



Amazon evidence to Planning and Infrastructure Bill Committee April 2025

Amazon welcomes the ambition of the Planning and Infrastructure Bill, to encourage investment and provide the infrastructure and business facilities that the UK needs. As one of the largest investors in the UK, spending more than £64bn in the last decade and £1.5bn in infrastructure alone in 2023, we support the modernisation of the planning system.

We have operated in the UK for more than 25 years, and it is the third largest country for Amazon globally. We employ 75,000 people across 100 sites, including more than 25 UK fulfilment centres and corporate offices.

This Bill represents a significant opportunity to improve the efficiency of the planning system and to maximise economic benefits, including;

- the opportunity to unlock land allocation for warehousing, last mile delivery hubs and data centres in key strategic locations
- integrating planning strategies across local authority boundaries
- appropriately resourcing planning authorities to support local decisions making, and we welcome the intention to ringfence planning fees within departments to support with this challenge.

The simplification of environmental obligations via a Nature Restoration Fund is also welcomed, and we look forward to the Committee driving clarity on how the levy will be delivered, and how it will interact with existing Biodiversity Net Gain regulations to ensure high environmental standards are achieved. The reform of the planning system can also effectively support the deployment of infrastructure critical for decarbonisation across business operations, including grid availability for electric vehicle charging points.

As a priority, we would ask that the Bill fully reflects the importance of logistics spaces, as acknowledged in the recent update to the National Planning Policy Framework, recognising the role of logistics to the economy to unlock investment. The current drafting of the Bill has, however, omitted specific recognition of the need for logistics spaces. There is a clear opportunity for this legislation to facilitate development to meet the needs of a modern economy, with well-located logistics sites alongside the critical development of 1.5m new homes.

The presumption toward housing development on brownfield land could impact the core infrastructure required for communities to grow. By appropriately safeguarding land allocations for logistics sites, alongside fulfilling the commitment to build new homes, will support sustainable economic growth.

For consideration in the Bill

#1 Reintroduce a Brownfield Passports mechanism

Context: The current drafting of the Bill does not reflect the Government's working paper on 'Brownfield Passports', which set out proposals to expedite permission for urban brownfield land, important for future industrial growth and for protecting logistics spaces. The Bill provides an



opportunity to establish robust mechanisms to unlock strategic brownfield sites to meet the demands of e-commerce and digital service delivery.

How this impacts developments: Without a mechanism such as a Brownfield Passport, there is limited opportunity to safeguard logistics sites needed to serve communities, and risks delays and uncertainty to infrastructure investments in this growth sector. Introducing and strengthening the Passport mechanism, to include land use for appropriate urban logistics site development, will support new communities, accessible employment opportunities and economic growth. Employment in logistics has nearly doubled since 2012, providing good quality jobs and career possibilities for entry-level workers.ⁱ

Reversing the trend of locating logistics spaces on city edges also supports decarbonisation efforts by reducing vehicle mileage, and allows for alternate low carbon last mile delivery methods such as e-cargo bikesⁱⁱ.

Proposal: *'Create a statutory framework for the introduction of Brownfield Passports that creates a presumption in favour of certain classes of logistics developments, a simplified approval processes with time limits on determinations'.*

#2 Importance of logistics and infrastructure

Context: The current drafting of the Bill has omitted specific recognition of the importance of logistics, and for planning policy to facilitate development of sustainable communities, including through identifying suitable locations for freight and logistics.

How this impacts developments: Explicitly acknowledging the need for an integrated approach to planning will support local decision-making, to provide for well-located logistics sites across the UK. The logistics sector is one of the fastest growing, contributing £185 billion to the UK's GVA performanceⁱⁱⁱ. The logistics sector has demonstrated a positive impact on local communities across UK regions, creating a large number of jobs, including for people who may not otherwise be in employment^{iv}.

Proposal: Include a requirement to assess and plan for logistics needs, including land allocation for logistics and infrastructure in local plans and development strategies: *'A spatial development strategy to include a statement of the strategic planning authority's policy towards including the provision of logistics sites and infrastructure, future freight flows, intermodal connectivity and the safeguarding of strategic logistics land'.*

ⁱ <https://www.frontier-economics.com/uk/en/news-and-insights/articles/article-i9409-keep-on-movin-the-logistics-of-local-economic-growth/> (full report - <https://logistics.org.uk/research-hub/reports/the-impact-of-logistics-sites-in-the-uk>)

ⁱⁱ <https://www.aboutamazon.co.uk/news/sustainability/making-amazon-deliveries-more-sustainable>

ⁱⁱⁱ <https://logistics.org.uk/CMSPages/GetFile.aspx?guid=3a1c0b46-d3b7-4bb7-b462-c5e07dced236&lang=en-GB>

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