a multitude of long-term benefits for the environment, the community and the economy. ■

THE HOUSING WHITE PAPER AND LOCAL PLANNING:

NECESSARY SIMPLIFICATION OR CHANGE FOR CHANGE'S SAKE?

The publication of the Government's Housing White Paper earlier this year was long-awaited, but did it meet the expectations of the many local authorities which had delayed planning activity in anticipation of a significant policy revision?

By Mark Hyde
Partner, Cambridge

From a local planning perspective, I was pleased to see that the White Paper recognised that a stalled Local Plan process is largely to blame for delays in the new homes development pipeline and that it also took on board the problems identified by the Local Plans Expert Group (LPEG) in its report of March 2016. Specifically:

- authorities are struggling to meet the requirements of a complex local plans process;
- housing needs are not being met; and
- communities are turned off by the length, slow pace and opaque system of plan preparation.

In responding to these issues, the White Paper proposes a national, standardised methodology for predicting housing need. This follows a recommendation by the LPEG to calculate need based on population and household

formation projections and to make a number of adjustments, such as taking into account local market signals based on indicators of housing and rental affordability. The impetus behind this standardised approach is to remove the requirement to align housing and economic forecasts which can be unreliable. It is crucial that sound housing figures are available at an early stage in the Local Plan process: frequently figures are shown to be unsound only at the formal examination stage, by which point considerable time and resources have already been expended and public trust in the local planning system consequently suffers.

While I support a consistent methodology, I am however wary of a 'one size fits all' approach which may fail to take account of local circumstances. Operating in Cambridge, a

“While I support a consistent methodology, I am however wary of a ‘one size fits all’ approach which may fail to take account of local circumstances”

uniquely buoyant market which struggles to provide the necessary housing let alone affordable housing, I am aware of the significant differences between the economic growth projections for the City produced for local government (2.7%) and work undertaken for example by Cambridge Ahead, which demonstrates recent and forecast growth in excess of 7%.

The White Paper’s proposal to introduce a Housing Delivery Test is one of which I am less enamoured. This is intended to ensure that action is taken where there is a significant shortfall between the homes provided for in Local Plans and the number being built. A tiered approach will be implemented from November 2017: if delivery falls below 85 per cent of the housing requirement, authorities will be expected to plan for a 20 per cent buffer on top of their five-year supply. From November 2018, if housing delivery falls below 25 per cent of the requirement, the National Planning Policy Framework

presumption in favour of sustainable development would apply automatically, on the basis that relevant planning policies for the supply of housing are out of date.

While I wholeheartedly welcome initiatives to address housing needs across the country, the proposed Housing Delivery Tests seem an unnecessarily complex burden which local planning authorities will struggle to address. Essentially, Housing Delivery Tests should not be called for if a suitably robust Local Plan is in place in the first instance, which standardisation of methodologies for establishing housing need will assist in delivering.

Local planning authorities are already significantly overstretched in operating the current system of local planning. Many will have felt the decline in planners coming through the system following the credit crunch and I anticipate many will fear a likely skills shortage following Brexit.

In my 32 years of planning experience, both within local government and latterly in consultancy, I have seen considerable change in the system – with the policy pendulum all too often swinging with each change of Government. The Local Plan preparation process has become over-complicated and subject to frequent revision, to the extent that it really does seem that the only constant in the local planning process is that of change.

None of us would dispute Gavin Barwell’s comment that, ‘you can’t live in a planning permission’, but excessive complication of the local planning system only serves to delay the delivery of the consent, let alone the desperately needed homes for our children and grandchildren. ■

About Mark Hyde: Mark is a Chartered Town Planner with over 30 years’ broad experience of the planning system in both Local Government and Consultancy. He has acted for local planning authorities, landowners, developers and house building companies in the promotion and control of development.

GREAT EXPECTATIONS or PRIDE & PREJUDICE & ZOMBIES?

For those of us with over 20 years' experience in the development industry, we have seen many supposed solutions to our housing crisis. But as new initiatives are announced with each swing of the political pendulum, I question whether there is in fact anything 'new' in these ideas. In terms of large-scale development, we have seen New Towns, Experimental New Towns, Garden Cities, Eco-Towns – the list goes on. Now we have Garden Villages.

By **Robert Smith**, Partner, London

This may conjure up an image of the rural idyll so readily portrayed on Sunday evening TV to ward off the evils of Monday morning - the period drama that resembles Dickens without the cholera. But are we really offering up a new solution to the concept of large-scale development or attempting to convince ourselves that a rebadged New Town will engage wider popular support because - like the effect of the Sunday evening drama - it is more palatable. They may be promoted as an antidote to the monolithic estates that many perceive as modern development, but are we merely kidding ourselves that we can and want to live in another version of Poundbury or Candleford?

Is the garden village concept no more than a rebadged eco-town? To those of us in the industry, the new terminology merely masks the problems identified in the previous initiatives. In addressing enduring - and escalating - issues, the industry needs some genuinely new ideas. That's not easy for a sector so inherently conservative that it seeks to draw on the 115 year old Garden City movement in responding to today's problems.

The planning system is notoriously unwieldy and at the mercy of continually changing governments and, as such, policy. Whilst Urban Extensions and New Settlements continue to form a core component of the current government's

thinking in solving the chronic housing shortage, their development programme runs counter to the short-termism of UK politics/economics. The requirement for the industry to quickly and efficiently deliver more homes and associated infrastructure is acute, yet the potential to develop 'big' solutions is thwarted by this short-termism. If we truly want to be remembered for the quality of our major developments, then we need to appreciate that our current approach is not wholly fit for purpose.

