

Planning Research Network Seminar

Anne Power

London School of Economics

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Key Issues Influencing Planning

- **Three headlines:**
- Land supply, demands and needs
- Environmental impact and climate change
- Regeneration of existing areas



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Three assumptions

- Economic growth and social aspirations
- Serious risks for climate change & social conditions
- Space, distribution, equitable access



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Market imperfect vs. planning

- Growth per se not answer
- Additional land short term ∴
- Finite supply & environmental limits



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Land supply pressures intense

- Small, densely populated
- Land prices high, development contentious
- 75% of land in use
- Low urban population density ∴ outward planning
- 1500 people per hectare to 85 people per hectare
- Basic services require 50 households per hectare
- Single person households
- Space standards
- Building outside is polarising



Land Use Demands and Needs

- Extensive built up areas vs. green belts and green landscapes
- Building and development
- Social impact of current land use
- Farming
- Trees



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Environmental Impact of Development

- Buildings, development activity and related transport – $\frac{3}{4}$ of carbon impact
- Cumulative impact of incremental development
- Existing development potential
- Replacement building, retrofitting, remodelling, renewing existing buildings
- Crucial for recovery of existing areas



Regenerating Existing Built Up Areas & Sustainability

- Can halve energy in existing buildings
- Incentives are negative e.g.
 - 17.5% VAT on repair
 - Tax exemptions on under-use
- Capacity
- Social imperative
- Reuse of both land and buildings
- Barker taxes



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Solutions?

- Reuse of existing areas
- Creating more mixed, integrated communities
- Density
- Social integration
- Energy saving
- New uses
- New build within existing communities
- Winning existing communities



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Measures

- Equalise VAT on new build and repair
- Charge full infrastructure cost of new development
- Incentives to reuse small sites & existing buildings
- Code for Sustainable Existing Homes
- Neighbourhood capacity studies
- Modernise existing family homes
- Enhance urban green spaces
- Shared household developments
- Minimum average density
- Ethnic & social mix – existing communities



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Conclusions

- Tight constraints on green land
- Incentives for urban renewal and renovation
- Planning at neighbourhood level
- Reduce overall energy & environmental impact



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