

# Transit-oriented development

*Why do we find it so hard?*



**Transport for New Homes**

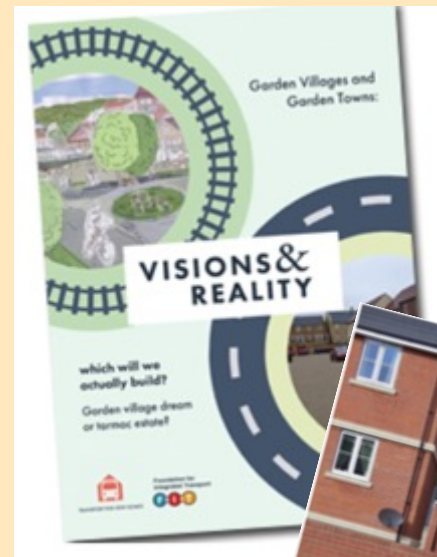
BRINGING TRANSPORT AND PLANNING TOGETHER



## Transport for New Homes

BRINGING TRANSPORT AND PLANNING TOGETHER

- Formed in 2017 to highlight the importance of planning new homes around sustainable transport.
- Research involves real life visits to large-scale development, including those in other European countries.
- Large photographic record of what we have found on visits, and data on transport matters.
- Review Local Plans, planning applications, transport assessments and masterplans.



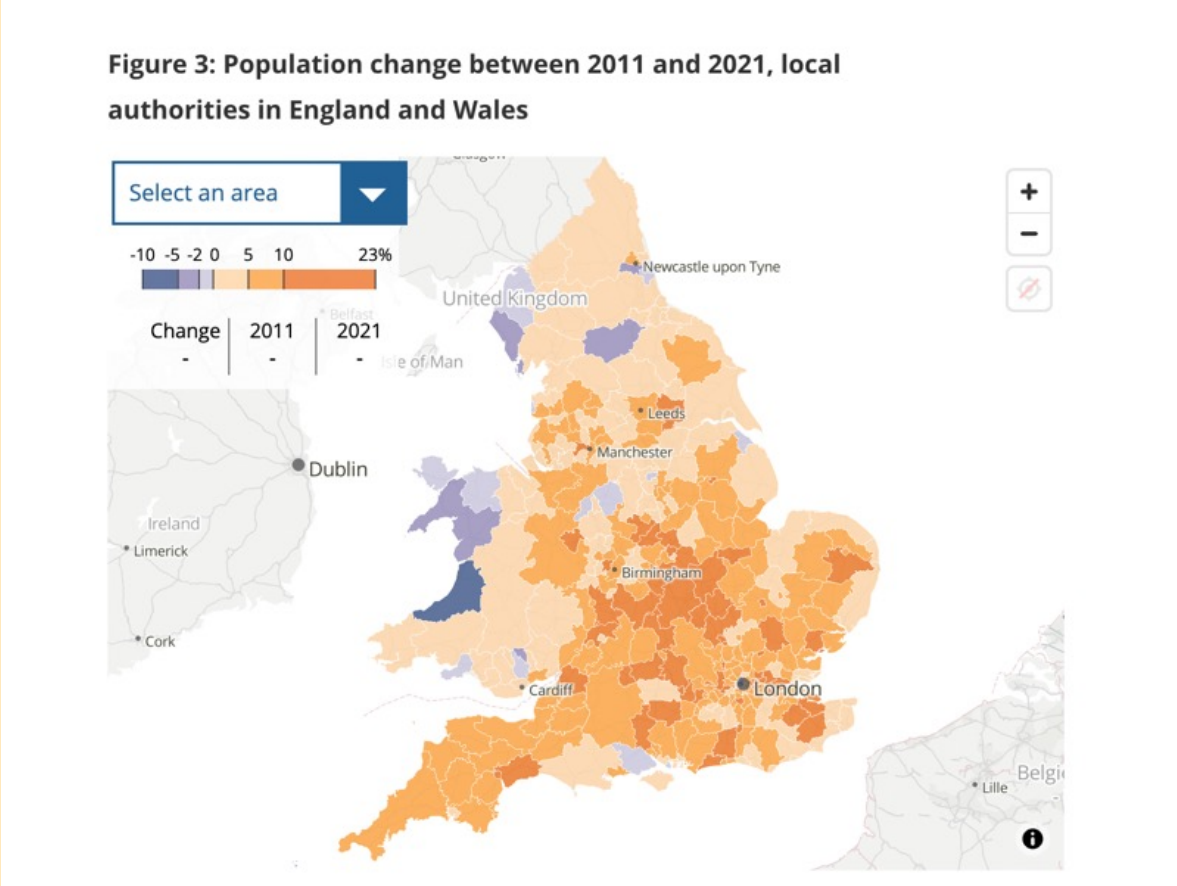
Transport for New Homes

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# High targets for homes in rural areas