We need to look beyond providing housing as quickly as possible regardless of the consequences and 'think big'. Infrastructure - not only roads and utilities but community infrastructure too - lies at the heart of all successful new developments. While most large scale schemes do provide this, few coordinate it well, tending to put the housing ahead of the facilities. Yet there are clear commercial reasons for installing community infrastructure during the first phase of construction: this increases value through the scheme, allowing for a greater financial return if the stakeholders chose to think long term rather than short term.

This approach requires an enlightened chain of stakeholders; particularly, the landowners. Thankfully, we appear to be in an era where a new generation of developers with a broader

remit, from masterplanning to acting as a custodian of a new community, are beginning to take a significant hold in the strategic land market. These delivery vehicles are better suited to bringing forward the New Towns of the present and future.

“If we truly want to be remembered for the quality of our major developments, then we need to appreciate that our current approach is not wholly fit for purpose”

Many of the national housebuilders already trade successfully in the placemaking market, delivering major schemes alongside more bespoke companies where the emphasis is on the delivery of the wider community rather than housing. All these developers (and more) are seeking to solve the issues of delivering successful and sustainable communities rather than merely 'housing estates'. The benefit of overseeing the entire life-cycle of a project is a more long term view which both encourages a concentration on quality and also enables innovation.

Bearing in mind the fact that other sectors are invariably more innovative than ours, there is no reason why companies from outside the development sector may not become involved. The designer, Wayne Hemmings' foray into development at the end of the last century is evidence that



ideas can be transferred from other industries into our own, and yet there are few other examples.

“The benefit of overseeing the entire life-cycle of a project is a more long term view which both encourages a concentration on quality and also enables innovation”

Community infrastructure can often struggle to be successfully integrated into the early stages of a new development without the strategic integration of corporate social responsibility. CSR is not new to development: it has its roots in the housing schemes set up by philanthropists such as Cadbury, Rowntree. And yet development is no longer at the forefront of CSR, with the industry tending

to support projects that are only marginally connected to its core work. There is huge potential for these funds to be invested directly into large schemes – for example in environmental and community features – and in doing so have both a social and commercial benefit.

Let’s cut to the chase. In terms of some of the more interesting/radical ideas I have heard/debated, here are a few:

- A fundamental shift in landowners’ attitudes towards realising value. For example, landowners who maintain a long-term interest in schemes rather than “cashing-out” when planning consent is achieved. This would significantly reduce the burden on the incoming developer saddled with an immediate debt to service or repay. Evidence shows that

landowners could improve their position by adopting a longer term approach to capitalising on their investment.

- Even more radical – landowners could receive less for their land when it is sold allowing the difference between what they receive and “full value” to fund infrastructure. Land receipts would be reduced but isn’t winning the Wednesday lottery rather than the Saturday version still worthwhile? Somewhat more palatable, landowners could take less out at the front-end and stay in longer, ultimately benefiting from their investment in the wider scheme rather than just the land value. Research shows that the value of the asset and, as such the stake in it, will ultimately be greater than the traditional “cheque on the



receipt of planning consent”.

- Fundamental changes in the housebuilding industry to counter the dominance of the small number of large national housebuilders. More support for smaller, local/regional builders.

- The concept of nationalisation may be the solution to our national crisis. Rather than advocating a soviet-style building programme or communal living in the manner of a kibbutz, changes to the standard development chain could be an answer.

- Under this model, Government could use its economic and political powers/influence through the introduction of new planning and disposal strategies. For example, the formation of a National Development

Organisation that takes redundant public sector assets grants itself planning consent for development and then works with the development industry to deliver new communities. Government could use public money to finance high quality infrastructure to service both housing land and the wider community. Serviced land could then be sold to housebuilders. This could be the next evolution of the current Joint Venture model utilised by MOD and Homes and Communities Agency (HCA) to engage development partners to develop redundant assets and assist with the chronic shortage of new housing stock.

A Jerry Maguire-esque epiphany? Utter lunacy? Or an industry waking up to the realisation (and unafraid to do so) that only less conventional solutions will solve the worsening housing crisis? Whatever your view, it is difficult to argue with the premise that only via radical thought will we ultimately find what is surely required – radical solutions. There is no question that major development requires a longer-term approach and one which prioritises an upfront investment in infrastructure. Similarly I have no doubt that this initial investment can and will pay dividends to all those involved.

Whilst the Monday morning blues can be temporarily suspended by indulging ourselves in a comforting Sunday evening television

period drama, we are all aware that it is far from being a reality. Too many of today's most popular developments are inspired by past successes. Many will view Poundbury as a successful example of a modern attempt at a major housing-led development. Conversely, many view the prospect of new settlements aiming to recapture a bygone era with artificially archaic street scenes and “roses above the door” as unrealistic responses to the housing problems of today. Without being drawn into a debate relative to the preferences of UK house buyers, it is naïve to assume that historic models can be rectified without fully addressing their limitations. In order to make large-scale development projects work, we need to either significantly re-work those of the past or continually challenge the approach to large-scale development via novel and perhaps radical solutions.

Should one be in the grip of lunaediesphobia, nothing less than a real and long term solution is required; not merely some illusory distraction. Ditto the future of housing delivery.

In the words of Dicken's character Scrooge – ‘If men's courses be departed from, the ends will change’. ■

About Robert Smith: Robert leads the National Strategic Land Team and has over 25 years' experience as a developer and consultant advising private, corporate and public sector bodies on how to extract value from strategic property assets.



