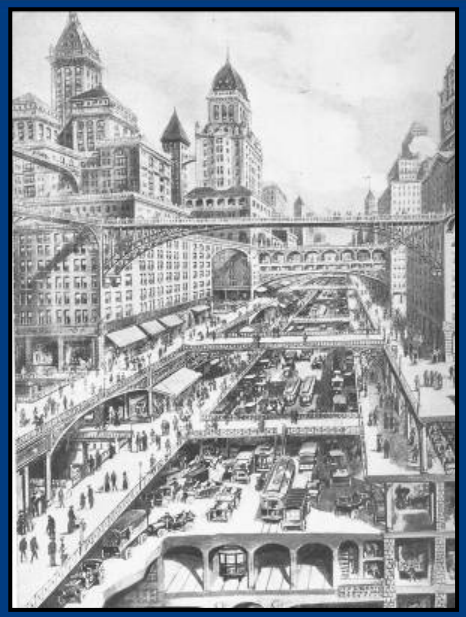
URBAN AND SUSTAINABLE COMMUNITIES PLAN POLICIES DRIVING MIXED USE

Keith Thorpe
Head of Urban Policy Support Team
ODPM

30 September 2004







'The pseudo-science of planning seems almost neurotic in its determination to imitate empiric failure and ignore empiric success'

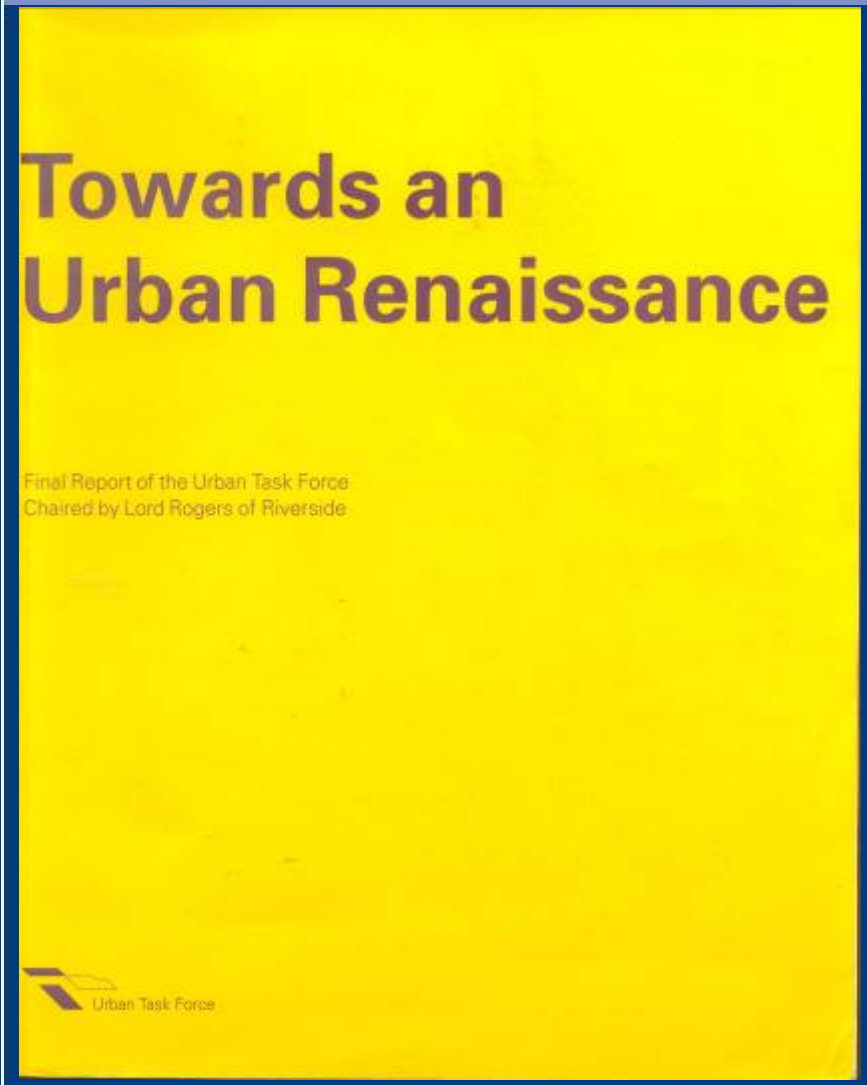
Jane Jacobs – The Death & Life of Great American Cities

