

# Planning Transport and Development

## Places First:

The need to deliver change: antithesis to theory?

## Future Travel Demand

Keith Mitchell

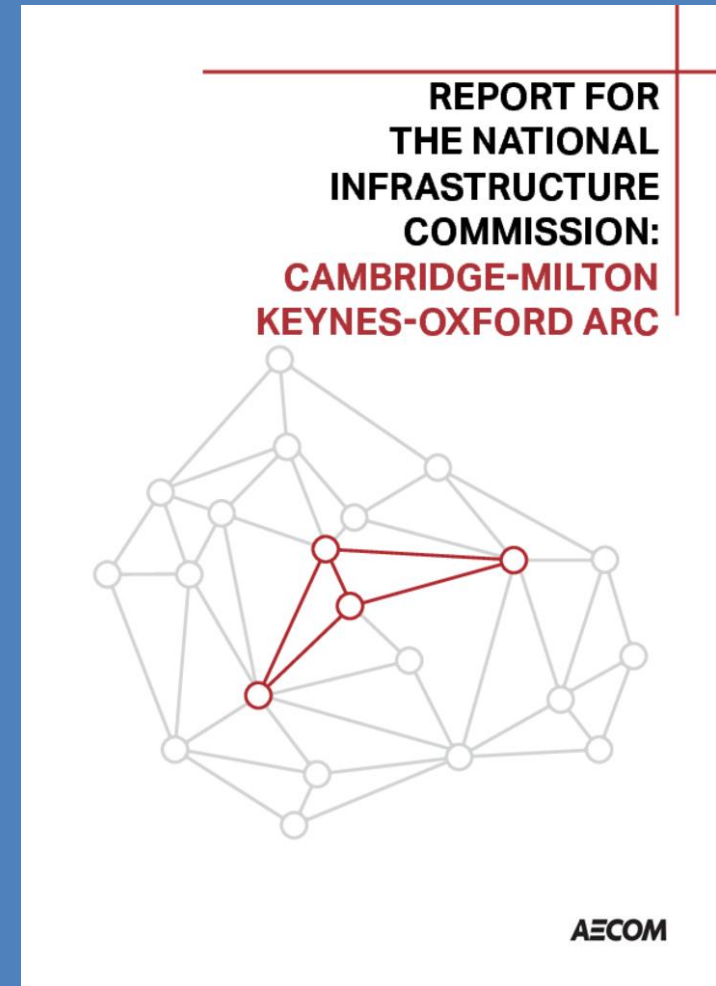
Peter Brett Associates

3<sup>rd</sup> May 2018

# Planning Transport and Development

Context:

- Devolution
- National Infrastructure Commission
- National Infrastructure Plan/ Funding
- Housing White Paper
- Industrial Strategy
- NPPF Review



# Planning Transport and Development

## Context:

- Major pressure on planning system to deliver more housing and jobs;
- Devolution focussing development on cities and corridors;
- Major effects on sub-urban and out of town locations.

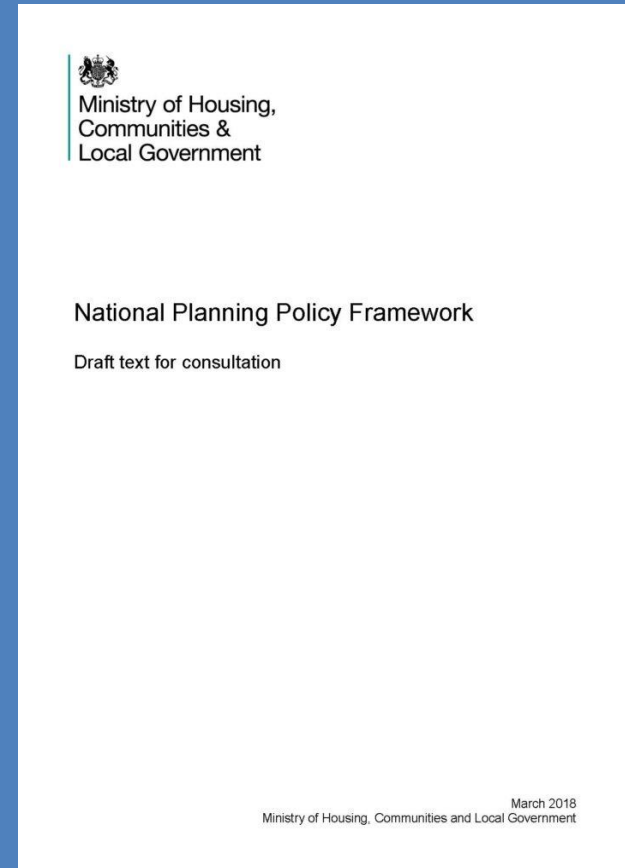


# Planning Transport and Development

Are we meeting objectives for good growth?

