# Planning for the New Economic Realities

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Nottingham City Council

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# About me

- Ex member of the Capri Club
- Town Planner
- Worked in Nottingham since 1987
- Manage planning policy, transport strategy, public transport, Information and GIS teams

# Some big questions…

- Markets: are they are a perfect mechanism, or should we intervene?
- Space/Place: public or private, in town or out of town?
- Is the future is Local or Global?
- Climate Change: myth or reality?

# Outline:

Importance of Place (location)

Historical Review

- 80’s and 90’s
- In town/out of town
- Nottingham’s Integrated response

Looking Forward?

# Importance of Place (location)

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# Present day Nottingham

7th largest conurbation in UK
Core City
Science City
Regional centre and HQs

3m people within 1 hour drive time

779,000 travel to work area
657,000 population across conurbation
292,000 within City boundary


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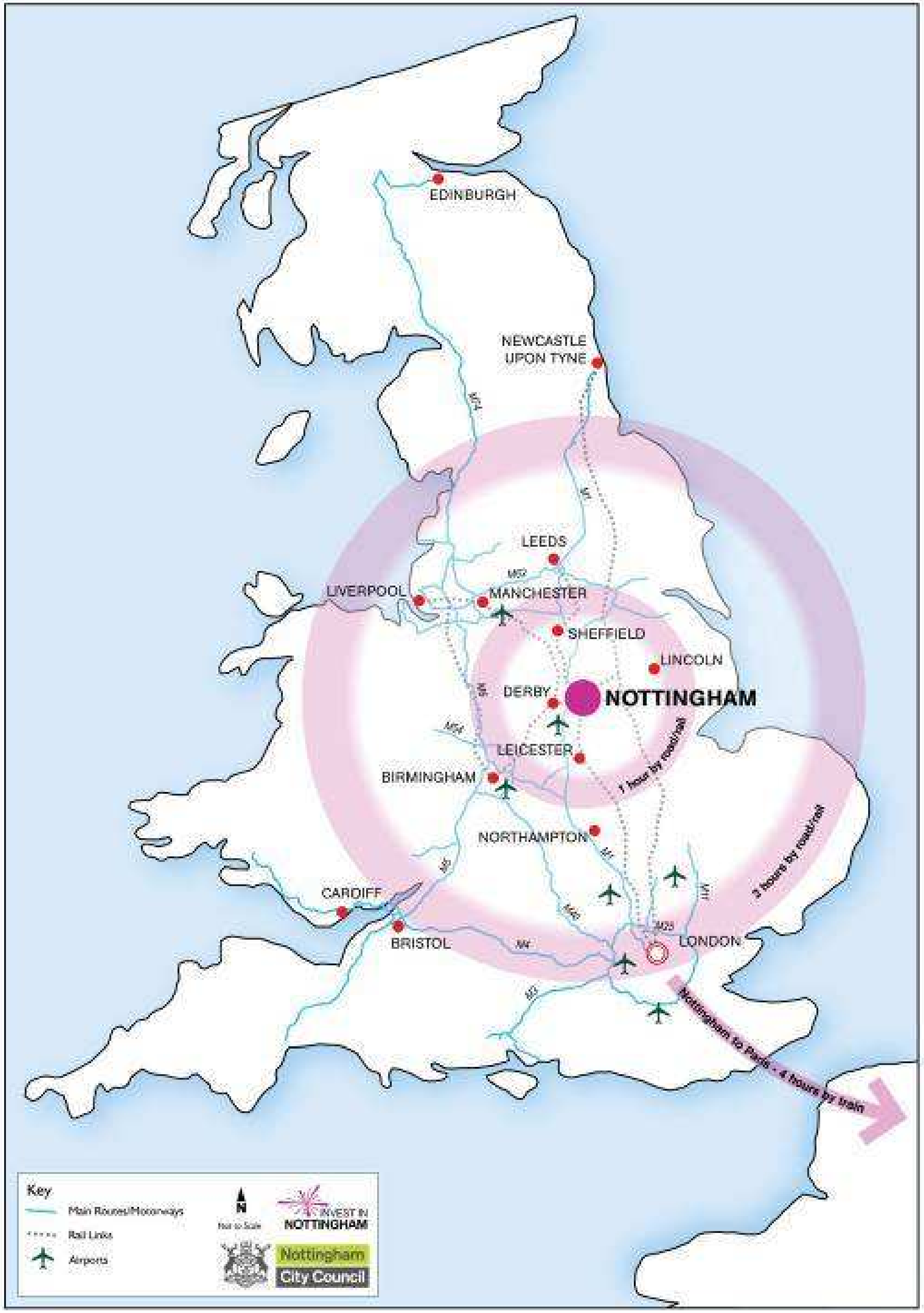
# 89% Of The UK Population Live Within 2 Hours Drive of Nottingham