Estates gazette

MAXIMISING RETURNS FROM MIXED-USE

The Estates Gazette Mixed-Use Development Conference 2004

Sponsored by FPDsavills





We need a vision that will drive the urban renaissance. We believe that cities should be well designed, be more compact and connected ... allowing people to live, work and joy themselves at close quarters within a sustainable urban environment which is well integrated with public transport and adaptable to change

Lord Rogers of Riverside

Urban White Paper
Our Towns and Cities: the Future
Delivering an Urban Renaissance

- **Published November 2000**
- **Built on the Task Force Report**
- **Covered all urban areas**

Long Term Vision

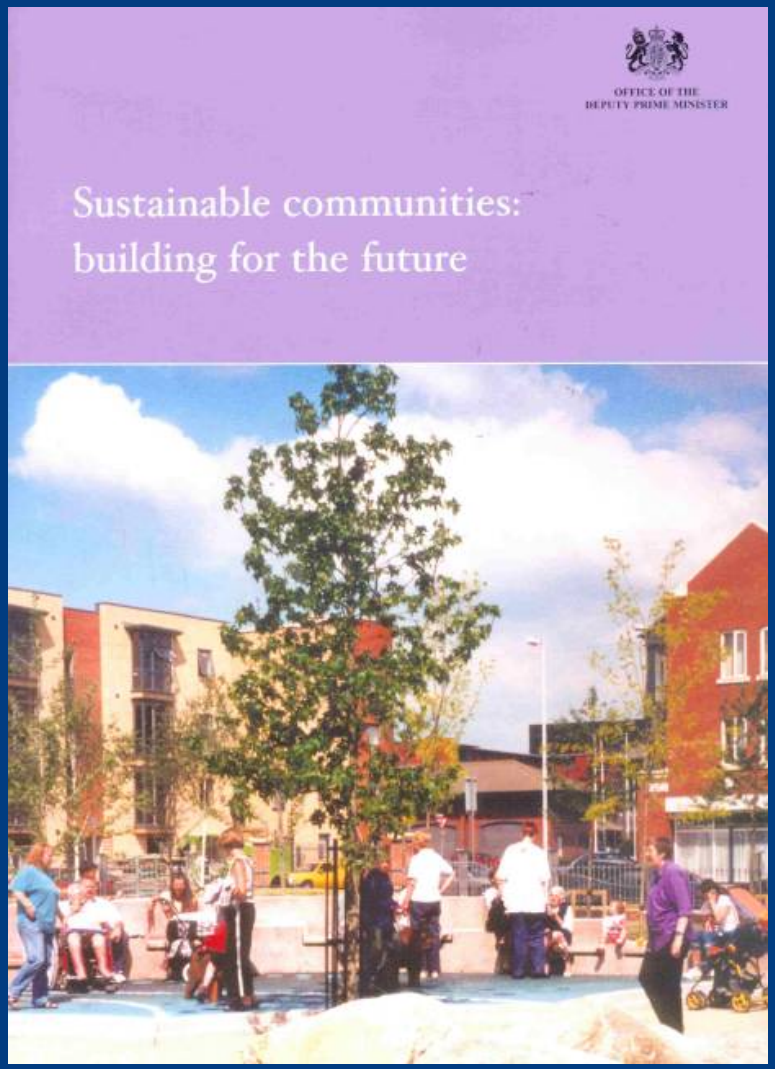
- **Towns, cities and suburbs which offer a high quality of life and opportunity for all, not just the few.**

Estates gazette

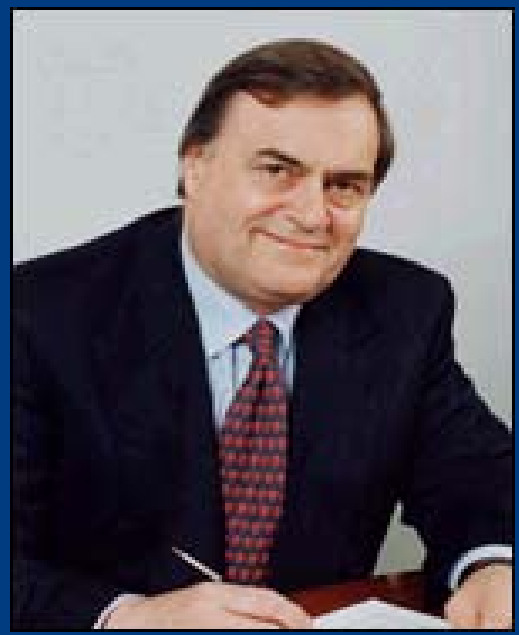
MAXIMISING RETURNS FROM MIXED-USE

The Estates Gazette Mixed-Use Development Conference 2004

Sponsored by FPDsavills



"It is not just about housing. It's about driving forward the urban renaissance and defining a new vision of what we mean by sustainable communities"



Sustainable Communities

- **Definition of Sustainable Communities:**
  - Sustainable communities meet the diverse needs of existing and future residents, their children and other users.
  - Contribute to a high quality of life and provide opportunity and choice.
  - They achieve this in ways that make effective use of natural resources, enhance the environment, promote social cohesion and inclusion and strengthen economic prosperity.

