

Planning Transport and Development

Places First:

The need to deliver change: antithesis to theory?

Future Travel Demand

Keith Mitchell

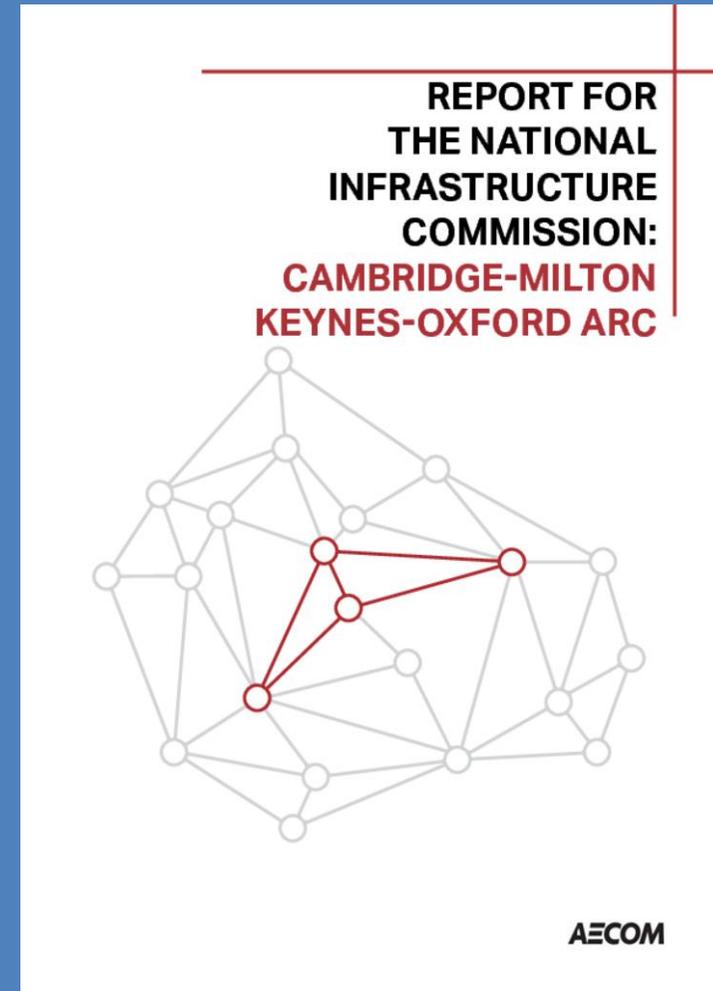
Peter Brett Associates

3rd May 2018

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Context:

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



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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.



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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’


Ministry of Housing,
Communities &
Local Government

National Planning Policy Framework

Draft text for consultation

March 2018
Ministry of Housing, Communities and Local Government

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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



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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



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Are we meeting objectives for good growth?

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



- Foundation for Integrated Transport

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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.**

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Adverse consequences

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



- **ONLY BETTER IS BETTER**

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A Fresh Approach: Places First

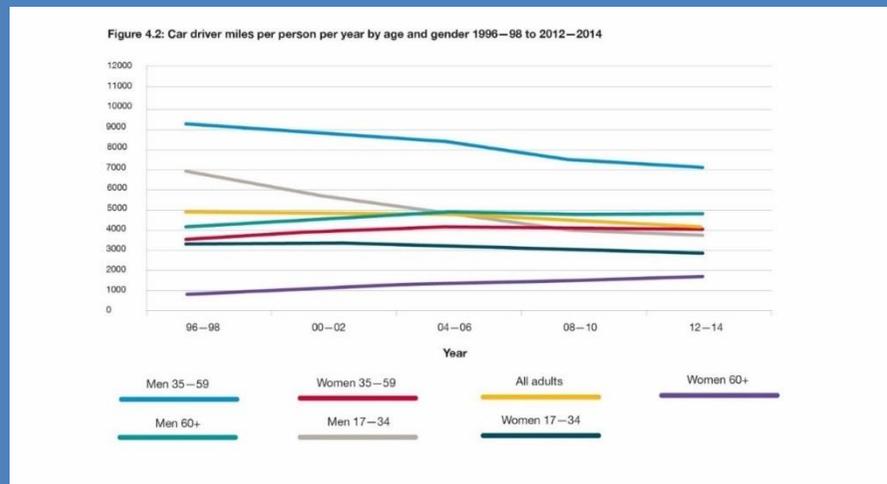
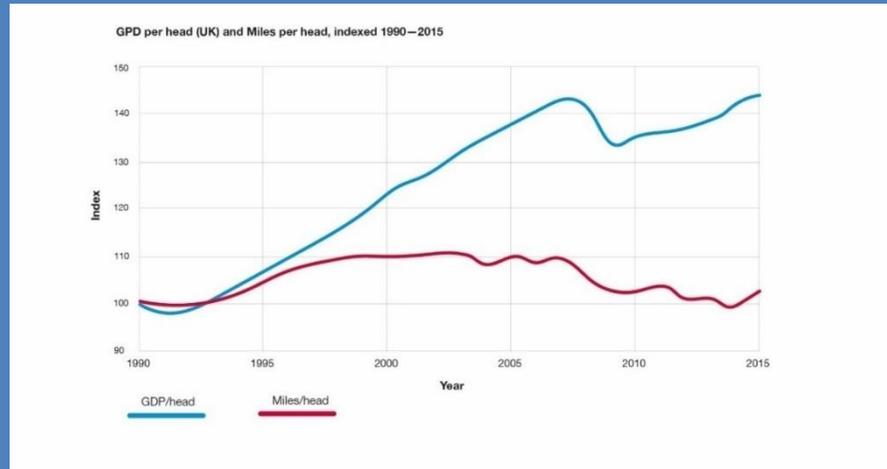
- Disruptive changes in transport herald an opportunity for a fresh approach;
- Decide on Places First before working out how to deliver good growth



