



TRANSPORT FOR NEW HOMES

Modeshift

4 November 2022

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About Transport for New Homes

What is going wrong?

How to fix it

Help us change the NPPF



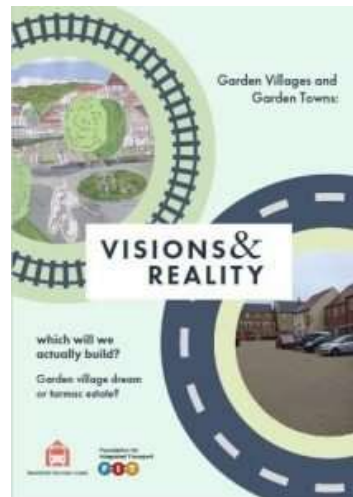
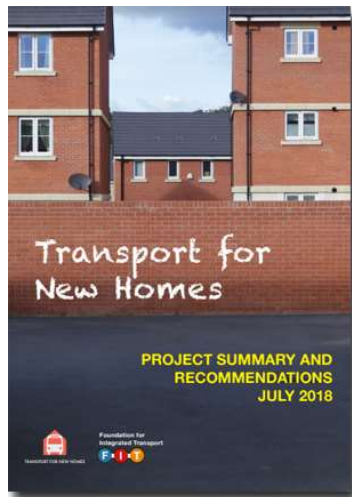
TRANSPORT FOR NEW HOMES

About
Transport for
New Homes



TRANSPORT FOR NEW HOMES

What we've done



Produced three research reports

Shared our findings, appeared in a range of publications and media

Responded to government consultations and enquiries



Trumpington (Cambridge)
87 items



Old Sarum (Salisbury)
79 items



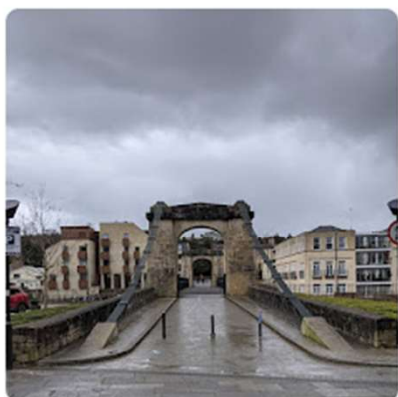
Great Western Park (Didcot)
72 items



Barton Park (Oxford)
31 items



Poundbury (Dorchester)
76 items



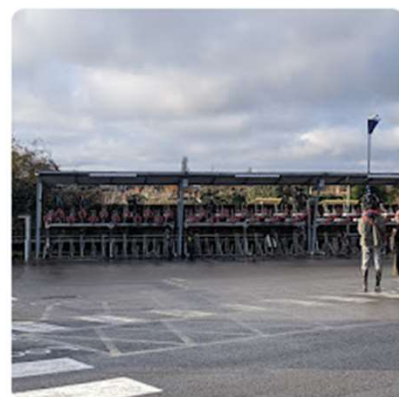
Bath Riverside (Bath)
66 items · Shared



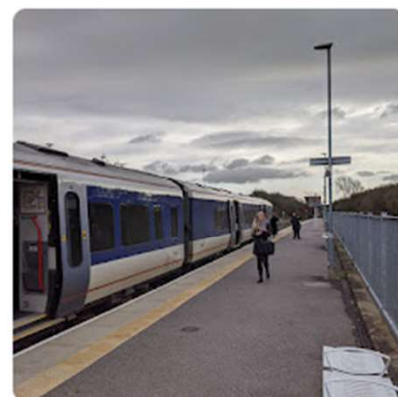
Castle Mead (Trowbrige)
39 items · Shared



Beam Park (London)
57 items · Shared



Elmsbrook (Bicester)
108 items · Shared



Berryfields (Aylesbury)
102 items · Shared

What is
going wrong



TRANSPORT FOR NEW HOMES



Dunton Hills Garden Village

What we have learned



TRANSPORT FOR NEW HOMES



No exemplars, but good practice exists



Landowners invested in place produce best outcomes



Planning rules can be improved



Funding is a bigger issue



Transport and land use planning mostly disconnected

What needs to change



DELIVERY CHANGES



PLANNING CHANGES



FUNDING CHANGES

Transit led development

- Coordinated transport and land use planning would not build a bypass and then put housing on it
- Good transport planning would not build a ring road and place the housing outside it
- Urban expansion should not be led by new road building



