

PPS4 : An RDA View

Planning for New Economic Realities

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Structure of Presentation

1. The Need for New Policy
2. RDA Involvement before and during the Consultation Process
3. Comments on the Final PPS4
4. Wider Policy Considerations
5. Final Thoughts



1. The Need for New Policy

A historical perspective: What Connects ?

Linford Christie winning the Olympic Gold Medal



The Queen's 'Annus Horibilis'



'Black Wednesday'



1992 !

PPG4 'Industrial and Commercial Development and Small Firms'

- Until 29th December 2009 this remained the Government's policy for planning for economic development.
- Some of the messages are the right ones
 - Compatibility of economic development and the environment
 - Need for flexibility and choice
 - Links between land use and transport
 - Need to sustain the rural economy



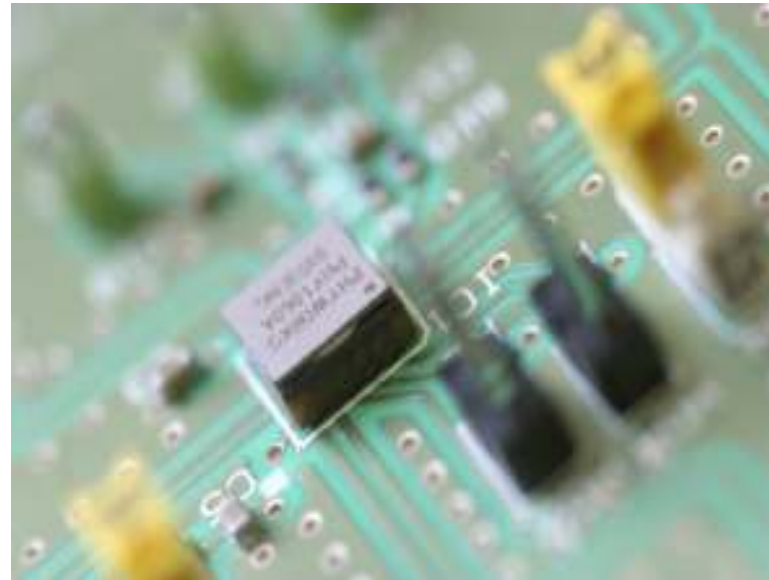
1992 – a different place

- Major structural changes to the UK economy since
- Continuous period of economic growth 1992 to 2007
- Buoyant service sector but declining manufacturing leading to changing demands for land and buildings



A Rapidly Changing World

- Globalisation – new opportunities and new challenges
- Increased importance of skills, technology , the knowledge economy and innovation
- Centrality of sustainable development and low carbon economy



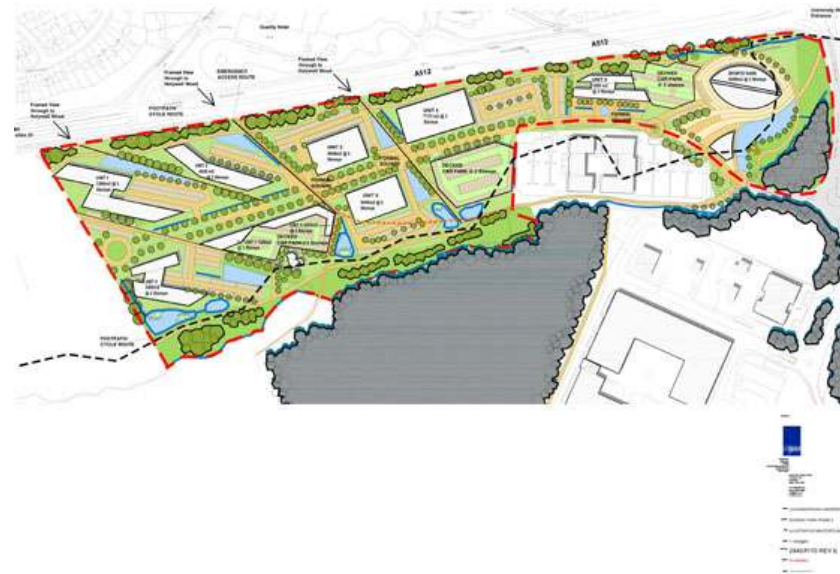
2. RDA Involvement in the Consultation Process

The Story So Far ...

