

MD's first word



The first half of this year has been extremely busy at mode with new staff joining and a plethora of projects gaining planning permissions, allocations in Local Plans and being granted permission via Public Inquiry. We were particularly delighted this year to be made this listing in the Transport Planning Consultants directory, having moved up to 77th this year.

We're pleased to welcome Adrian Forte, Connie Sheard and Josh Burkin to the team, their arrival gives us a much greater depth and breadth to our ability to serve our clients across the country. We're also very excited about the launch of our new Manchester office and about what the future holds.

Summer 2016



Travel Planning

The concept of a "Travel Plan" (historically a "Green Transport Plan") to support new development has been part of the planning system for over 20 years. However it is only more recently that Councils are requesting that they should take a more continued role in the development process following a resolution to grant planning permission.

A Travel Plan is a long term strategy that encourages and promotes the use of sustainable modes of travel to new development. It seeks to identify predicted traffic volumes and sets out a strategy to reduce the impact by promoting a package of measures that encourages sustainable mode of travel.

Typically, a Travel Plan will include initiatives such as promoting walking, improved cycle facilities, discounted public transport tickets, car sharing and car club initiatives. Even in some instances even a personalised plan for individual journeys.

The National Planning Policy Framework (NPPF) actively encourages the inclusion of travel planning and states that all planning applications for developments that generate significant amounts of traffic movement should be supported by an "active" Travel Plan. This means the plan should set specific targets and be monitored to ensure those targets are met.

This should be welcomed by house builders, land promoters and developers alike as a well formulated strategy to encourage an alternative to single occupancy car trips. This has a positive influence on how a planning application may be considered by a Planning Authority.

In addition, a Travel Plan can reduce the need for on-site parking and in some cases negate the need to increase the capacity of the surrounding highway network, thus reducing costs and allow developers to make more efficient use of land. A strong Travel Plan not only offers real benefits to developers as a way of mitigating these potentially costly traffic impacts, but should also be seen as a benefit to the community and environment that surrounds a particular site.

At mode transport we are highly experienced in assisting and advising our clients in relation to Travel Plans through the entire planning process, post permission and occupation of a site on an ongoing basis in order to discharge any Travel Plan conditions that may need to be discharged.

mode provides the following services

- site feasibility studies
- access studies and appraisals
- sustainable access appraisal
- transport assessment
- transport statements
- travel plans
- transportation inputs to masterplans
- design of shared space
- preliminary junction design
- parking studies
- traffic modelling
- public transport studies
- section 106, 278 and 38 negotiations
- expert witness

projects:

Long Marston, Stratford upon Avon

mode transport planning developed a comprehensive transport planning strategy in support of a new settlement to consist of 3,500 new homes, shops, restaurants, cafes, employment parks and new schools at the former Long Marston Airfield, which is within 10 minutes of Stratford upon Avon.

The preliminary traffic modelling package, which has been undertaken in close consultation with Warwickshire County Council, indicates that the delivery of such a transportation strategy will enable the full delivery of the masterplan proposals as well as providing wider benefits to Stratford upon Avon during the plan period.

Planning Permission was granted for 400 units at the beginning of 2016 and the site is was allocated in the Local Plan for 3,500 units plus associated uses during July 2016.

Client: Cala Homes

Wixams Northern Expansion Area, Bedford

Gallagher Estates approached mode to prepare a detailed Transport Assessment in support of 2,200,000ft² (204,400m²) of B8 Storage and Distribution development; the site is located at the core of the Bedford Growth Area, which is just three miles from Bedford town centre with direct access to the A421 provided via the A6.

Despite the perception that the local and strategic highway network is already congested, mode was able to negotiate with the Highways Agency and Bedford Borough Council Highways Authority and Central Bedford Highways Authority to reach an agreed highway solution with only minor highways works.

The application was unanimously approved in July 2015

Client: Gallagher Estates

Harwell, Oxfordshire

mode transport planning were appointed by Taylor Wimpey to provide transport planning advice in support for a new residential development of 204 new homes on land at Grove Road, Harwell in Oxfordshire.

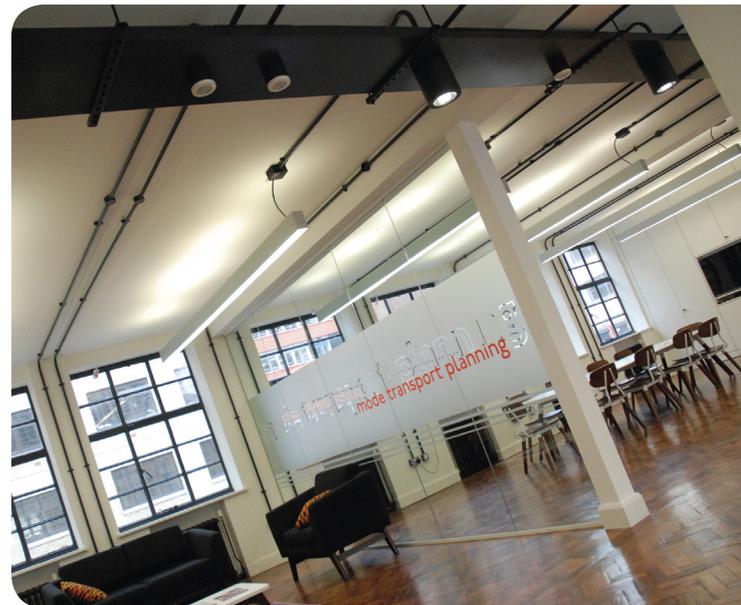
A full Transport Assessment has been prepared for this development proposal, which included a detailed access strategy and assessment and local improvements that include a shared space scheme that will significantly improve the public realm. A Travel Plan was also prepared seeking to reduce single occupancy car movements to and from the proposed development.

The development was granted permission July 2016

Client: Taylor Wimpey

mode office news

We moved our head office this February to Lombard House, Great Charles Street on the edge of Birmingham's Business District. Additionally, we will open our fourth office this September, located Ancoats Urban Village, Manchester. Our four strategic office locations will better serve the needs of our UK property clients and facilitate our growth plans over the next 2-3 years.



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