

Market Sector

- Residential
- Retail
- Food Stores
- Offices
- Hotel
- Sports & Leisure
- Places of Worship
- Industrial & Warehousing
- Education
- Student Accommodation
- Masterplanning**
- Regeneration
- Town and City Centre
- Mixed Use
- Overseas
- Public Inquiry
- Experience

Masterplanning



Introduction

TPP is often involved at the early stages of projects providing advice on the development of masterplans and transport strategies for major development projects. A selection of our recent projects is provided below.

Houghton Regis urban extension *(Client: Axa Sun Life)*



TPP has been working on the Houghton Regis urban extension project since 2006 and Central Bedfordshire Council (CBC) resolved to grant outline planning permission in September 2013. The 262-hectare site is located to the north of Houghton Regis and Dunstable and the approved development will create a sustainable community of up to 5,150 new homes

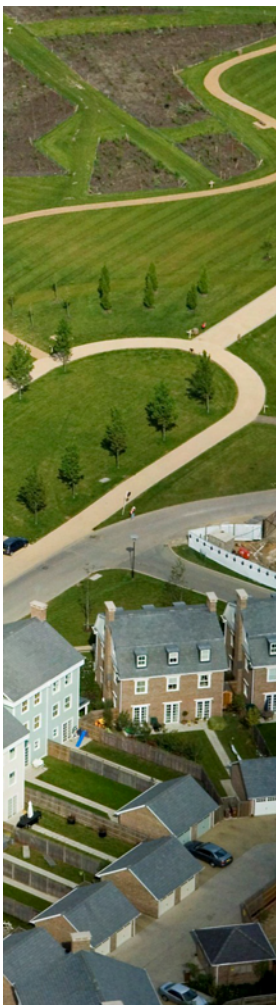
with 202,500m² of additional development including retail, employment, leisure, community and education facilities. The urban extension will also help to deliver the A5-M1 Link Road, new M1 J11A and Woodside Link which will bring benefits to the wider area which include relief of traffic congestion in the nearby town centres.

TPP has carried out extensive transport work as part of the team that secured outline planning consent. This has included assisting with the Illustrative Masterplan to create walkable neighbourhoods, producing the Transport Assessment, transport work for the Environmental Statement, liaising with the local councils and the Highways Agency, undertaking walking and cycling audits and producing a bus strategy for the development.

Coventry South Precinct Feasibility Study

(Client: Coventry City Council)

TPP were part of a team led by Cushman Wakefield to put forward options to regenerate the South Precinct in Coventry City Centre. TPP proposed access options and assessed the strategic affects on traffic movements of a number of regeneration plans. We also provided advice on car parking provision and servicing arrangements. The team put forward a number of feasibility options that would provide the city centre regeneration.



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Sharm El Sheikh, Egypt (Client: CityStars)



The new resort city will comprise around 30,000 residential units and a range of world-class hotels. These will be supported by a signature golf course, downtown area, cultural zone, education centres, Crystal Lagoons, retail space, restaurants, nightlife and other facilities. TPP has undertaken initial transport studies and continues to build on this work. The pilot project is under construction and the first Crystal Lagoon is now complete.

Soma Bay, Egypt (Client: CityStars)

The Soma Bay development comprises constructing a new city with up to 60,000 homes on the Red Sea. The proposals also included local centres, a retail mall, golf courses, marina and other leisure facilities. The proposals are currently at the masterplanning stage and TPP is providing advice on all aspects of transport and highway design.

Town Centre North, Crawley (Client: Grosvenor)

This project sought to extend the existing retail circuit through the redevelopment of the northern part of Crawley Town Centre. The scheme was due to be delivered in partnership with the Borough Council and English Partnerships and included the provision of a new Town Hall. The core proposals amounted to 155,000m² of development, including a new anchor store, high street retail, restaurants and bars, a hotel, 16,500m² of office accommodation and up to 800 new residential units. TPP advised on all transport aspects of the proposals.

Trumpington Meadows, Cambridge

(Client: Grosvenor/USS)

This development of 1,200 dwellings on the outskirts of Cambridge is located adjacent to a Park & Ride facility. Our work included detailed TRANSYT analysis to assess the likely impact of the scheme on the congested highway network. Traffic measures were agreed with the highway authorities to mitigate the impact of the proposals. Following discussions with Cambridgeshire County Council and the Highways Agency, the scheme gained planning consent and construction is now well underway.