THE RESEARCH: **SOLVING LONDON'S HOUSING CRISIS**

BUILD UP, BUILD OUT OR BUILD DIFFERENTLY?

The housing supply crisis in London is putting a noose around the successful growth of the UK's capital city. The continued economic and social vitality of London is at serious risk as house prices become increasingly unaffordable. Average-priced houses in London now cost over 12 times the average salary. Matters are set to get worse without action, as London is forecast to see population growth of over three million between 2011 and 2050, requiring 1.5 million new homes. Recent research carried out by Carter Jonas addresses this and proposes a three-pronged approach to solving London's housing crisis. This article introduces the strategies and highlights some of the challenges.

None of the strategies will be effective in isolation, but bold action is required and we believe that a combination of each of them is necessary to deliver the much needed solution.

THE ‘BUILD UP’ SOLUTION

The first suggestion is to accelerate the delivery of residential supply from tall buildings in some areas.

There has already been a significant increase in housing supply through tall building developments over the last decade, with tall buildings representing 30% of all new residential developments. The average height is around 30 storeys, although the buildings range from 20 to 75 storeys.

New London Architecture (NLA) research identifies 436 tall buildings in the capital which are at various stages in the planning process, approximately three quarters are residential. Around 90 (20%) are currently under construction and will deliver more than 21,000 units.

A further key to delivery is the combination of Housing Zones, Opportunity Areas and Intensification Areas, which cover 15% of London and have a minimum delivery target of approximately 360,000 units. However, our analysis indicates a notional

residential density rate of just 16 dwellings per hectare and there is considerable scope to increase density levels. With more tall buildings there is potential to double the amount of homes in these locations.

In addition, more tall building development around transport hubs, such as Crossrail 2 and the Bakerloo Line Extension, would significantly boost supply. This approach is already promoted in the London Housing Supplementary Planning Guidance. If station locations outside the Housing Zones, Opportunity Areas and Intensification Areas are considered, then supply could be further boosted by over a 100,000 homes.

We estimate that there is some 5,048 hectares of designated Strategic Industrial Location (SIL) and Locally Significant Industrial Sites (LSIS) land in the capital, of which around 350 hectares is not being fully utilised. This could also provide significant further opportunity for residential development.

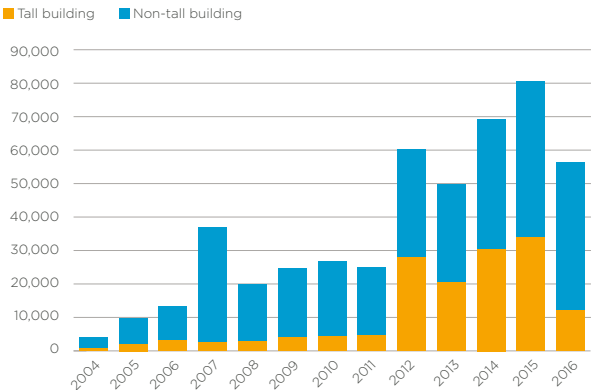
But is London ready for this? Can the ‘city of a thousand villages’ become the ‘city of a thousand skyscrapers’? This solution poses issues for London’s status as a World City - some of the finest historic buildings and monuments need appropriate protection.

Another set of issues are delivery-related. This includes the capacity and expertise to as many as 100 tall buildings a year over 30 years. There are also workforce and building materials constraints to solve.

“Can the ‘city of a thousand villages’ become the ‘city of a thousand skyscrapers’?”

However, we think there is potential to double the supply across the Housing Zones and Opportunity and Intensification Areas by greater use of tall residential buildings, as well as a further 100,000 from greater development around new transport hubs. Developed and designed well, this can be an efficient solution. Tall residential buildings can offer their own lifestyle and community, as well as proximity to transport, shopping and other amenities. The iconic status of many tall buildings can also be a valuable marketing tool for projecting status. But this is still some way short of the 1.5 million homes needed, which is where the ‘building out’ solution is needed.

RESIDENTIAL PLANNING APPROVALS IN LONDON



GREATER LONDON:

KEY TRANSPORT INFRASTRUCTURE, HOUSING ZONES, INTENSIFICATION AREAS, OPPORTUNITY AREAS AND GREEN BELT

The Old Oak Common Opportunity Area has incredible potential for new homes and jobs on the back of a major transport hub which will connect Crossrail 1, HS2 and the Great Western Main Line. The area could generate up to 55,000 jobs and 24,000 new homes.

