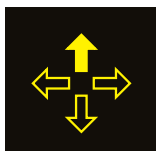


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Delivering long-term credibility for Logistics in the face of emerging planning legislation



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The challenge is to deliver an environment which marries the delivery of critical national infrastructure with environmental stewardship, contextual awareness and emerging planning legislation.



Logistics is now one of the UK's most innovative and dynamic industries, generating some £170 billion for the UK economy and employing over 2.6 million people¹. Given its importance to our economy, we have long argued that logistics should be considered 'critical national infrastructure' and be given priority and support in national policy making. Whilst the recently revised NPPF falls short of using this important designation for the sector, it does at least recognise logistics as a nationally significant growth sector and, as such, local authorities are now obliged to plan for logistics development positively.

¹ *The Logistics Report 2025, Logistics UK*: <https://logistics.org.uk/executivemembership/insight-and-information/productivity-and-finance/logistics-report-2025>.

Nonetheless, tensions and challenges remain in the planning process, most recently lack of regulatory certainty and clarity about Biodiversity Net Gain (BNG); and whilst policy has moved the sector into a far more visible and positive position, there remains a lack of awareness of logistics' economic and social value amongst some policy makers at local authority level. Likewise, a steady flow of negative media headlines about certain logistics developments has dented the public's acceptance of such schemes, potentially complicating the planning process still further.

This lack of understanding about the sector and its value to all our lives is especially disappointing at a time when logistics development has evolved significantly, not only in response to planning legislation but also market expectations of credibility. Logistics has always been highly adept at creating intensive development to make the very best use of limited and expensive land, but no longer is the single focus on operational speed and delivery. These are still relevant to the supply chain and carry significant challenges to operators; but quality design has become an important tool in brand identity, perception and differentiation in a competitive marketplace.

The best logistics schemes take cues from their local context and, for the fund, developer, masterplanner, architect and design team, it is placemaking and an environmentally led approach to development that is key to delivering resilience, income security and long-term credibility.

With this approach, it is entirely possible to marry up planning policy and good quality design with the requirements of the developer for their site. Movement, connectivity, ecology, BNG, landscape, connection with nature, climate resilience and resource efficiency will all play a part in providing a considered and evidence-based approach to development, using data to inform and guide design. This ensures better placemaking with long-term environmental, economic and social value.

An experienced architect masterplanner can deliver buildings that meet the required densities and functional needs of a development whilst also creating greater efficiencies. This frees up land and helps the development better integrate into its surroundings, where the spaces in between are considered as important as the buildings themselves, providing green or active spaces to support biodiversity, encourage community engagement and attract businesses and employees to the site. We are working with enlightened developers and clients looking at ideas as far ranging as allotment spaces, Multi-Use Games Areas (MUGA), connected amenity and mobility hubs, amenity corridors providing connection with nature, walking trails, as well as amenities for community groups.

In truth, logistics development now offers the masterplanner and architect the opportunity to deliver more than just warehouse space. The challenge is to deliver an environment which marries the delivery of critical national infrastructure with environmental stewardship, contextual awareness and emerging planning legislation. By following masterplan design principles, we can deliver future-proof and resilient assets for our clients while creating environments that feel coherent, considered and rooted in their communities.

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