## ……But also Highcross in Leicester and Westfield in Derby

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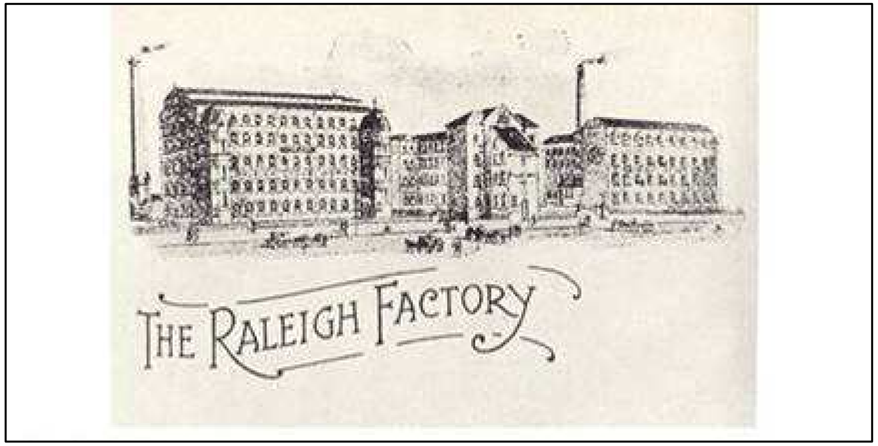
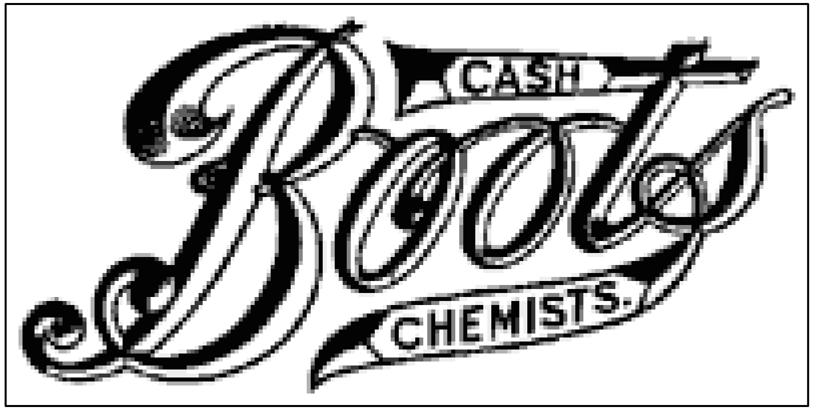
# Retail and services have replaced manufacturing base…….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# Importance of retail to Nottingham

- 84% workers in service sector overall
- Retail employs more people than manufacturing
- Estimated annual shoppers spend £1.7bn- up £0.5bn from 07/08
- 6th place in UK retail hierarchy ahead of Leeds, Edinburgh and Cardiff
- Leicester 15th and Derby 26th
- 2,915,000 sq ft (270,000 sqm) in 1,164 retail outlets (compares to 3.4m sq ft and 1,107 outlets in Birmingham)
- 40% increase in retail and leisure floorspace in last 10 years

# Performance trends

- 10% prime rental growth 05/06 has now slowed to static levels
- Vacancy rates- 15-17%?
- Underlying demand for larger units remains
- City Centre Residential growth- convenience goods growth
- Regeneration areas: Eastside
- Recession has led to big pressure for out of town convenience stores as ‘engines for regeneration’
- 53,000 sqm of speculative ‘superstore’ floorspace in developer’s plans……

# But….Retail Capacity Assessment

Last study undertaken in 2008 (at the top of the market). Findings:

– City centre performing well
– Broadmarsh extension fully justified, plus further city centre development post 2020
– Poorly configured floorspace
– Large format space required
– No quantitative need for food stores in Nottingham

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# How did Nottingham get here?