OLD OAK COMMON

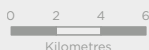
HEATHROW/
HAYES

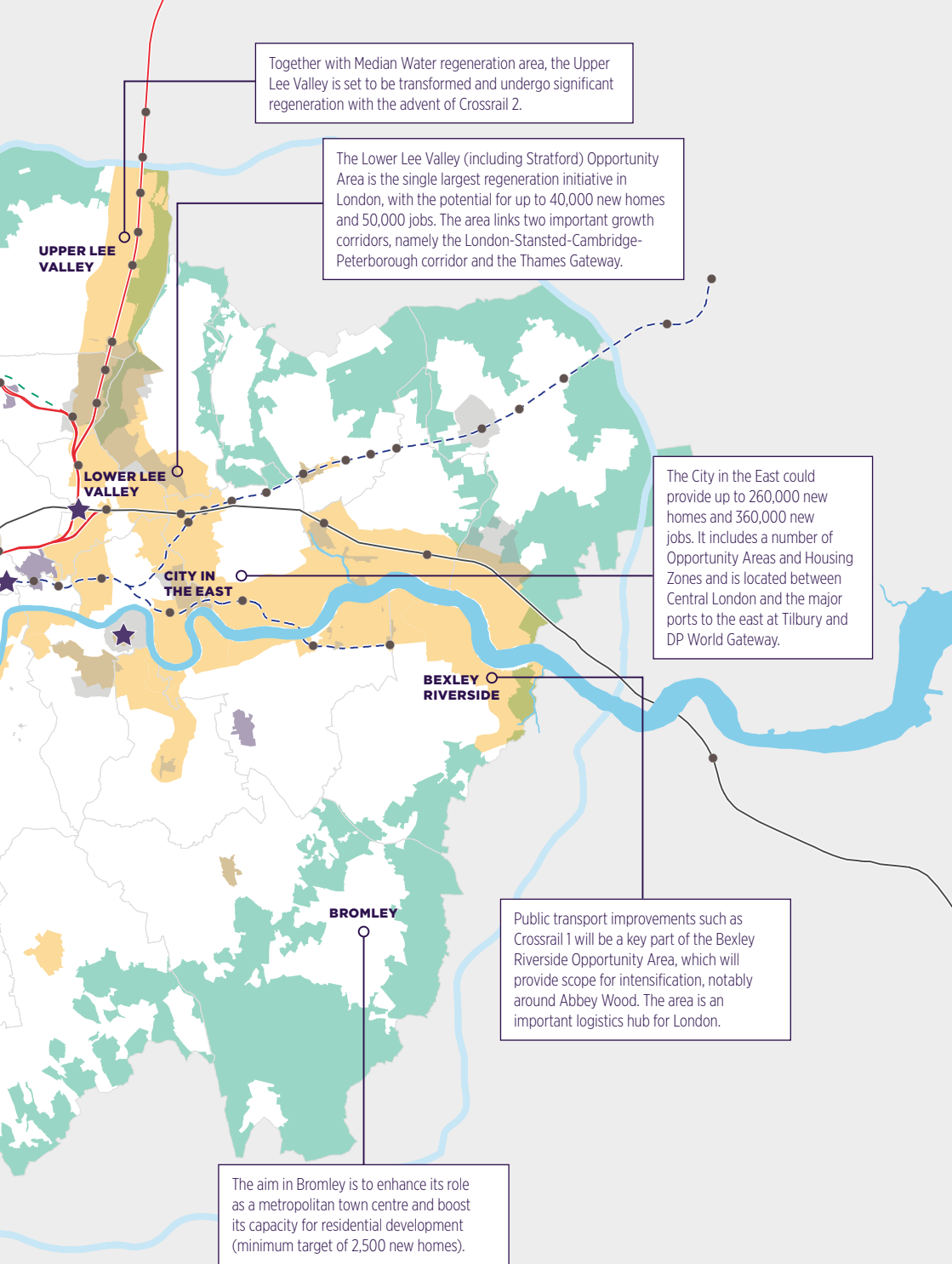
VNEB

Heathrow is a major driver of economic growth in the south east and further afield. The Crossrail 1 hubs also present significant redevelopment opportunities around the stations at West Drayton and Hayes & Harlington. Building heights are generally limited to 10-12 storeys or below due to proximity to the airport and flight paths.

The Vauxhall Nine Elms Battersea (VNEB) Opportunity Area has a minimum target of 20,000 new homes and 20-25,000 jobs. The area will be supported by an extension to the Northern Line from Kennington to Battersea via Nine Elms, with completion due in 2020. The American Embassy is nearing completion and other, including the Dutch, are hot on their heels.

- Stations
- M25
- Crossrail 1
- National Rail route
- Crossrail 2 (core route)
- Wood Green Alternative route
- Balham Alternative route
- HS1
- HS2
- ★ Intensification Area Point
- Intensification area
- Housing Zones
- Opportunity Areas
- Green Belt





Together with Median Water regeneration area, the Upper Lee Valley is set to be transformed and undergo significant regeneration with the advent of Crossrail 2.

The Lower Lee Valley (including Stratford) Opportunity Area is the single largest regeneration initiative in London, with the potential for up to 40,000 new homes and 50,000 jobs. The area links two important growth corridors, namely the London-Stansted-Cambridge-Peterborough corridor and the Thames Gateway.

The City in the East could provide up to 260,000 new homes and 360,000 new jobs. It includes a number of Opportunity Areas and Housing Zones and is located between Central London and the major ports to the east at Tilbury and DP World Gateway.

Public transport improvements such as Crossrail 1 will be a key part of the Bexley Riverside Opportunity Area, which will provide scope for intensification, notably around Abbey Wood. The area is an important logistics hub for London.

The aim in Bromley is to enhance its role as a metropolitan town centre and boost its capacity for residential development (minimum target of 2,500 new homes).

THE 'BUILD OUT' SOLUTION

This requires a re-examination of the Green Belt and 'protected' land in and around London. The NPPF and Housing White Paper recognise that Green Belt boundaries can and should be reviewed over time. The issue is how willing and able local authorities are to pursue this.

The Green Belt has been largely untouched since it was formally introduced in 1955. Yet the role set for the Green Belt in national guidance is at odds with its original intention. The formal and primary role of the Green Belt is to act as a barrier to London's expansion. The original purpose of the Green Belt was as a reserve supply of public open spaces and recreational areas for Londoners; however in practice over three quarters of London's Green Belt is not generally accessible to the public.

Its scale is also significant: over a fifth of Greater London is designated Green Belt, comparable to the total amount of built land in London. A further 42% of the land area is made up of other green space. Overall, London is the greenest 'global city' of its size, with New York having 20% green space, Paris 9%, Tokyo 4% and Shanghai just 3%.