- **PPG13 > NPPF** – an integrated approach to land use transport planning
- **Skewed** by ‘severe’ requirements and demands of meeting ‘five year housing supply’

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# Planning Transport and Development

Are we meeting objectives for good growth?

- **A generational issue:** between decision makers and those experiencing the results.
- Car travel is the easy default answer



# Planning Transport and Development

Are we meeting objectives for good growth?

- **Precautionary predict and provide method** still employed
- Risk based approach focussed on aggregate traffic demand;
- Leads to car based solutions





# Planning Transport and Development

Are we meeting objectives for good growth?

- No – the development planning process is failing to meet good growth objectives;



- Foundation for Integrated Transport

# Planning Transport and Development

## Adverse consequences

- Costly and lengthy process of assessment and planning agreement;
- Unplanned development and reduced effectiveness of the plan
- Reinforcement of car dependent development;
- Erosion of sustainable development outcomes;
- Sub-optimal values and viability outcomes; and
- High cost of social impacts.



# Planning Transport and Development

## Adverse consequences

- Easy is not Better
- Faster is not Better
- More is not Better



- **ONLY BETTER IS BETTER**

# Planning Transport and Development

## A Fresh Approach: Places First

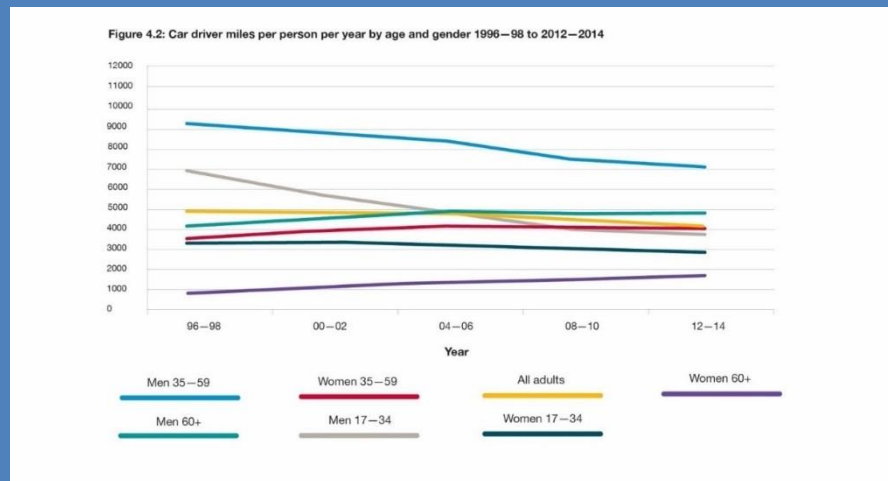
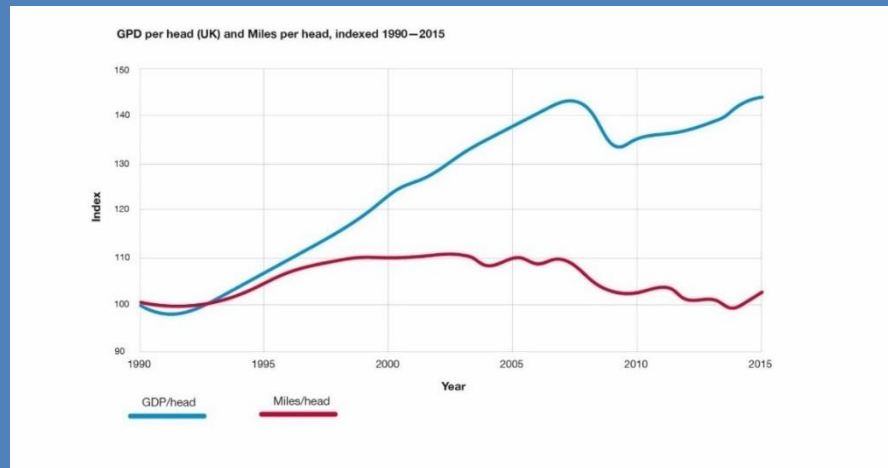
- Disruptive changes in transport herald an opportunity for a fresh approach;
- Decide on Places First before working out how to deliver good growth



