



# Planning for Tall Buildings: Where next?

Iain Gilbey

Senior Planning Partner,  
Head of Residential



Pinsent Masons

# Perception, reality and trust



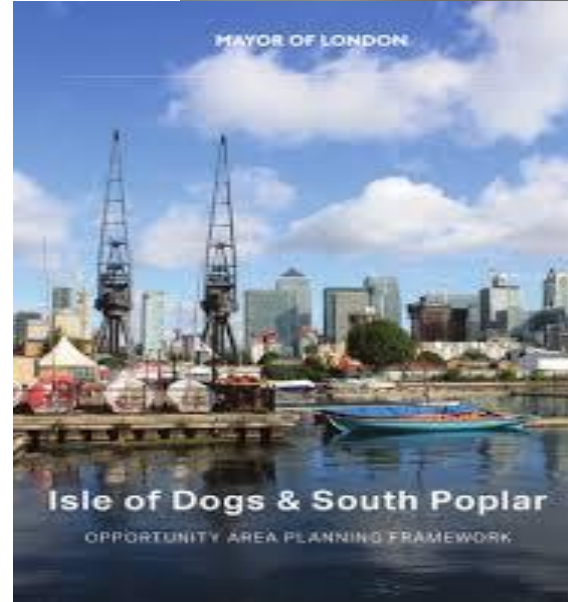
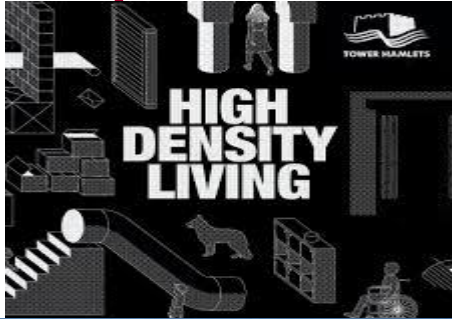
**Rebuilding  
Trust**  
Research findings summary  
July 2009

GROSVENOR



 Pinsent Masons

# Development before policy



# In London

- An apparent presumption against tall buildings, and a policy landscape designed to constrain
- The reality and consequences of planning delay (+18/24 months)
- Important for delivery of BfS, BtR and later living
- Political tensions played out through the London Plan (will inevitably mean less tall buildings in London)
- Clusters vs Inner vs Outer London and the diminished role of Opportunity Areas and Housing Zones
- Affordable housing delivery (more demand, less delivery)
- Lack of consistency across London, surely this is a classic Strategic Issue?

# Tall Towers and Affordable Housing – A Tale of Four Cities

Location	Scheme	Height	Headline % Affordable Housing
London	Newcombe House	ranging from ground plus 2 storeys to ground plus 17 storeys	35% by habitable room, 42% by unit
London	Bishopgate Goods Yard	Residential ranging from 11 to 25 storeys	Recommended heads of terms for the section 106 agreement are for 50% affordable housing by habitable room
London	Kensington Forum Hotel	Part 30, part 22 and part 7 storey building	100% of all residential units
London	Spire London (formerly Hertsmere House)	67 storeys	30% affordable homes
London	Strata Tower	43 storeys	25% affordable homes
Birmingham	100 Broad Street  (approved in Jan 2020)	61 storeys	5% on-site affordable housing
Birmingham	One Eastside  (approved December 2019)	16 and 51 storeys	3% affordable housing
Leeds	Two Springwell Gardens	46 storeys	7%
Manchester	Deansgate Square	64 storeys	0%
Manchester	Owen Street	64 storeys	0%
Manchester	Swan Street tower	30	5%

# Outside London

- An apparent presumption in favour, and largely, a policy vacuum
- Planning delay less marked
- The need to deal properly with context and impact on heritage assets not sufficiently developed (One Eastside, Birmingham)
- Land values and build costs may not support affordable housing (and may place greater pressure on fringe and green belt to deliver)
- Town centre repurposing and sustainability may militate against the appetite for tall tower developments outside of London

# Summary

- An important role to play in terms of delivery especially new forms of housing and to meet new office concepts in a “with Covid” world
- Plan led rather than location or opportunity led
- The Boroughs need to grasp the opportunity afforded to them to deliver more development and more quality
- A move to gentle densification should not be at the expense of high quality schemes, well located
- Policy needs to catch up with reality
- Public concern and perception needs to be addressed with meaningful consultation
- There will be a differing role for tall buildings outside of London

Pinsent Masons LLP is a limited liability partnership, registered in England and Wales (registered number: OC333653) authorised and regulated by the Solicitors Regulation Authority and the appropriate jurisdictions in which it operates. Reference to "Pinsent Masons" is to Pinsent Masons LLP and/or one or more of the affiliated entities that practise under the name "Pinsent Masons" as the context requires. The word "partner", used in relation to the LLP, refers to a member or an employee or consultant of the LLP or any affiliated firm, with equivalent standing. A list of members of Pinsent Masons, those non-members who are designated as partners, and non-member partners in affiliated entities, is available for inspection at our offices or at [www.pinsentmasons.com](http://www.pinsentmasons.com). © Pinsent Masons.

For a full list of the jurisdictions where we operate, see [www.pinsentmasons.com](http://www.pinsentmasons.com)