

NEW ROAD LAYOUT: IMPACT ON DEVELOPMENT

**WHAT DOES THIS MEAN FOR
PROPOSED DEVELOPMENTS AND
PLANNING APPLICATIONS?**



3.

WHAT IS THE IMPACT FOR DEVELOPMENT?



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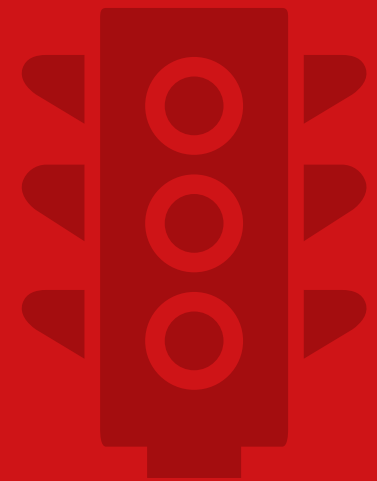
WHAT IS THE IMPACT?

COVID-19 RESPONSE

This mini guide from Dynamic Transport Planning looks at what the new guidance released by the Government in response to COVID-19 means for developments

- SECTION 1** Design of Schemes
- SECTION 2** Council Contributions
- SECTION 3** Highway Assessments

SECTION 1: DESIGN OF SCHEMES



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DESIGN OF SCHEMES

If developments are to take into consideration the changing travel behaviours of workers and customers then the design of developments will need to be changed to accommodate these changes

Parking Design

Car parking will need to be designed to allow for the changes including the increase in demand for cycle provision

Footways

The size of footways need to be increased to allow for social distancing in the short term and increased use in the future

Cycle Facilities

Not just parking - staff will need facilities such as lockers and showers if they are to comfortably cycle to work without impacting their working day

Access Priorities

Thought needs to be given to how people will now be accessing your development and who needs priority

SECTION 2: **COUNCIL** **CONTRIBUTION** **REQUESTS**



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COUNCIL CONTRIBUTIONS

It is likely going forward that developments will be asked to make increased contributions towards the provision of sustainable travel

Sustainable Access

Contributions may be requested to provide increased cycle provision connecting your development to the local areas

Increase in S106 or CIL

Some councils may seek to agree increased amounts under S106 agreements or through CIL contributions

Trade off against highway requests

It is possible that this is not all bad news for a developer. With an increased focus on sustainable travel options, e.g. a previous request for off site traffic capacity improvements to serve a development could potentially be replaced with a less expensive cycle and pedestrian facility contribution

SECTION 3: **HIGHWAY** **ASSESSMENTS**



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HIGHWAY ASSESSMENTS

The changing world in response to COVID-19 is evolving quickly, but the future is still uncertain. This will have an impact on how highway assessments are carried out. We suggest:

Pre-App Engagement

Now more than ever it is essential to undertake pre-app where possible. This is the only way to scope the assessment that can support your development.

Research The Local Plan

Understand where your development fits into the needs of the council and how you help to meet their future plans, especially for sustainability

Focus on Travel Plans

Focus on enabling the staff that will work at your development to make the travel choices needed for the future

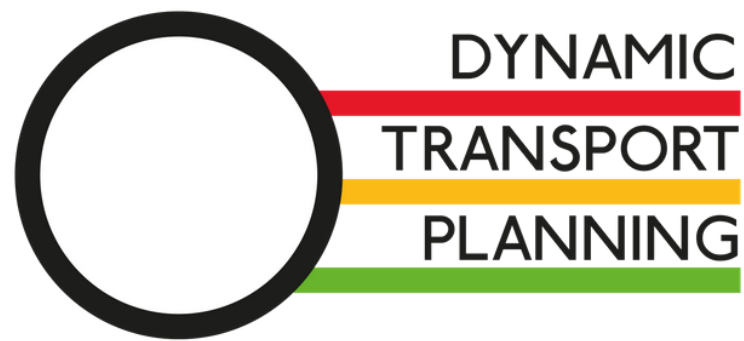
**NEED HELP
IMPLEMENTING
THE GUIDANCE?**



CONTACT US

DYNAMIC TRANSPORT PLANNING

If you are ready to make your development accessible, safe and fit for the future, get in touch to discuss your requirements



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