Velocity: winner of the National Infrastructure Commission CaMKOx competition

# Planning Transport and Development

What should be shaping our future places?

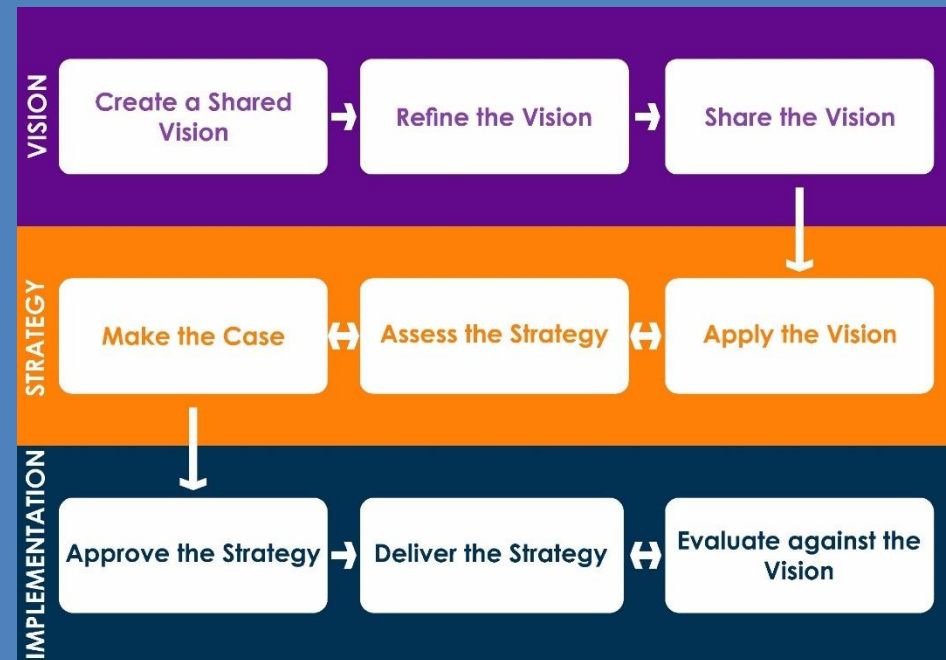


THE INTERNET OF MOVEMENT

# Planning Transport and Development

What should be shaping our future places?

- New approaches to assessment
- Vision & Validate & Adaptive Planning
- Progress in major conurbations & long term strategies
- What about tomorrow's development?



# Planning Transport and Development

So What?

- Urgent need to review and address adverse effects of current transport planning practice.
- Beyond the current debate in major cities, and into sub-urban & out of town...
- **Working with developers & decision makers:**  
build a coalition for change — bolster confidence through evidence — remove obstacles to success — deliver quick wins — build on success\*

\* from Cotter's 8 steps for delivering change

# Planning Transport and Development

What needs to change?

- **Vision and Validate:** turning transport and land use planning on its head;
- **The Development Plan:** the right place to define the vision of good growth;
- **A New Approach to Transport Assessment:** which can gain the trust of decision makers.
- **Manage and Monitor:** an adaptive approach to delivery.



# Planning Transport and Development

What needs to change?

- An adaptive approach alone will not work in planning - planning requires there to be a bankable scheme which is routed in policy.
- Without an agreed alternative vision, this becomes the precautionary car-based outcome: we need a realistic approach to providing this ASAP.
- **BUT beware the tyranny of BEST:** 'good' is better than 'in need of improvement'. An incremental approach may be needed.

# Planning Transport and Development

3,000,000 homes for Brexit Britain?

- Only Better is Better
- Places First
- Vision - Validate – Plan - Adapt
- Beware the tyranny of best
- Thank-you