People, planning and place: a view from the planning profession

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Planning for sustainable development







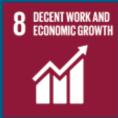
































The importance of location and urban form

Large and compact settlement patterns support **economic productivity** by reducing the distances between homes and jobs and making efficient use of infrastructure networks

Settlement patterns and urban forms that promote sustainable mobility play a critical role in **reducing transport emissions**, with larger settlements, higher densities and mixed land uses reducing the need to travel by car

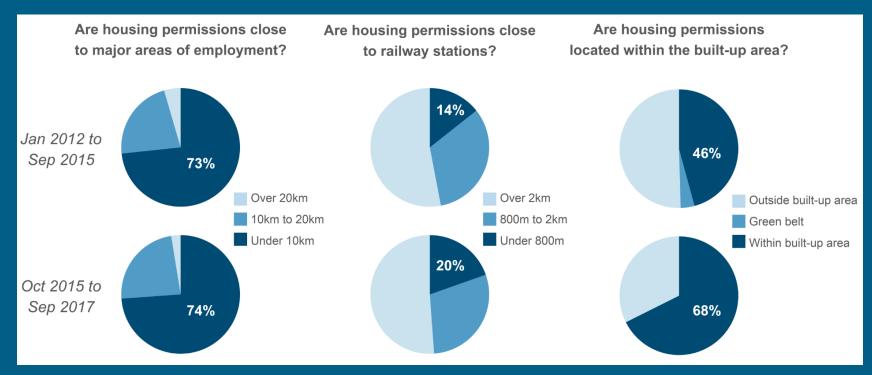
Larger settlements with higher densities and mixed land use improves public health by **increasing physical activity**, which helps to address the prevalence, severity and cost of chronic lifestyle-related diseases

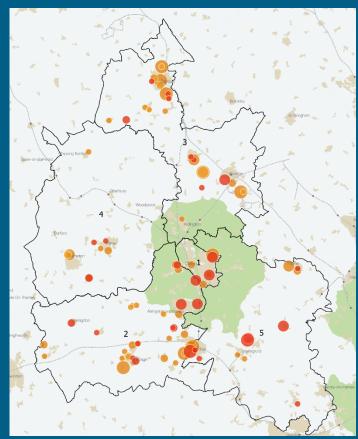
Compact, medium density, mixed use and public-transport friendly settlements can encourage continued physical activity, economic participation and social interaction for an **ageing population**



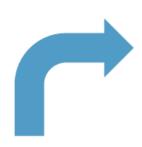
Are we achieving sustainable patterns of development?

The RTPI's Location of Development study has mapped permissions for over 220,000 houses in 12 fast-growing city-regions between 2012 and 2017. It found that the majority were not located within easy walking and cycling distance of a railway station.





Dispersed and sprawling development: a vicious cycle



Less investment on urban regeneration; congestion and pollution makes inner city areas less attractive places to live and work



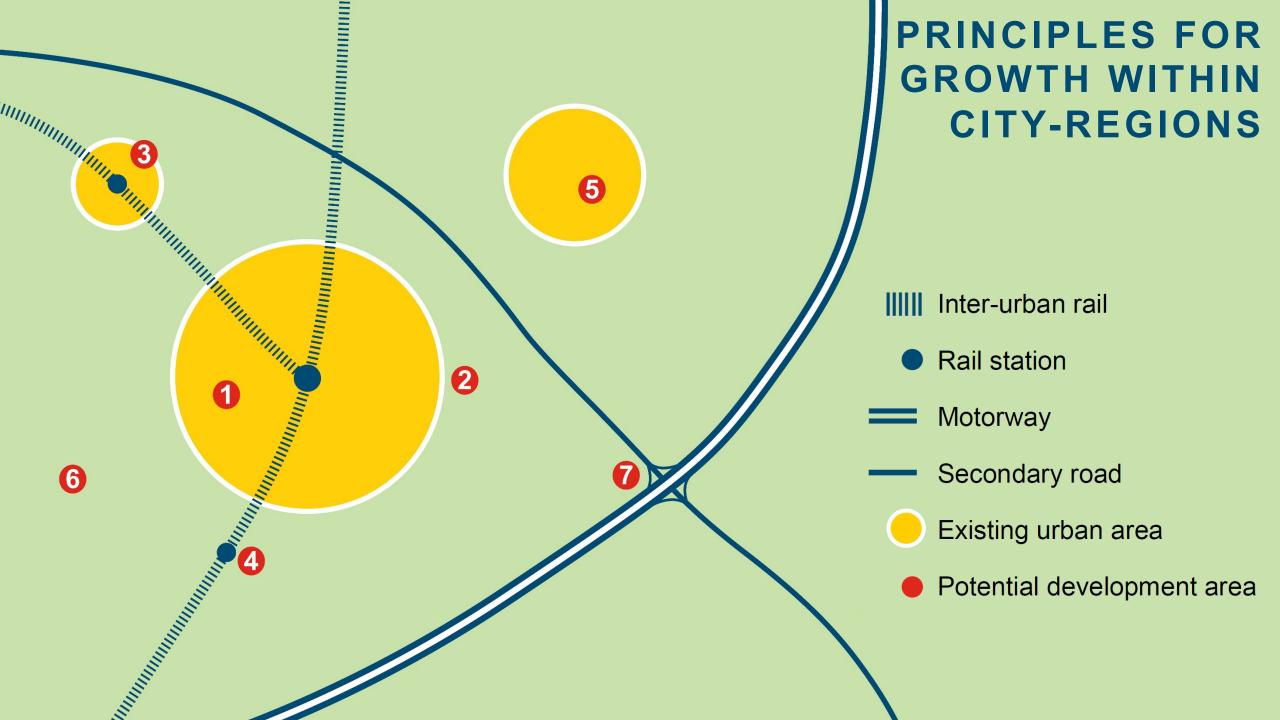
To tackle congestion, investment focuses on increasing the capacity of the road network

Dispersed settlement patterns, longer journeys, modal shift to private car, congestion, loss of agglomeration economies Peripheral areas become more accessible and attractive; encourages development of low-density housing estates, retail and business parks



People and business move from central to peripheral locations; commuting journeys become longer and more diffuse, car dependency and congestion increase





Strategic, spatial planning: a virtuous cycle



Environmental improvements which encourage people in work to stay and stimulates local job creation



Improved public transport which makes the area more attractive to people in work and leads to less diffuse travel patterns

Compact, liveable cities with better access to jobs and quality of life

Local training and economic development which leads increases the retention of local income



Housing and area regeneration which leads to better quality housing and more viable public transport





Thank you!

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