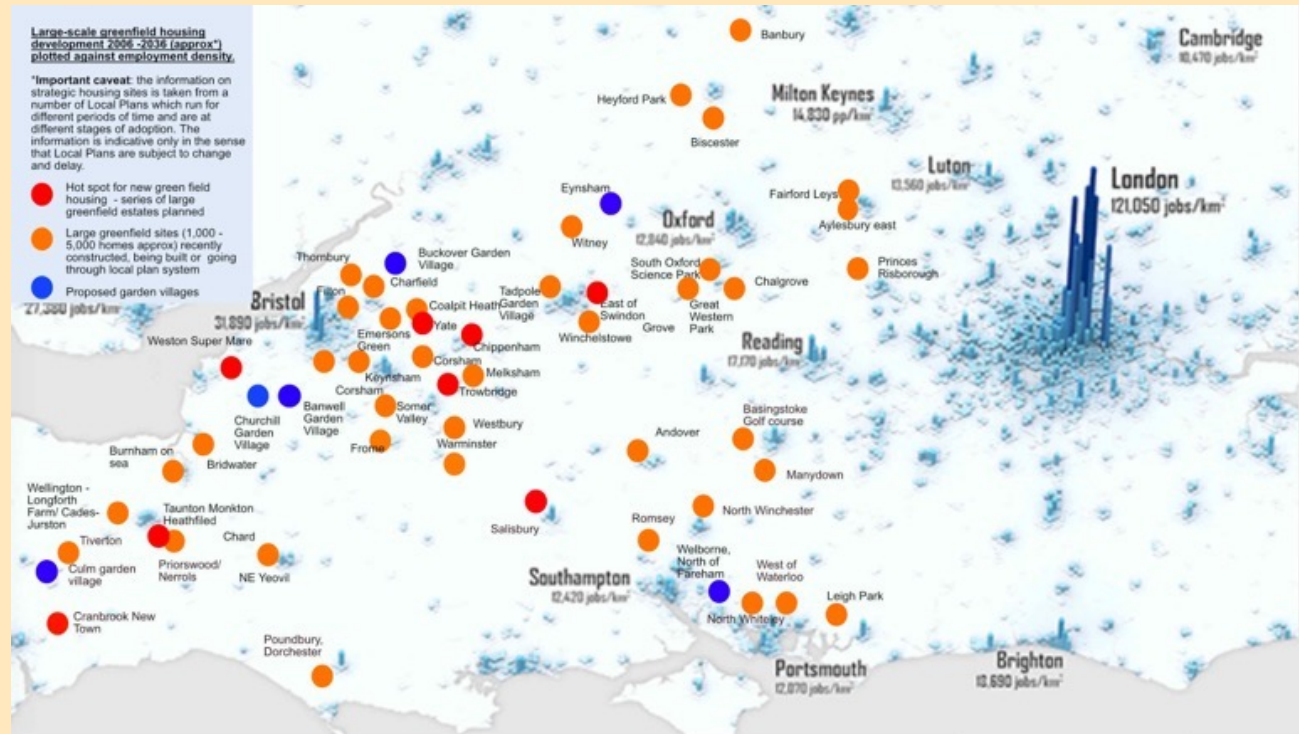
The National Policy Framework pushes very high housing targets push hundreds of thousands of new homes and other development to local authorities that are predominantly rural with very poor public transport.

This map from the Census 2021 information on population change shows the consequent population change.



# A long way from jobs and services

We took a map from City Geographics showing employment density, and superimposed some of the large scale housing developments that have been built or have been proposed.