- 17th December 2007 Draft PPS4 : Planning for Economic Development (*PPG4 Update only*)
- 5th May 2009: Draft PPS4 Planning for Prosperous Economies (*also covering PPS5, 6 and 7*)
- 29th December, 2009 : PPS4: Planning for Sustainable Economic Growth

RDA Involvement

- Pre dates the December 2007 Draft.
- We recognised the importance of updated planning policy guidance on the economy and lobbied tirelessly for this to be done.
- Engaged with the Barker Review, 2006
- Commissioned research to inform our lobbying activity



Comparison with Planning Policy Guidance on Housing

- May, 1998 Circular 6/98: Planning and Affordable Housing
- March, 2000 PPG3 (replacing 1992 Version)
- Jan, 2005 Two PPG3 Updates : Delivery of New Housing
and Rural
- Nov, 2006 PPS3
- Nov, 2006 Good Practice Note: Delivering Affordable Housing
- July, 2007 Housing Green Paper, Homes for the Future
- July, 2007 Eco-towns launched
- Aug, 2007 SHMA Guidance

etc, etc ...

RDA's 'Top Ten' Requests

1. Recognition that employment is more than the B Use Classes
2. Joined up approach of planning and economic development
3. Support for low carbon economy and promotion of sustainable locations
4. Emphasis on quality
5. Planning for Regeneration



RDA's 'Top Ten' Requests

6. Brining forward mixed use development
7. Supporting sustainable rural development
8. A more flexible approach
9. Planning for employment needs
10. Alignment of plans



3. Comments on the Final PPS4

Main Themes

- We welcome the renewed emphasis upon economic development by the planning system
- We welcome the rebalancing of economic considerations with environmental and social aspects
- We welcome the recognition that planning system needs to respond better to the needs of business



Recognising Business Needs

- More responsive and greater flexibility
- Need to provide sites that reflect market interest and promote globally competitive business development
- Need to understand the economy and its links to land use planning



More Positive Approach to Development Control

- Stronger presumption to consider proposals favourably
- Need to consider better benefits as well as costs
- Stronger support for economic development in rural areas even where sites may not be readily accessible by public transport



Overall Verdict

- A major step forward with helpful references which could serve to rebalance planning policy guidance.
- Broadly in line with RDA ambitions and expectations
- A little 'top heavy' on retailing and town centres.
- Test will be in how it integrates with other changes in the planning system



4. Some Wider Policy Considerations

The Changing Planning System

Planning Act, 2008

- National Policy Statements
- Infrastructure Planning Commission

Local Democracy, Economic Development and Construction Act, 2009

- Ensuring Decisions are taken at the appropriate level and new Economic Assessment Duty
- RDA to become the joint responsible regional authority and Single Regional Strategy

Local Economic Assessment Duty

Local Economic Assessments

- Upper tier authorities required to undertake a LEA from 1st April, 2010
- An opportunity to think creatively about an area's economy
- From Summer 2008 emda has been working collaboratively with local authorities



Building a stronger relationship with local authorities

- Met with local authorities to scope out their capacity and plans for LEA Duty
- Convened a Regional Group
- Commissioned ONS Regional Team to produce a database of key stats on a CD Rom
- Secured sub licences for use of emda / Experian Econometric model



Single Regional Strategy

Single Regional Strategy

- Combining the RSS and the RES
- To be jointly prepared by the responsible regional authorities
- Not an RSS with an '*Economic Add On*' but an entirely new approach to integrated regional planning