Sustainable Communities Plan

- New approach to housing, regeneration & Communities
- Aims to build successful, thriving, and inclusive communities, in which people want to live.
- Deliver High quality homes & more affordable housing.



PLANNING POLICY GUIDANCE RELEVANT TO MIXED USE DEVELOPMENTS

- PPG1 "General Policy & Principles "
- PPG 3 "Housing"
- PPG4 "Industrial and Commercial Development and Small Firms "
- PPG 6 "Town Centres and Retail Developments
- PPG13 "Transport"

Other relevant planning policy guidance:

- PPG23 " Planning and Pollution Control "
- PPG24 " Planning and Noise "
- RPG3 (Strategic Planning Guidance for Local Planning Authorities)

WHY GOVERNMENT FAVOURS MIXED USE:

- increased housing provision
- reduced travel requirements
- increased vitality
- improved security
- enhanced townscape
- strengthened economic base
- reduced pressure on fringe and out-of-town sites

MIXED USE DEVELOPMENT IN TOWN AND CITY CENTRES POLICY CONTEXT

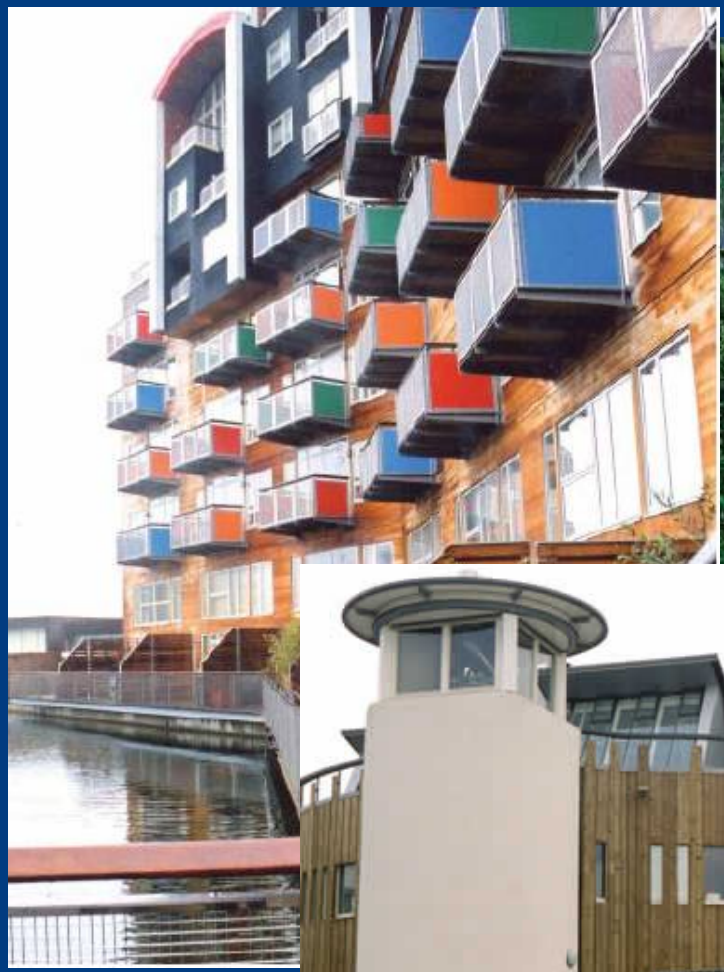
- Case studies confirm positive contribution mixed-use schemes can make to town and city centre environments
- Wide variation in definition and application of term " mixed use development"
- Majority of LPAs consider mixed-use development important, but smaller percentage of development plans encourage or require its implementation

