

# [09 NEWSLETTER]

mode

transport planning

Winter 2022/23



## “the last mile”

People need their goods delivered to their homes and increasingly their workplaces. They want it now and they certainly don't need it getting stuck on the M25 or M6 either (costing them more in the process).

Hence the last mile becoming so important in our society, that it is changing the landscape of the property market and forcing a change in the status quo of the planning system as it is currently set up for developers.

Indeed, the planning system has been struggling to keep pace whilst sites traditionally allocated for housing, are now regularly more favourable in the marketplace for industrial and logistics uses.

Notwithstanding the principle of such development often being out of tune with preferred Local Plan policies, there is often a range of technical challenges that must be overcome to satisfy planning application requirements that simply aren't a consideration with more typical urban development sites.

The movement of goods and people is no exception to the planning challenges. Not only does this have potential to have a visible impact on road congestion and highway safety in areas otherwise well suited to encouraging sustainable travel, but there are related noise and air quality issues to consider as well.

*The mode team has been at the forefront of helping us to secure planning approval on our development projects...*

*Aisling O'Kane, Vice President, Head of Planning,  
London, Bridge Industrial*



## MD's first word

This year saw 10 years in business here at mode. A milestone we're incredibly proud and grateful to have reached. There's no denying it's been a tumultuous few years and we've had to respond rapidly to this. We've dedicated this 10th anniversary edition of our newsletter to the last mile in logistics. Finally, I want to thank everyone who's been involved in our journey so far and look forward to the next decade!

mode has been at the forefront of the solutions to these challenges and unlocking industrial and logistics sites for its clients in the process in 2022.

As a team, we'll be exploring these issues in depth over the course of 2023. It is critical to understand this changing landscape and how it will impact our clients' developments.

Read more here:

[www.modetransport.co.uk/the-last-mile](http://www.modetransport.co.uk/the-last-mile)

## what we do:

- transport assessment
- travel plans
- environmental impact assessments
- transportation inputs to masterplans
- sustainable travel studies
- transport policy review
- junction design
- traffic modelling
- public consultation
- inputs to public realm design
- section 106 negotiation
- expert witness at planning inquiry

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[modetransport.co.uk](http://modetransport.co.uk)

# 10 projects

mode has worked for major warehousing sites up and down the country and continue to leverage this knowledge for their clients. Below is a selection of these projects.



**EAST**  
Client: HBD/ Barnfield Construction  
Location: Preston

**Capital Park**  
Client: Chancerygate  
Location: Edinburgh

**Relay Park**  
Client: Opus Land  
Location: Staffordshire

**Aviator, Hooton Business Park**  
Client: Redsun Projects  
Location: Ellesmere Port

**Wixams northern expansion area**  
Client: L&Q  
Location: Bedfordshire

**Holymoor Point, Rubery**  
Client: Hortons Estate  
Location: Birmingham

**Zephyr Park**  
Client: Chancerygate  
Location: Dagenham

**Vanguard Logistics Park**  
Client: Equation Properties  
Location: East Hampshire

**Zenith I05**  
Client: Equation Properties  
Location: Wembley

**Bridge Point Enterprise East**  
Client: Bridge UK  
Location: Chadwell Heath

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