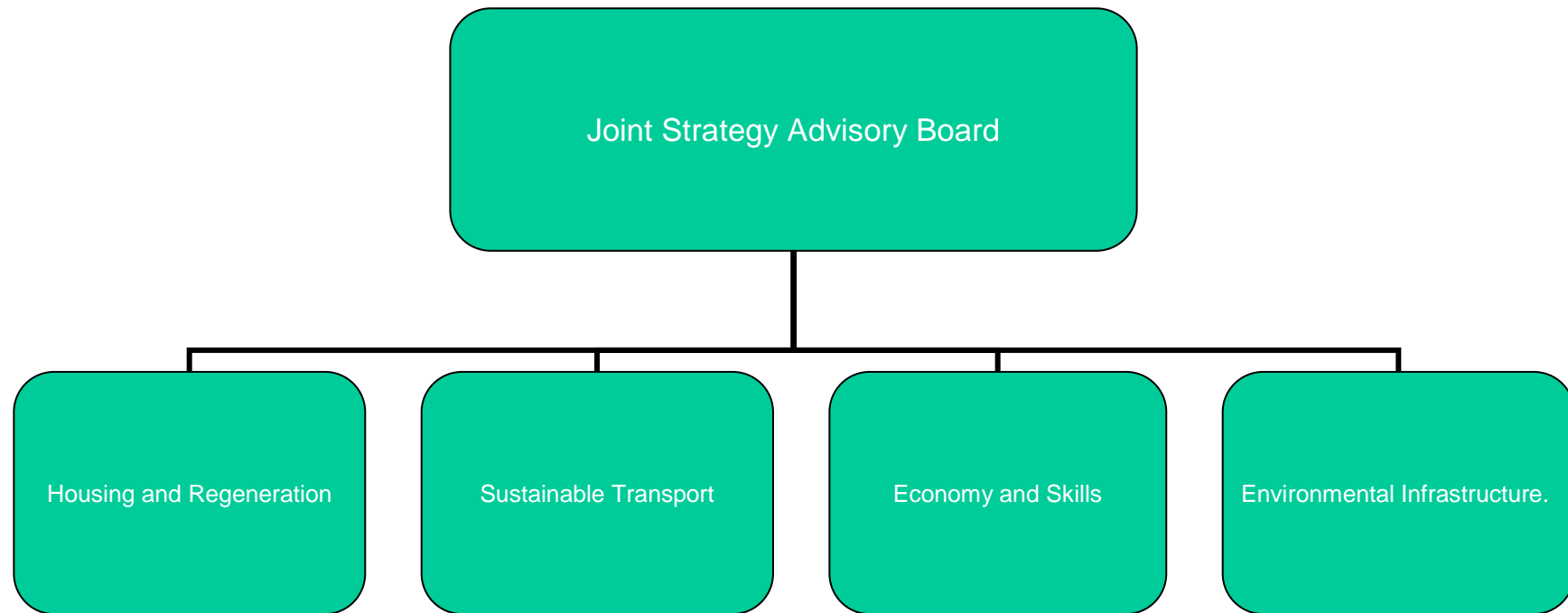


Single Regional Strategy

- Scoping Work has commenced
- Consultation on RES Evidence Base Refresh in 2009
- East Midlands Employment Land Assessment
- New regional structures will take forward strategy development



New Regional Architecture



5. Final Thoughts

We've come along way, but ...

- Important to reflect on the fact that the debate should not just be about buildings, but more about what goes on in the buildings.
- It should be more about productivity and knowledge economy
- It should be more about people and skills.
- It should be more about preparing for the future than responding to the past.



Perceptions of industry slow to change, but ...



Planning for Sustainable Economic Growth

- We do need to focus on what needs to be done to ensure that our businesses are competitive in the global economy.
- We need to ensure that economic growth is sustainable and rooted in the low carbon agenda.
- Planning can help make the right things happen where they should happen.

