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t: 023 8048 2482

e: info@parissmith.co.uk

www.parissmith.co.uk



regen 2017

The 4th UK Regeneration
Conference & Exhibition

City Hall, Cardiff
3rd - 4th October



Peter Kershaw is a Planning Consultant in Paris Smith LLP's Planning Team based in Southampton and Winchester who were shortlisted at Planning Resource's prestigious Planning and Placemaking Awards in 2016 in the category of Placemaking using public sector-owned land and property.

Successful regeneration lifts lives

The quality of the places where we live can make us feel in control of our futures, well-connected to others and fulfilled; or leave us feeling unable to manage, disconnected from others and lonely.

Stakeholders including Local Authorities, Universities, NHS Leaders, Housing Associations, the Third Sector and individual developers can and should therefore be approaching regeneration projects with renewed vigour and a blossoming sense of purpose and justification - rejuvenated by the knowledge that finite opportunities can be grasped for them to play a defining role in helping to shape future life outcomes.



The increasing strengthening of the Government's narrative towards public sector land sales in recent years - at a time of housing under-supply and widespread economic uncertainty affecting construction during formal Brexit negotiations - indicates that this could well be a watershed moment of opportunity for investors, developers and public sector land owners to help regenerate underused areas of the public estate to help transform local areas, stimulate economic growth and improve public service delivery. (The Government's ambitious One Public Estate Programme and Right to Contest initiatives being prime examples of a new determination to utilise the power of regeneration to positively transform outcomes and areas.)

Real estate investments are also increasingly becoming paramount to the long-term success of many organisations' core strategic missions. Universities around the globe are in particular increasingly competing with one another to invest in well considered, high quality, multi-faceted mixed-use environments to try and achieve their long-term strategic missions by attracting students who are increasingly savvy about where they chose to live, work and play.

Universities, Local Authorities, Hospitals and the Third Sector are also increasingly now having to assess longer-term real estate opportunities both within and outside their current operational boundaries to maintain long-term control over the land around their campuses and key operational assets and in order to be able to effectively influence the way those areas develop in the future.

Effective planning consultancy and planning legal advice from the very outset of new projects helps organisations to seize and maximise finite development and land disposal opportunities and to avoid pitfalls. Crucially, it can also ensure that public consultation is effective from an early stage so that development proposals work with local communities rather than against.

As one local resident previously whispered in my ear, "this piece of land in the community is like Grandma's wedding ring, we will only support it being handed over to whom we feel we can genuinely entrust it to."