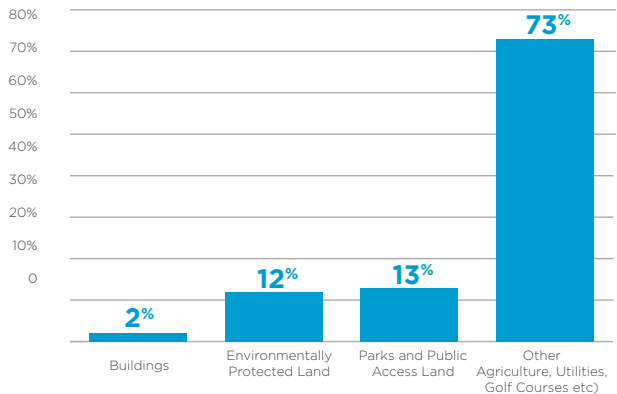
Approximately a quarter of Green Belt in London is either environmentally protected, park or public access land. The great majority, meanwhile, is designated as 'other uses'. Public access to these areas is restricted, limiting its benefit as a public amenity. Analysis by London First has indicated that approximately 15,300 hectares of 'non-green' Green Belt is within two kilometres of an existing rail or tube station. Assuming a third of this 'non-green' land was

developed for housing, then we estimate it could support at least 250,000 new homes.

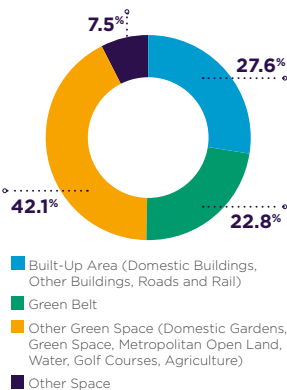
"The formal and primary role of the Green Belt is to act as a barrier to London's expansion"

While this development option would provide a wider range of residential types and at a more affordable level than the 'build-up' approach, there would be major policy hurdles to overcome. Nevertheless, a coordinated strategic review of the Green Belt and Metropolitan Open Land led by the Mayor is needed. This, of course, is politically very challenging, but political challenge is inevitable in solving London's housing crisis.

GREEN BELT COMPOSITION IN LONDON



LAND USE IN LONDON



THE 'BUILD DIFFERENTLY' SOLUTION

This concept considers the potential for better use of technology and systems, improvements in planning and policy, and modifications to the housing market.

Modularisation is still emerging. Major residential developers such as Berkeley Group are adopting this approach and Legal & General Homes has a pre-fabrication factory in Yorkshire.

Improved delivery speed can in theory boost supply rates. This is important but, by itself, will not increase overall supply. This is where other measures can help, but these are not easily categorised, other than by the catch-all term of 'more innovative and flexible means of delivery'.

"Policy Exchange has identified 21,000 hectares of public land in London, which could generate approximately 310,000 homes"

This includes the potential arising from the now permanent commercial office to residential conversion policy. This policy has successfully delivered 20,300 new homes, although with potential risks to the commercial sector in some areas. Arguably, these may have been the 'easy-win' conversions. Outer London offices may offer more potential, but probably only 15-25,000 additional homes.

There may be benefits, if suitably managed, in allowing a proportion of residential

schemes to develop more compact but high-quality residential units, along the lines of those promoted by Pocket Living. This could be orientated towards a particular segment of the market to avoid inappropriate matching of supply and demand. If, for example, 10% of the 360,000 residential units planned across the Housing Zones, Opportunity Areas and Intensification Areas were developed as smaller high-quality units, 11,500-37,500 extra units could be delivered.

Another option is building new homes on the safeguarded land along the River Thames. The development restriction on these sites will be reviewed in 2018 and it has been suggested that, based on higher density developments, including tall building schemes which are popular in waterside locations, could deliver 25,000 new homes.

Finally, Policy Exchange has identified 21,000 hectares of public land in London, which could generate approximately 310,000 homes.

About Tim Shaw: Production of this research piece was led by Tim Shaw. Tim is head of the Carter Jonas Central London Development team. He has extensive experience of leading large and complex development projects, co-ordinating the input of multi-disciplinary teams.

To download a copy of the full research, please visit carterjonas.co.uk/housingcrisis

CONCLUSION & RECOMMENDATIONS

While the measures underlying these options may be difficult to deliver, a combination has the potential to solve London's housing crisis and deliver up to 1,467,500 homes in the next 20-30 years: close to the 1.5 million target. We face a major challenge which requires a new approach, along with political support and strong leadership. ■



A HIGH STREET REVO-LUTION

The declining fortune of the UK high street is a familiar topic and one which has been exacerbated following the Brexit vote and the fall of the pound. Yet statistics have recently suggested that those high streets which have adapted in light of changed political, economic, and social circumstances are now in fact flourishing.



Edward Cooke
is chief executive of Revo – a reincarnation of the BCSC

which takes its name from 'retail' and 'evolution'. As such, Edward is well placed to comment on the regeneration – or otherwise – of the high street. He spoke to **Steve Norris**, Partner at Carter Jonas.

WHAT DO YOU THINK ARE THE MAIN CHALLENGES FACING BRITAIN'S CITY AND TOWN CENTRES OVER THE NEXT FIVE YEARS?

I think the main challenge is about adaptation. We have a consumer retail market which is moving at an extremely fast pace in terms of the ways consumers are buying and communicating, and in the way in which retailers are positioning their services.