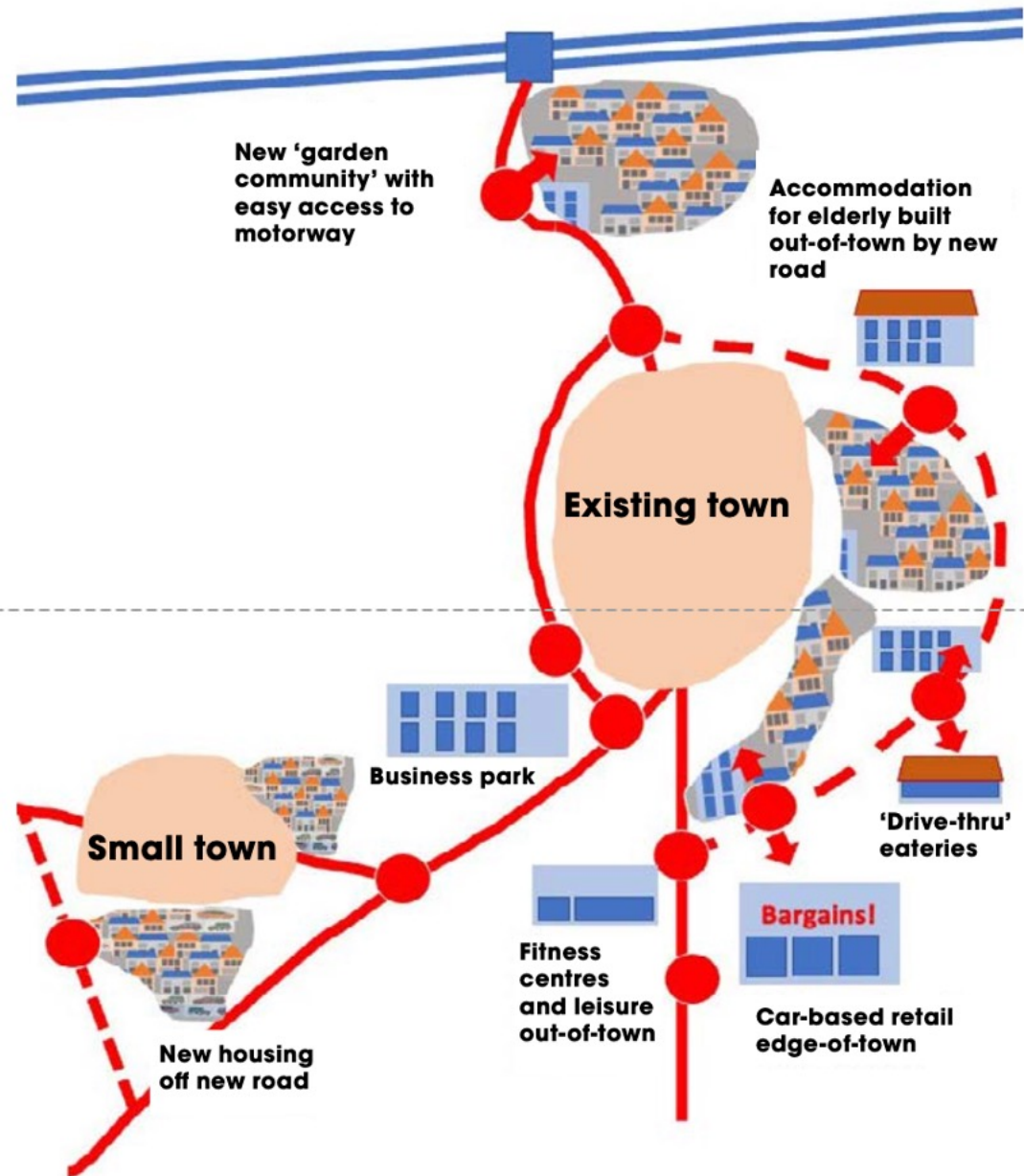


# Car-park to car-park living

When we visited new greenfield development, we saw how places are built around new roads. Place-making and services are also built around the car. For all practical purposes you needed to be able to drive, with multi-car households standard.

The government and developers are asked to fund new roads and expand road capacity.

Hundreds of thousands of new homes are being built on greenfield sites on this kind of model.