# Historical Review: 80's

- Riots
- Inner City crisis
- Market driven planning: 'Build Businesses not Barriers'
- Enterprise Zones
- Development Corporations
- 'Right to Buy' council houses
- Deregulation of public transport
- Enforced disposal of Municipal Bus companies

# 80’s: In town/out of town

- Meadowhall shopping centre built in ‘Enterprise Zone’ at Sheffield- 45mins up the M1
- Nottingham holds the line…..
  - Retains ownership of Bus Company
  - Retains ownership of City Centre car parks
  - <u>Refuses out of town retail applications</u>
- …..and raises its game

# 90's: Nottingham's Integrated response (City Centre and Transport)

- 1989 City Centre Review
- City Centre Manager appointed
- Plan for in town expansion (Victoria and Broadmarsh shopping centres)
- Plus new car park capacity
- Integrated response: traffic reduction but improved priority for public transport and pedestrians
- Park and Ride programme
- Capital programmes of investment pedestrianisation, car parks and public realm
- …and all whilst not the Highway authority

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# Car Parking policy- planning or transport tool?

- More city centre spaces
- Park and ride
- Shopper and visitor friendly tariffs
- CCTV
- Short term on street management
- Pay and Display
- Restraint based standards for commuter provision
- Integrated Pricing Strategy: P&R, MSCP

# ‘Awkward’ Authority?

- City consistently refused out of town retail proposals in 80s’ and early 90’s
- City and district centres first
- Some appeals were lost, but……….

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# Top 6 performer

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# Broadmarsh?

# Transport and Access

- Good quality alternatives- integrated planning
- High levels of accessibility- compact city
- Parking capacity and pricing
- Bus and tram patronage increasing: eg Victoria Centre. Over 50% of customers are bus users, one of CSC's highest levels.
- Park and Ride
- Bus and tram development plans
- Ticketing

## Accessibility change

| | Actual | | Target |
|---|---|---|---|
| | 2004 | 2008 | 2011 |
| To C Centre daytime hourly+ | 87% | 94% | 95% |
| To Dist Centre daytime hourly+ | 74% | 80% | 85% |
| Employt site weekday peak 30min+, one change max | 87% | 90% | 95% |
| Hospitals, weekday all day 30min+, one change | 88% | 90% | 95% |
| Airport, all day 60min on change | 25% | 65% | 65% |

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# Bus spotting……..

- 2 main quality operators (Nottingham City Transport and trent)
- Dense comprehensive network
- Highest levels of passenger satisfaction in the country
- Very young modern clean fleets
- Extensive bus priority
- Bus lane enforcement
- City's link Bus network
- Stop infrastructure and information