On the built environment side constraints including the planning system, the tax system, the way that commercial property is valued and issues around leasing make it a more static environment. The challenge is in aligning these different speeds of adaptation between local authority and property developer, consumer and retailer in order to establish places that are sustainable and relevant in the future.

DO YOU THINK THAT MEDIUM AND SMALLER CENTRES, OUTSIDE THE TOP 100, WITH A SHRINKING RETAIL OFFER, FACE A BLEAK FUTURE? WHAT CAN BE DONE, IF ANYTHING, TO TURN AROUND THEIR FORTUNES,

OR SHOULD THEY BE LEFT TO SIMPLY 'WITHER ON THE VINE'?

I don't believe that smaller centres, in particular, face a bleak future. In fact, there is increasing evidence that many smaller market towns have weathered the storm of poor economic growth and technological disruption quite well: those that didn't over-extend themselves and create a supply-side problem. Those that have struggled have tended to be some of the medium sized towns which over-developed during the boom years but found an absence of tenants when recession struck. In a recovering economic climate those centres are now struggling to adapt because in reality we don't need as much retail floor space as we did 10 years ago.

However, I don't think the future is necessarily bleak in these circumstances – we just need to find innovative and creative solutions. For example, there is increasingly evidence that people see themselves as becoming consumers of experiences, rather than of products. Experiences are acquired in a different way. We are also seeing growth in the sharing economy, where people would rather not own things but rent or share them. We have seen this, particularly in younger generations.

Those medium sized towns which are not big destination cities but perhaps once aspired to a position in the top 100 are now having to find alternative uses for the over-supply of retail property. That could be leisure,

residential, cultural or civic use. Public spaces are also popular uses for redundant commercial buildings, though of course there are physical and economic challenges in doing so. Planning is one of the biggest constraints. Means of enabling greater flexibility such as review of use class orders are necessary. The absence of up to date local plans is also a considerable restraint, as potential investors are less likely to commit to locations which lack a clear vision in the form of an agreed Local Plan. There are also enshrined cultural issues in relation to the built environment, with sentiment valuing preservation over innovation. There is no reason why the two can't both feature within a town centre's vision.

WILL BREXIT HAVE AN IMPACT ON THE PERFORMANCE AND ECONOMIES OF CENTRES OVER THE SHORT, MEDIUM AND LONGER TERM?

The impact of Brexit is the million dollar question! It remains a huge unknown.

Realistically, it is difficult to see any short term benefits. We are already seeing inflation feeding through because of both the impact of Brexit on the foreign exchange markets and the costs of importing goods from abroad. This means less money in shoppers' pockets for discretionary items. Another election and the uncertainty that it causes, together with uncertainty over Brexit is, unfortunately, likely to result in a fall in employment.



"Local authorities now have a greater incentive to invest; we are seeing an increased presence of private equity on the high street in response to reduced bank lending"

My outlook for the medium to long term is more positive, but the initial challenges must be addressed as priority.

WHAT ROLE DO LOCAL AUTHORITIES HAVE IN THE REVITALISATION AND REGENERATION OF CENTRES, AND WHAT MORE CAN THEY DO?

Local authorities have always had an important role, and perhaps now more so than ever. As a result of devolution and localism, local authorities have more power particularly in revenue-raising, and crucial to this is capturing value from land and property in terms of income generation, business rates and rent. Local authorities have an

opportunity to be more interventionist, to set a clear vision and to form and maintain effective partnerships. There are already success stories. Bradford invested £25m in its city centre in 2012, using it to create City Park – a public space in the city centre with public amenities, new restaurants, commercial space and an innovative fund which incentivises businesses to trade there.

POTENTIALLY, WHAT ROLE WILL DEVOLVED AUTHORITIES WITH MAYORS CONTRIBUTE?

In New York and London we've seen that mayors

can contribute significantly through strong leadership. But of course the personality is crucial. In fact a great city leader need not be a mayor – leadership can be delivered in a council leader, chief executive or community leader. Cities thrive when great leadership inspires great partnerships and encourages investment.

In some circumstances however, devolution may simply create another layer of bureaucracy and with it institutions which consume funds and create power struggles.

WHAT ROLE DO INVESTORS AND DEVELOPERS HAVE IN THE REVITALISATION OF CENTRES, AND WHAT MORE CAN THEY DO?

The role of investors and developers increasingly goes beyond their direct investments and asset ownership: investors and developers must look beyond the four walls of their property and think about the wider impact on the community in terms of jobs, skills and environmental impact. Last month we launched a campaign to offer small local businesses free space within shopping centres for a limited period of time, to give them an opportunity to try their hand at trading. Providing 'incubation' spaces for small business and in doing so creating employment is a huge benefit that can be delivered by investors and developers, along with creating entertainment, educational events and working with community groups. Increasingly investors and developers have the opportunity to look beyond their traditional role to really make a difference.

WHAT IS THE ROLE OF GOVERNMENT AND IS IT FULFILLING THIS?

Business rates are an example of where, unfortunately, the Government has missed an opportunity and created additional problems. The total tax revenue from business rates £27 billion and that figure is expected to rise to £32 million in four years. A quarter of this is generated by retail owners and many are struggling to

do so. Property owners are also affected, because the additional cost in business rates, where this is the case, represents a higher total cost to the retailer and therefore precludes many from taking on property. Whereas rent and service charge costs can be negotiated, tax is non-negotiable which limits opportunities to reposition the physical asset. The Government needs to better understand the impact of business rates both on retail and on the property industry, and seek to redress them.

IN THESE MORE AUSTERE TIMES, WHAT ARE THE DIFFERENT FUNDING MODELS AVAILABLE TO KICK START REGENERATION?