Velocity: winner of the National Infrastructure Commission CaMKOx competition

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What should be shaping our future places?

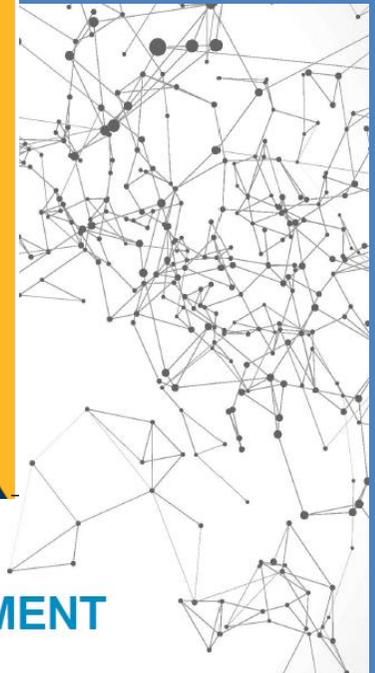


PLANNING TRANSPORT & DEVELOPMENT

ALL CHANGE?

Peter Brett Associates
working with the
Independent Transport Commission

A large graphic featuring a yellow background with a dark blue triangle at the bottom. The triangle contains the Peter Brett Associates logo and a row of icons representing various transport and communication modes: a parking 'P' sign, a bus, a person walking, a television, a bicycle, a car, and a mobile phone with signal waves.

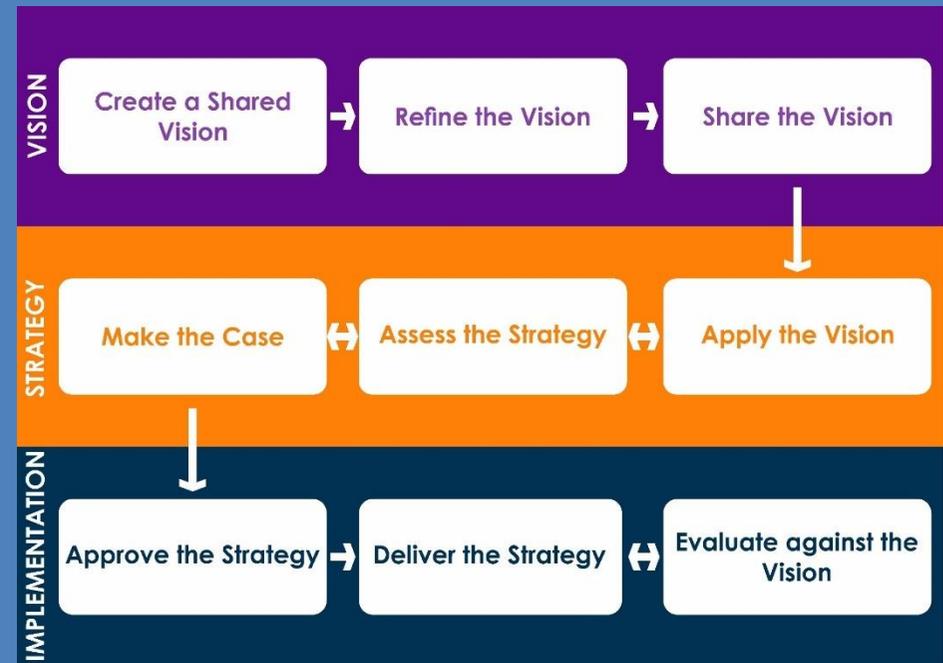


THE INTERNET OF MOVEMENT

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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?



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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

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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.

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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.

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3,000,000 homes for Brexit Britain?

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

- **Thank-you**