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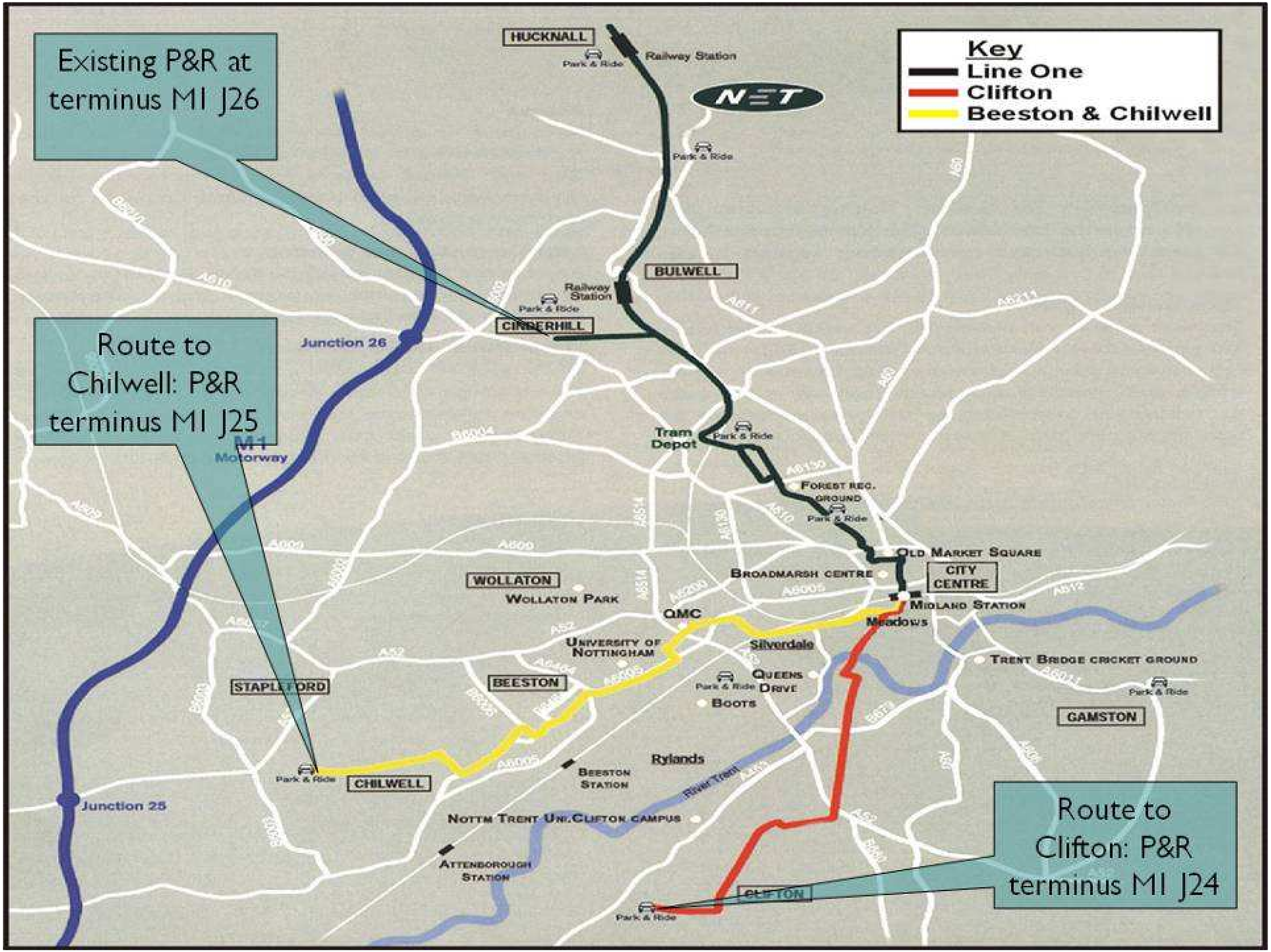
Existing P&R at terminus M1 J26
Route to Chilwell: P&R terminus M1 J25
Route to Clifton: P&R terminus M1 J24
Key
Line One
Clifton
Beeston & Chilwell
NET
HUCKNALL
Railway Station
Park & Ride
BULWELL
Railway Station
CINDERHILL
Junction 26
M1 Motorway
Tram Depot
Forest Rec. Ground
Old Market Square
City Centre
Broadmarsh Centre
Midland Station