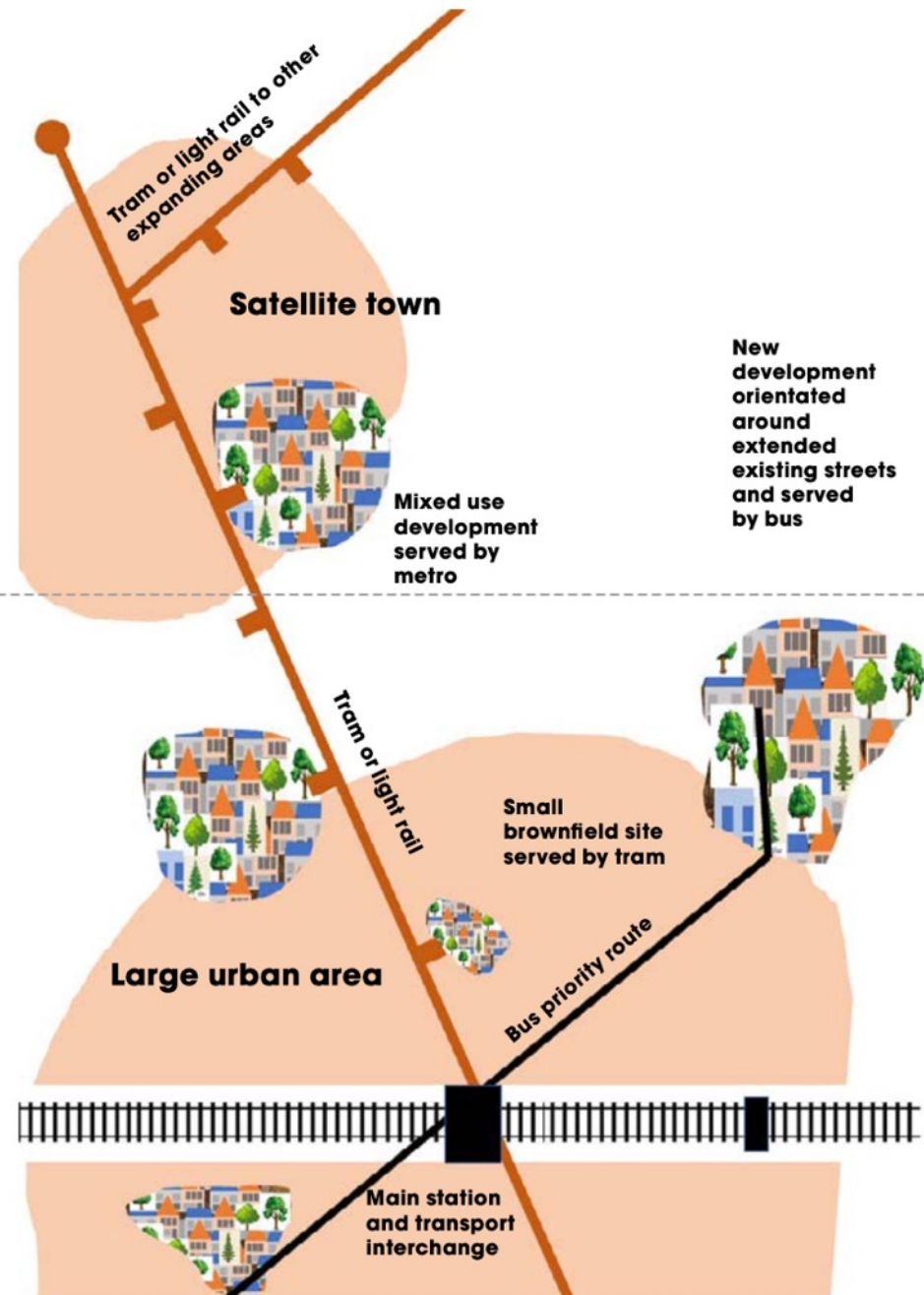


# A different model is possible

We think an entirely different approach is needed, with metros and mass transit systems linking new developments, satellite towns and cities together rather than new road systems to open up low density sprawl on fields.

This model means access for all even if you don't drive; it opens up new opportunities for place-making and active travel. Local economies grow around a cohesive integrated transport system. It reduces congestion and carbon. Town and city centres benefit.

You can live anywhere across the area and still get around! More choice for those looking for accommodation.



With so many benefits, why do we persist in building around new roads rather than the new modern way around metros, light rail, trams and buses? What is going wrong, and what is not going right? Over to you!