Funding

Developer
contributions

General taxation

Land value
capture

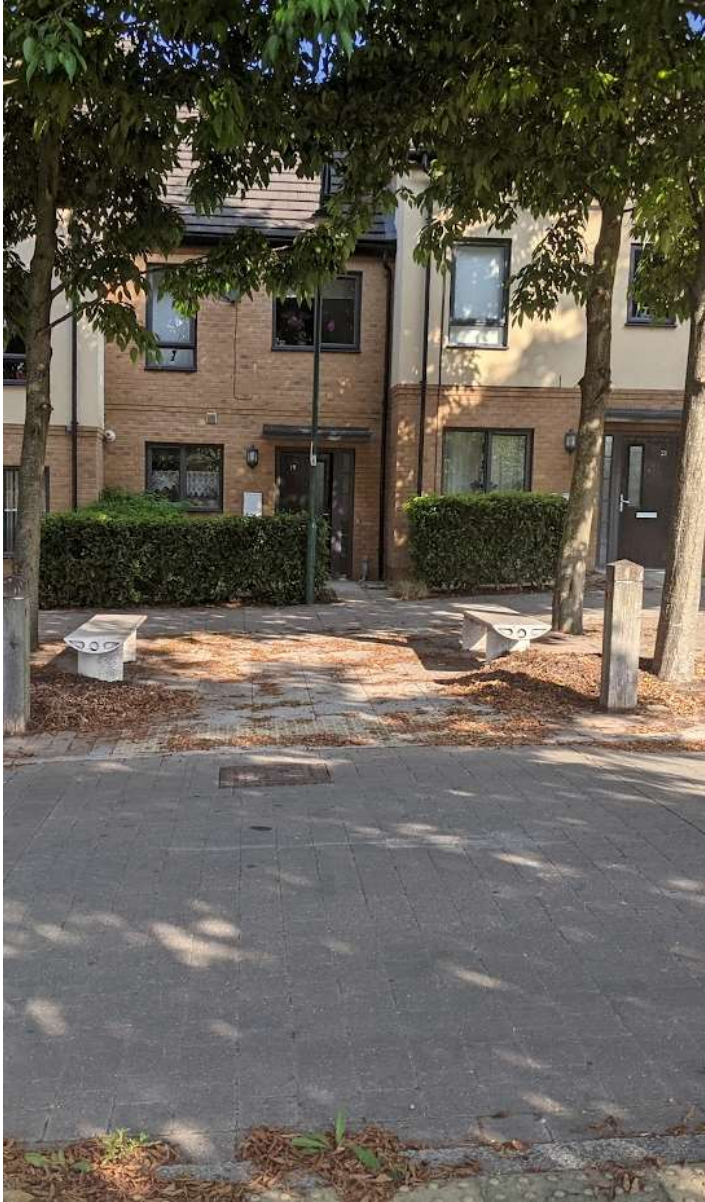
Good practice

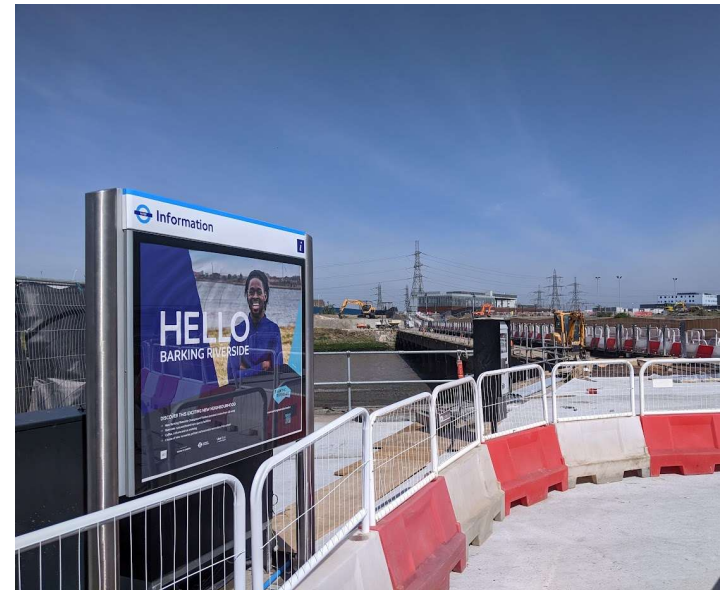
Derwenthorpe (York)

Hampton (Peterborough)

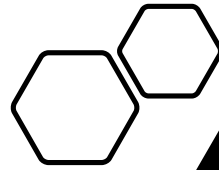
Barking Riverside (Outer London)







Questions?





TRANSPORT FOR NEW HOMES

What is the NPPF?

- National Planning Policy Framework (NPPF)
- Created and updated by UK Government
- All other plans must be in conformity with it
- Presumption in favour of sustainable development
- Next update extended in 2023



Ministry of Housing,
Communities &
Local Government

National Planning Policy Framework

National
Planning
Policy
Framework

Word
count:

Should - 407

Must - 9



- **8. Promoting healthy and safe communities**

- 92. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;

What rules would you create
to encourage sustainable
development?



What rules
would you
create to
encourage
sustainable
development?

- Avoid weasel words: such as should, where appropriate, aim to
- Be specific where you can: such as specifying how large, how far, how many
- Focus on outcomes: cycle lanes connecting new housing to the nearest shop or pavements to every front door