Meadows
Wollaton
Wollaton Park
QMC
University of Nottingham
Silverdale
Queens Drive
Boots
Trent Bridge Cricket Ground
Gamston
Stapleford
Beeston
Chilwell
Rylands
Beeston Station
River Trent
Junction 25
Nottm Trent Uni. Clifton Campus
Attenborough Station
Clifton
A610
A6002
A6004
A609
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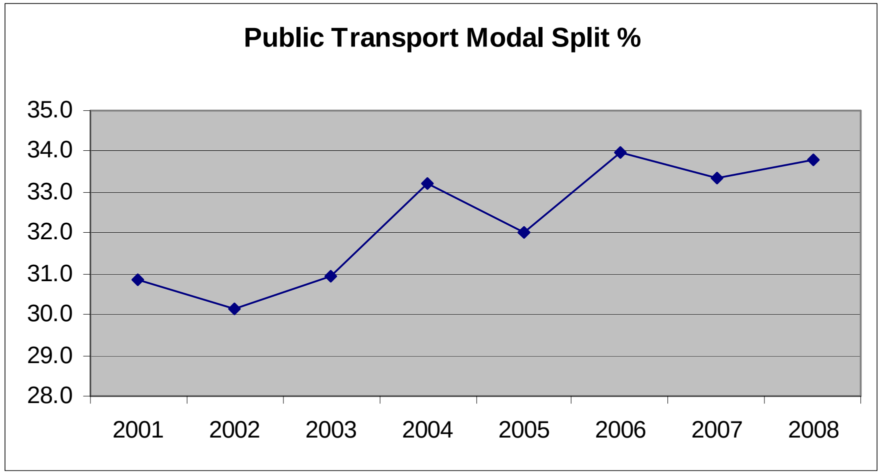
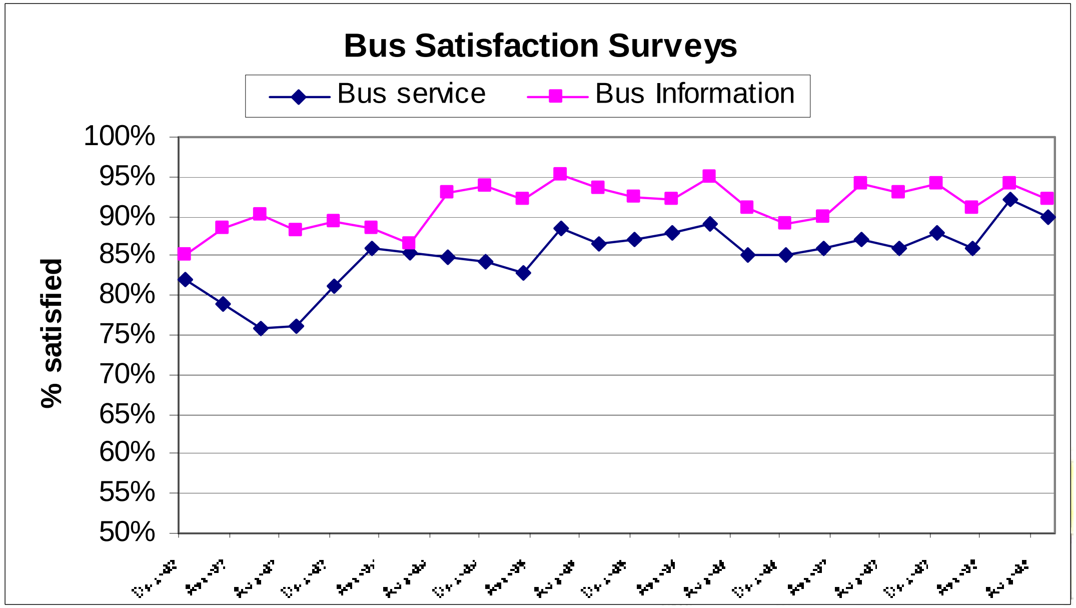
# Transport and Access

