

The Location of Development



Sam Spencer
RTPI
Policy and Data Analyst

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Background

- ▶ Third installment of the Location of Development series

Previous work explores:

- ▶ Physical distance of permitted housing sites to specific amenities
 - ▶ E.g. Employment centres, railway stations
- ▶ Focused on 12 City-Regions
- ▶ Geographic nature of development

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Data

- ▶ **DfT Travel time statistics**
 - ▶ Provided by NAO
 - ▶ OA level travel times for a Tuesday morning (peak travel times) in October
 - ▶ Travel times to 9 amenities and 3 modes
 - ▶ England Only

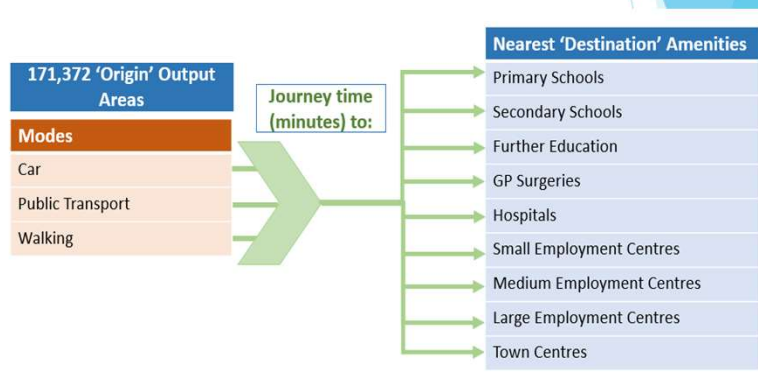
- ▶ **LandTech Planning Approvals Data**
 - ▶ Approved residential planning applications
 - ▶ Filtered to major sites (50+ units)
 - ▶ Sites geocoded to individual output areas



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Method

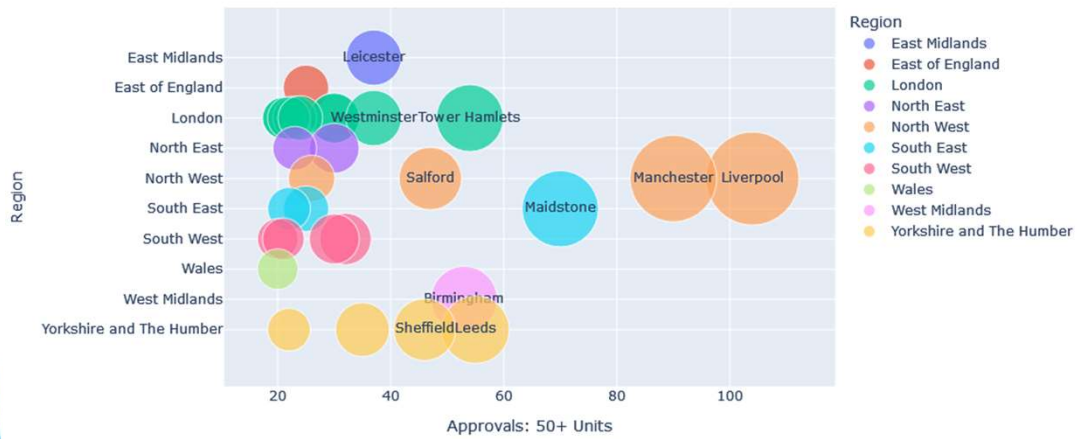
- ▶ Expand on our previous research to identify average travel times for new developments across ALL of England
- ▶ Using average travel times:
 - ▶ Identify regional differences
 - ▶ Distribution of averages of travel times within a region spaces



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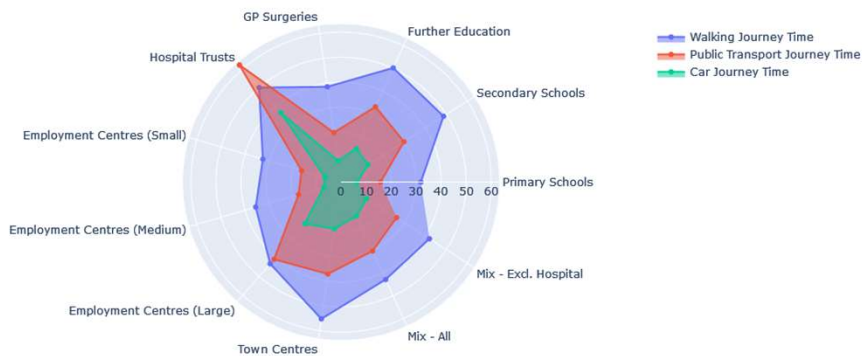
Developments by Local Authority