Estates gazette

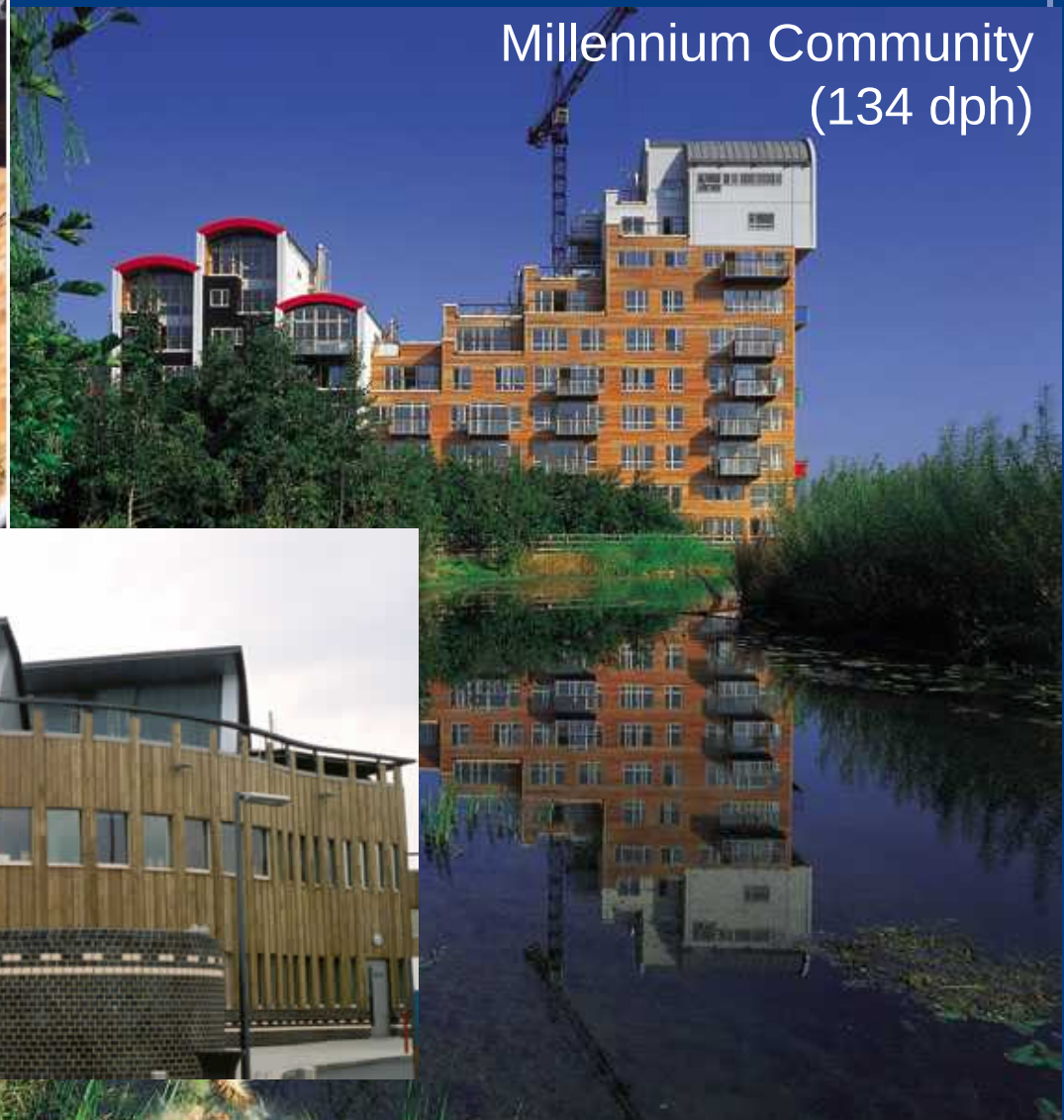
MAXIMISING RETURNS FROM MIXED-USE

The Estates Gazette Mixed-Use Development Conference 2004

Sponsored by FPDsavills



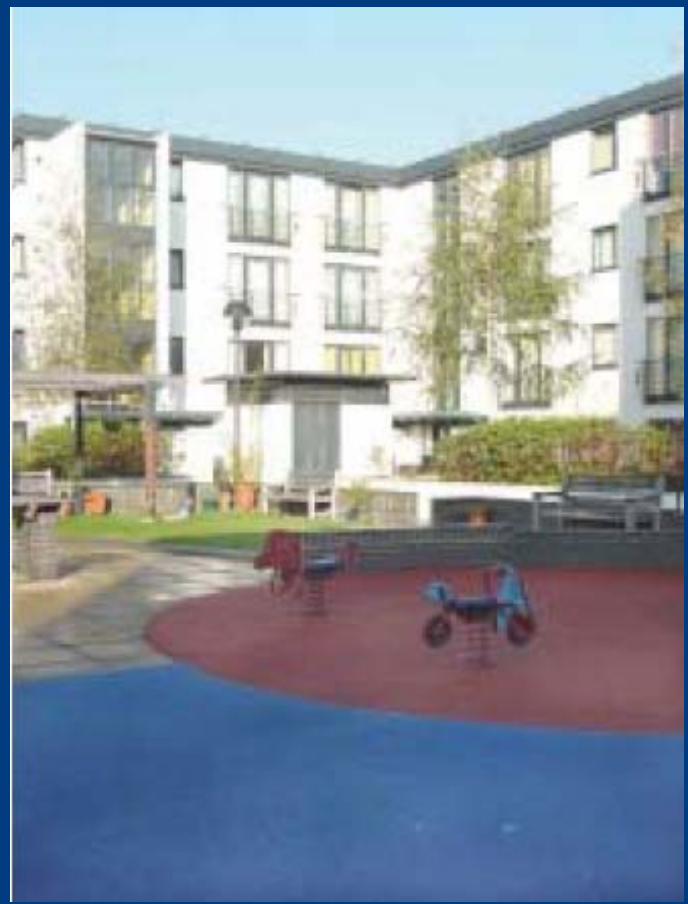




Greenwich Millennium Community (134 dph)

Fenelon Place, Warwick Road W14 (104 dph)





BedZed, Sutton, Surrey (50 dph)





Estates gazette

MAXIMISING RETURNS FROM MIXED-USE

The Estates Gazette Mixed-Use Development Conference 2004

Sponsored by FPDsavills



ROLE OF ENGLISH PARTNERSHIPS IN ENCOURAGING MIXED USE DEVELOPMENT

- National Regeneration Agency
- National Brownfield Land Specialist
- Surplus Public Sector Land
- Creating Sustainable Communities
  - Growth Areas
  - UDCs
  - Housing Market Renewal Pathfinders
- Supporting the Urban Renaissance
  - Urban Design Compendium
  - URCs
  - Millennium Communities
  - Town Centre Regeneration
  - Design Coding

Design Codes

- Delivering change - making it happen
- Design Code approach
  - Upton example
- Watch this space!



CABE GUIDANCE RELEVANT TO MIXED USE DEVELOPMENT

- BY DESIGN: Urban Design in the planning system: towards better practice (2000)
- THE VALUE OF URBAN DESIGN (2001)
- CREATING SUCCESSFUL MASTERPLANS - A Guide for Clients (2004)
- CREATING EXCELLENT BUILDINGS - A Guide for Clients (2003)

SOME OBSTACLES TO MIXED USE DEVELOPMENT

- difficulties in harmonising differential lease terms for residential property
- reluctance by some lenders to lend on flats above shops or in predominantly non-residential areas
- property market preference for single-use schemes (because of perceived higher returns)