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# Smart cards


Inter-ticketing

Discounts and fares

Integration- Bus libraries, retail and leisure

Information – ticket and personal

Marketing Info/Research


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# Transport and Access issues

- Improved environment/public realm
- Streetscape Code of Practice
- Primary pedestrian routes

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# Old Market Square

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# Local Provision


POST OFFICE
MoneyGram
POST OFFICE
QUALITY FISHMONGERS
E.J. Mordue
0115 9812441
FISHMONGER
MAN


T
KWIK SAV

# Looking Forward?

- Housing Growth
- Climate Change

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# Recession

- Vacancy- what can we do in the short term?
- Investment confidence is key
- Should we relax planning policy to get through the next few years?
- What size format/units are most appropriate?
- Drive to out of town warehouses vs. servicing in town small/medium format stores?

Is Tesco Express a result of successful planning policy?

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# Housing Growth?

- 60,000 additional homes in Greater Nottingham to 2026
- Planning will aim for concentration not dispersal
- Development patterns will building on existing infrastructure- transport networks, schools, flood defences
- Mixed use/vertical mix

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# Looking Forward?

- Special Forms of Trading- 4% rising to 9% by 2011?
- Farmers markets, Allotments- local supply chains?
- TV Shopping
- Petrol Station forecourts
- PPS4- Impact as opposed to Needs assessment

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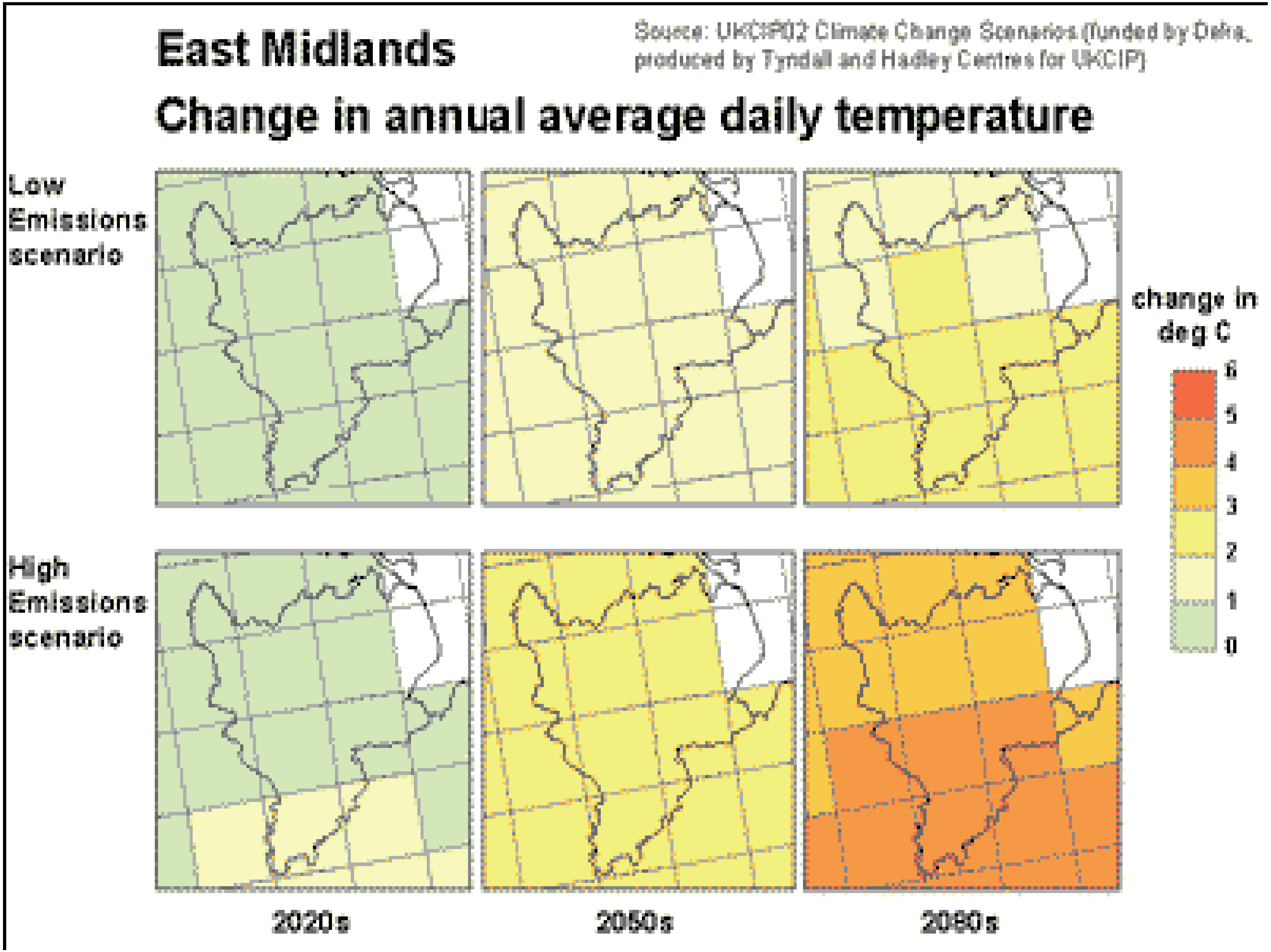
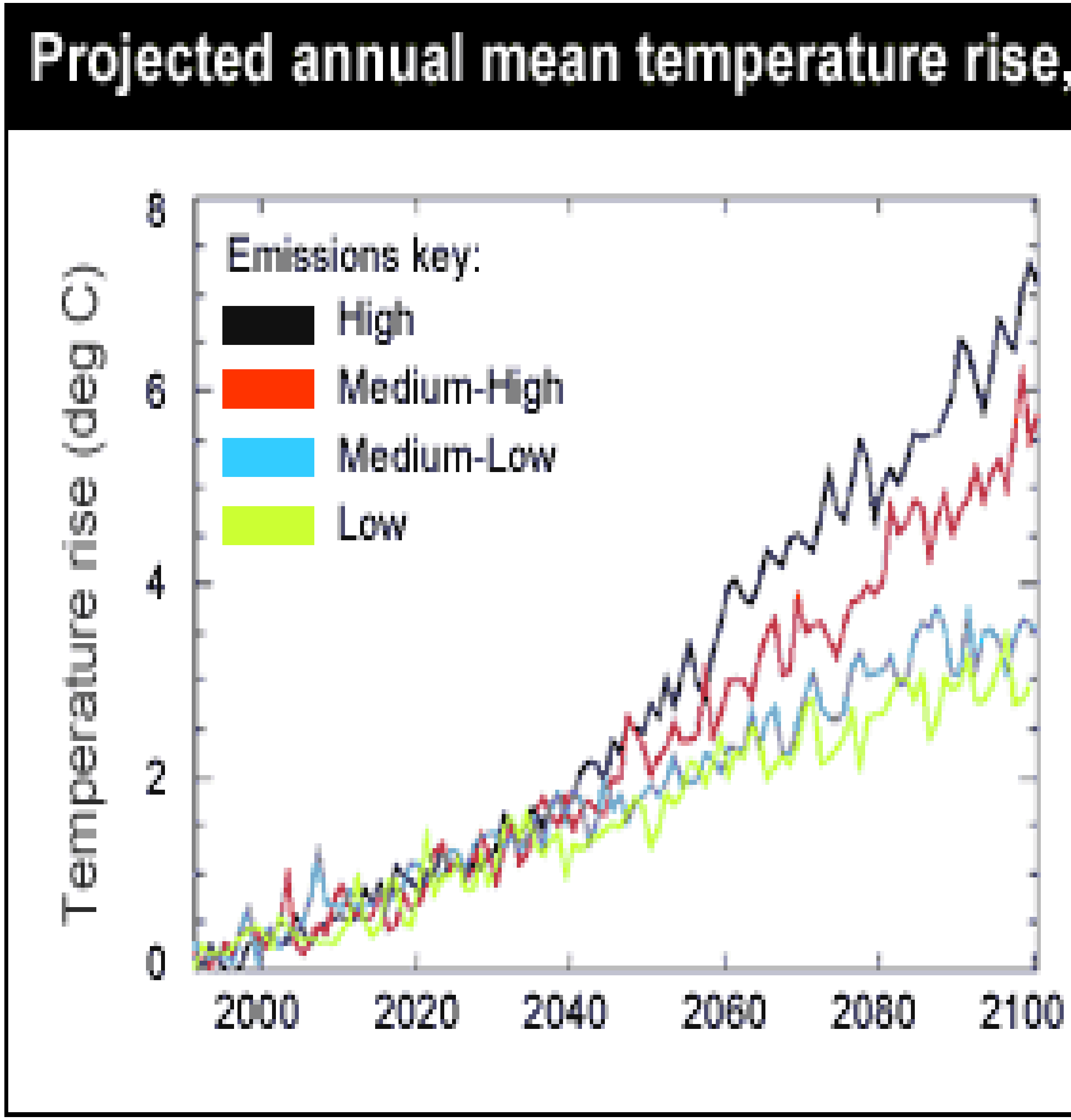

East Midlands
Source: UKCIP02 Climate Change Scenarios (funded by Defra, produced by Tyndall and Hadley Centres for UKCIP)
Change in annual average daily temperature
Low Emissions scenario
High Emissions scenario
change in deg C
6
5
4
3
2
1
0
2020s
2050s
2080s

# Climate change




**Global average temp rise of 2-3% this century**

**Fast temperature rise means little time for people and nature to react and cope**

**These temperature increases are likely to result in an increased frequency and severity of weather events such as heatwaves, storms and flooding.**

**Potential large-scale changes in Earth's natural systems.**

**Doing something and being bold now will cost us far less**

# My conclusions: the future is urban

- Need to get both transport and land use planning right- its all about Place
- Growth agenda is a huge challenge and opportunity
- Compact and attractive cities are good for us- and easy to serve with integrated public transport
- Climate Change + Peak Oil = no room for complacency
- The future is local (as well as Global)
- Centuries of investment can't be wrong
- Planning is about looking ahead- but also learning from the past…….

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