Local Authorities with a Significant Number (20+) of Approved Major Developments (50+ Units)



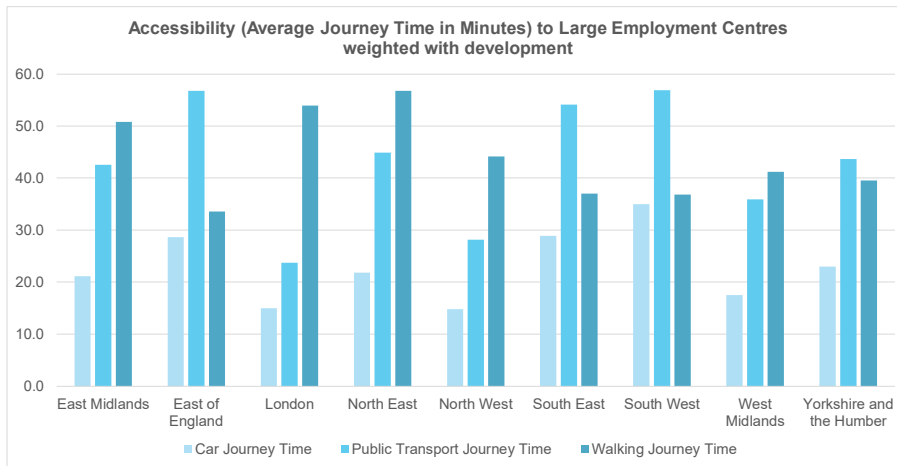
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All England Trends



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Regional Variance



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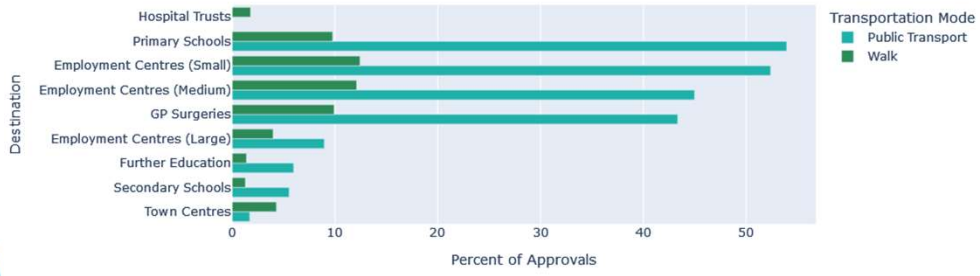
Development in Most/Least Accessible Areas

Most Accessible 10% of OAs with Development				Least Accessible 10% of OAs with Development			
Amenity	Car Journey Time	Public Transport Journey Time	Walking Journey Time	Amenity	Car Journey Time	Public Transport Journey Time	Walking Journey Time
Employment Centres (Large)	10.7	19.1	28.0	Employment Centres (Large)	50.4	83.1	96.9
Employment Centres (Medium)	4.7	10.3	18.1	Employment Centres (Medium)	12.5	34.4	78.0
Employment Centres (Small)	4.9	10.9	20.6	Employment Centres (Small)	11.0	31.6	71.4
Further Education	8.8	17.3	29.9	Further Education	29.6	66.2	95.2
GP Surgeries	5.0	10.3	18.7	GP Surgeries	16.7	42.7	83.8
Hospital Trusts	24.9	36.9	52.9	Hospital Trusts	59.8	89.8	98.7
Primary Schools	4.9	10.7	19.8	Primary Schools	9.6	28.2	67.6
Secondary Schools	8.4	16.7	30.4	Secondary Schools	23.4	59.9	90.9
Town Centres	12.2	19.9	36.5	Town Centres	32.6	71.6	94.9
% of Major Housing Developments (Approvals)	18.7	22.2	14.7	% of Major Housing Developments (Approvals)	9.2	10.5	8.5

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Accessibility by Walking and Public Transport

Percent of Approved Development Accessible within 15 Minutes



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Key Findings

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Findings

- ▶ **Regional Variance**
 - ▶ Access to amenities varies widely by location and mode of transport
 - ▶ Travel times to employment centres in one region may be twice as long as another
- ▶ **Overall Accessibility**
 - ▶ Clear preference for building in the most accessible areas
 - ▶ However, the overall distribution of accessibility remains large with very long travel times for public transport or walking in some areas
- ▶ **Sustainability**
 - ▶ Examples of new development that meets the criteria of a '15-minute-city' are few

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Thank you!

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