- failure to secure funding support

Planning Obligations (s106 Agreements)

- s106 of TCPA 1990 (amended by 1991 Act)
- Current policy is in Circular 1/97
- Agreements between LPA and developer, usually in the context of grant of planning permission
- Purpose = to make development acceptable which might otherwise be unacceptable
- Often this means mitigating impacts of a development
- E.g. transport example

Improving Planning Obligations - Background To Reforms

- **System in need of reform - delay and lack of transparency**
- **Objectives for reform: speed, predictability and transparency**
- **Optional planning charge proposed in November 2003**
- **Powers taken in PCPA 2004**
- **Barker report recommended PGS in March 2004**
- **Decision due on PGS by end 2005**

Current Timetable For Reform

- **OPC on same timetable as PGS to allow decision to be taken with both options in play**
- **In short term, improvements to negotiated agreements**
- **Revised Circular, autumn 2004**
- **Final Circular early 2005, with Good Practice Guidance**

FUTURE POLICY DIRECTION

- Mixed use outcome rather than mixed use output that makes centres attractive
- Emphasis on managing and enabling a mix of uses and activities on an areas basis over time
- Mixed use development sites designated in plans complemented by local policies that encourage mixed use development

Estates gazette

MAXIMISING RETURNS FROM MIXED-USE

The Estates Gazette Mixed-Use Development Conference 2004

Sponsored by FPDsavills



Delivering Sustainable Communities Summit 2005

31 January – 2 February 2005
Manchester
www.odpm.gov.uk/summit