A positive outcome of austerity is a multitude of financial models which has led to greater flexibility. There are many examples. Local authorities now have a greater incentive to invest; we are seeing an increased presence of private equity on the high street in response to reduced bank lending, and crowd funding is becoming more common - less so in commercial real estate than in retail generally, but this will follow in time.

We would like to see the Government consider the merits of private sector led tax increment financing on a larger scale so that private sector can take a lead where the public sector is unable to do so.

DO YOU HAVE ANY FURTHER THOUGHTS ON THE FUTURE TOWN CENTRE LANDSCAPE?

We have seen a massive shift in the last ten years and the

future is set to be just as eventful. In the next ten years, expect to see much more of new technologies, including artificial intelligence and robotics, driverless cars and drones. Alongside an exciting future, this level of innovation presents an enormous challenge to high streets. Many are not set up for this level of disruption and need to become more adaptive. The built environment in particular is - by its very nature - very rigid and can struggle to adapt.

CAN YOU EXPLAIN REVO'S ROLE IN THE TOWN CENTRE AND REGENERATION AGENDA - WHAT DO YOU DO AND HOW ARE YOU HELPING TO ADDRESS THE ISSUE THAT TOWN CENTRES ARE FACING?

We have many roles. One of them is as an advisor and advocate to the industry within Government through the High Streets Restructuring Working Group. Recently we have been active in lobbying the Government on business rates. We also lead interesting research, such as a current project looking at the role of physical stores in the fulfilment of an online sale, and what this means for valuation methods and lease models. We are successful in bringing people together - both for the sharing of ideas and celebration of best practice, but also for partnerships and deal-making.

As the retail environment has changed, Revo has changed too. In a challenging market our role is more important than ever before and we are pleased to step up to the challenge. ■



DEVOLUTION IS DEALT IN CAMBRIDGESHIRE

Devolution deals were initiated in 2013. Building on the spirit of Localism, they provide a mechanism whereby consortiums of local authorities can take responsibility for economic development and public services, including spatial planning.

The Cambridgeshire and Peterborough devolution deal was among the first ten to be announced by Central Government. Under the devolution agreement, the area will receive:

- Control over a new investment fund of £20m a year over the next 30 years
- Planning and housing powers to manage planning across the region
- A £100m housing investment fund, together

with an additional £70m ring-fenced for Cambridge city

- The ability to place a supplement on business rates to fund infrastructure
- A devolved transport budget and transport powers to help provide a more modern, better-connected network.

The deal also formalises the Government's commitment to support specific projects including Peterborough Enterprise Zone, Wisbech

Garden Town, Wisbech-Cambridge rail connection, a new station at Soham and specific road and junction upgrades.

“Having suffered with the perhaps inevitable consequences of a bottom-up system for too long, the area will benefit from a regional, strategic approach to planning”

On May 4th this year, Cambridgeshire voted for a mayor, who now has strategic planning powers including the potential to oversee a new



spatial framework, create supplementary planning documents and mayoral development corporations with planning and land assembly powers. The winning candidate was... James Palmer.

James Palmer will also oversee a joint investment and assets board which will review all land and property in public sector ownership to ensure there is a sufficiently balanced supply of available sites and a land commission to develop a database of public and private site availability.

The devolution deal represents a significant

opportunity for planning and development in Cambridge, in what is already the UK's fastest growing city economy. Having suffered with the perhaps inevitable consequences of a bottom-up system for too long, the area will benefit from a regional, strategic approach to planning which hands decision-making and funds over to a new combined authority led by the mayor - ensuring that new projects and initiatives are closely aligned with local need and opportunity - while also having the power to attract new and direct investment in all areas of commerce and infrastructure.

Q&A

WITH COLIN BROWN
PARTNER, CAMBRIDGE

WHAT IS YOUR VIEW ON THE
CHANGED ADMINISTRATIVE
STRUCTURE FOR
CAMBRIDGESHIRE?

Cambridgeshire's devolution deal represents an opportunity to promote the county's relevance to UK plc - ensuring that national Government listens to Cambridgeshire, securing the right level of ongoing investment for enhanced public transport and transport infrastructure.

Carter Jonas's Cambridge office was pleased to host the first of Cambridgeshire's mayoral hustings where there was a palpable excitement about the new freedom that devolution will bring and a heady air of competition among the mayoral candidates. But it goes without saying that the selection of the new mayor, James Palmer, will make or break Cambridgeshire's opportunity.

Just as importantly, it is imperative that the county's undisputed economic success is married with appropriate and accessible housing provision and transport infrastructure which connects areas in which homes are affordable

Continued overleaf

“The Government seems very committed to more devolution in accordance with the localism agenda.”



with economic centres – specifically linking rural areas and market towns to Cambridge’s vibrant (but rarely affordable) centre.

WHAT, IF ANY, ARE THE WEAKNESSES OF THE DEVOLUTION DEAL?

There are some concerns that the establishment of a combined authority to be led by James Palmer simply adds another level of governance which may add to the bureaucracy of the area and may ironically, lead to less, rather than more, progress in managing growth. At least two of the mayoral candidates had said they were standing despite their belief that Cambridgeshire does not need a mayor. Others have argued that the role has apparent power but that decisions will still need to be supported by the

constituent authorities – so does it represent power at all?

COULD THE DEVOLUTION DEAL HAVE A NEGATIVE IMPACT?

If it leads these sorts of concerns, then yes. However, I take a more optimistic view. The Government seems very committed to more devolution in accordance with the localism agenda. In return for electing what will effectively be a CEO for Cambridgeshire, additional funding, including £170 million for affordable housing, is being directed to the area. I also think the new mayor can have a major role in helping to shape spatial planning and transport infrastructure. We should support James Palmer and hope that all parties work in a cross-party way to deliver sustainable economic growth while retaining an exceptional quality of life.



DO WE HAVE EXPECTATION AS TO HOW THE NEW MAYOR WILL PERFORM HIS DUTIES?

Above all, positively. The new mayor seems highly committed on the need to invest, channel private sector investment into new housing and improve transport links across the county. A common theme appears to be to try and ensure some of the 'magic dust' that Cambridge produces in terms of economic activity.

DO YOU HAVE ANY ADVICE FOR THE NEW MAYOR ON HOW YOU THINK HE SHOULD USE HIS STRATEGIC PLANNING POWERS?

My key message would be to work assiduously with the partner authorities to ensure that housing need is objectively assessed and

met in full. Unfortunately we have experienced too many instances of authorities undershooting on their housing requirements and then delivering slowly. We need a range of partners to deliver new housing, including the authorities themselves. We also need a far greater number of sites and we should reduce our obsession with only delivering large developments of several hundred homes. Developments of 50-60 homes spread about in a range of locations will bring many local benefits to those areas.

WE MENTION THE EXCITEMENT ABOUT THE NEW FREEDOM THAT DEVOLUTION WILL BRING. WHAT ARE YOU MOST EXCITED ABOUT?

I think the sense that we are embarking on something new where a more joined up approach to the growth of the county is to be adopted. If we can get a true strategic vision about how the area is to be developed this will hopefully benefit all. In that sense this represents more of a top down approach to development and growth than we have had recently, but anchored in a local democratic process. ■

About Colin Brown: Colin is an Equity Partner and head of the Planning and Development Team in Cambridge. He has over 25 years' of planning experience. Colin has experience in all aspects of statutory planning from both a public and private sector perspective.



CARTER JONAS APPOINTMENTS & ANNOUNCEMENTS



One Station Square, Cambridge

CARTER JONAS MOVES TO ONE STATION SQUARE

Carter Jonas Cambridge has secured 6,448 sq ft of space on the ground floor of new landmark building, One Station Square.

Mark Granger, Chief Executive, Carter Jonas, said: "With this new, state-of-the-art office space, we will ensure that we can continue to offer the best advice to our clients, from the most prime location in the City. This move will provide us with the perfect office from which to grow our business, and at the same time will strengthen our commitment to the Eastern region with its diverse occupier and business landscape."

INTRODUCING... THE REGENERATION, RETAIL & TOWN CENTRE CONSULTANCY TEAM

Carter Jonas' new Regeneration, Retail and Town Centre (RRTC) team is led by Dr Steven Norris (Partner, London) and forms part of Carter Jonas' Planning and Development business.

The team acts for local authorities, developers, investors and operators across the UK, from Hull to Cornwall. Its advice ranges from the preparation of evidence-based strategies and visions for town centres, to the regeneration and development of key sites and assets.

KEY APPOINTMENTS IN THE LAST 6 MONTHS

LACHLAN ROBERTSON

Carter Jonas has bolstered their Planning team by appointing Lachlan Robertson as Partner in Bath. With over 34 years' experience in the planning sector, Robertson spent 25 of these years working to a senior level in local government, giving him a valuable insight into both private and public planning issues.

GLEN RICHARDSON

Glen Richardson has been appointed to lead a new Masterplanning and Urban Design team based in Cambridge. Joining as Associate Partner, Glen's role is set to bolster the continued growth of the firm's specialist masterplanning and urban design practice throughout the Eastern region, supported by the national team.

NEW OFFICE SPACE IN LEEDS MARKS FURTHER EXPANSION IN THE NORTH

Due to the continued growth of the Carter Jonas northern team, we have secured 4,500 sq ft of space on the first floor of Nine Bind Court, in the heart of Leeds.

OUR CARTER JONAS PLANNING & DEVELOPMENT TEAM IS
RENOWNED FOR THEIR QUALITY OF SERVICE, EXPERTISE AND
THE **SIMPLY BETTER ADVICE** THEY OFFER THEIR CLIENTS.



PLANNING & DEVELOPMENT

James Bainbridge
Head of Planning & Development
01865 404437
james.bainbridge@carterjonas.co.uk

LONDON



Nick Taylor
Planning
020 7016 0733
nick.taylor@carterjonas.co.uk



Tim Shaw
Development
020 7518 3221
tim.shaw@carterjonas.co.uk



Colin Brown
Planning
01423 326826
colin.brown@carterjonas.co.uk



Mathew Forster
Development
01223 326540
mathew.forster@carterjonas.co.uk

OXFORD



Steven Sensecall
Planning
01865 297705
steven.sensecall@carterjonas.co.uk



Emma Jewson
Development
01865 404463
emma.jewson@carterjonas.co.uk



Simon Grundy
Planning
01423 707820
simon.grundy@carterjonas.co.uk



John Webster
Development
0113 203 1063
john.webster@carterjonas.co.uk

LEEDS

STRATEGIC LAND



Robert Smith
020 7016 0734
robert.smith@carterjonas.co.uk

**MASTERPLANNING
& URBAN DESIGN**



Glen Richardson
01223 326804
glen.richardson@carterjonas.co.uk

**RETAIL & TOWN
CENTRE CONSULTANCY**



Steve Norris
020 7529 1527
steve.norris@carterjonas.co.uk



Follow us on Twitter,
LinkedIn and Instagram



Carter Jonas