

In this issue



New homes and state-of-the-art school in Surrey

MISSION: IMPOSSIBLE

Accelerated S278 works help client avoid penalties



Early termination of planning obligations for Ward Homes

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SPRING 2015

£22 million charity hub within green belt

Queen Elizabeth's Foundation for Disabled People (QEF) is to create a £22 million campus near Leatherhead. It will provide disabled people with care and rehabilitation together with sport and leisure facilities. Jonathan Powell, QEF's chief executive says, "Our vision is of a centre of excellence that is a destination of choice for disabled, vulnerable, disadvantaged people, and organisations that provide services for them."

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Striking entrance enhances site value



© Ashill

Ashill has realised the potential of a 7.5 acre brownfield site in Maidenhead. The former location of a printing and packaging factory has been redeveloped in association with Barratt Homes to provide 116 homes.

Tracy Puttock, Planning Manager at Ashill comments, "Transport issues were the main obstacle to gaining planning permission. Local residents opposed the development, mainly because they thought that there would be a large increase in traffic."

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motion

© LOM architecture and design

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Neil Jacques

Dedication by design

What made you choose Motion?

NJ I was looking for something smaller, more personal and with a greater range of opportunities. There is a really good feeling about this company - close contact with the teams and management, a wide variety of work and lots of opportunity for mentoring and advice.

How do you spend your days?

NJ As an Associate Director, my time varies between being in the office and being on-site. I'm mostly involved in project management, but I'm still able to get hands-on with design and the practicalities of each project. I really like both environments - they give me the opportunity for client interaction and communication.

And your biggest challenge here?

NJ Honestly, it would be just managing my time! We all have a busy workload but we're all dedicated to the success of the company, and that comes with hard work. Motion has grown since I joined. We're not so big that our service becomes impersonal, yet not too small that we can't cope.

And what about when you're not at work?

NJ I have two small children who keep me busy, but when I have time I love to go indoor rock climbing. I really like to cook, but I'm just as happy eating out!



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£22 million charity hub

QEF works with people who have physical and learning disabilities or acquired brain injuries, to help them gain new skills and increase independence for life. The charity has been based at the same site for nearly 80 years. During this time, the services provided by the charity have changed. As a result some facilities have become outdated. Several of the buildings are no longer fit for purpose and cannot be used. A complete overhaul of the site was long overdue.

Developer Welbeck Land helped QEF to secure planning permission for the new campus. Seventy six new homes are to be built as an enabling development to fund the upgrade of the charity's facilities. Welbeck is also managing the sale of the development. Managing Director, Alistair Watson explains, "Securing planning consent was the first step to generating the substantial revenue required for QEF to fund its new facilities and buildings."

Special circumstances

QEF's site lies within the green belt. Although it had already been developed, the local planning authority had to be reassured that very special circumstances would be met to grant consent. The charity successfully demonstrated that the redevelopment was essential for it to continue to offer unique services, benefitting the wider

community. It made the compelling case that the new facilities and housing would take up a similar footprint to existing buildings.



Motion's Damian Tungatt adds, "The planning officers did not support the application at first, due to poor public

transport links and the fact that the site was in the green belt. There are no direct public transport services to Leatherhead town centre, but QEF already runs a shuttle bus for its staff and clients. To overcome the objection, we recommended an enhanced service to improve travel sustainability for residents and visitors."

MISSION: ~~IMPOSSIBLE~~

The sale of a new office development on London Road, Staines has been accelerated thanks to design and construction of access works in record time.

The S278 agreement had been signed several years ago, but the works needed to be carried out urgently to prepare the office units for a new potential buyer. To help the client avoid penalties, Motion's infrastructure team designed the scheme and got the work carried out quickly.

John Beedle of JHB Properties Limited was delighted with the outcome: "Motion helped us achieve the almost impossible to ensure we were able to realise the investment."

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Enhancing site value

Access to the site was originally through an industrial estate. The developer believed that access off a residential road would enhance the site's value. "We wanted the entrance to the development to have a 'wow' factor for visitors and residents. We could have built another dwelling but chose to design a striking gateway instead," says Tracy.

However, any access proposal had to satisfy the local residents and the highway authorities, as well as meeting commercial needs. Motion modified the access to allay residents' concerns, which included increased vehicular traffic.

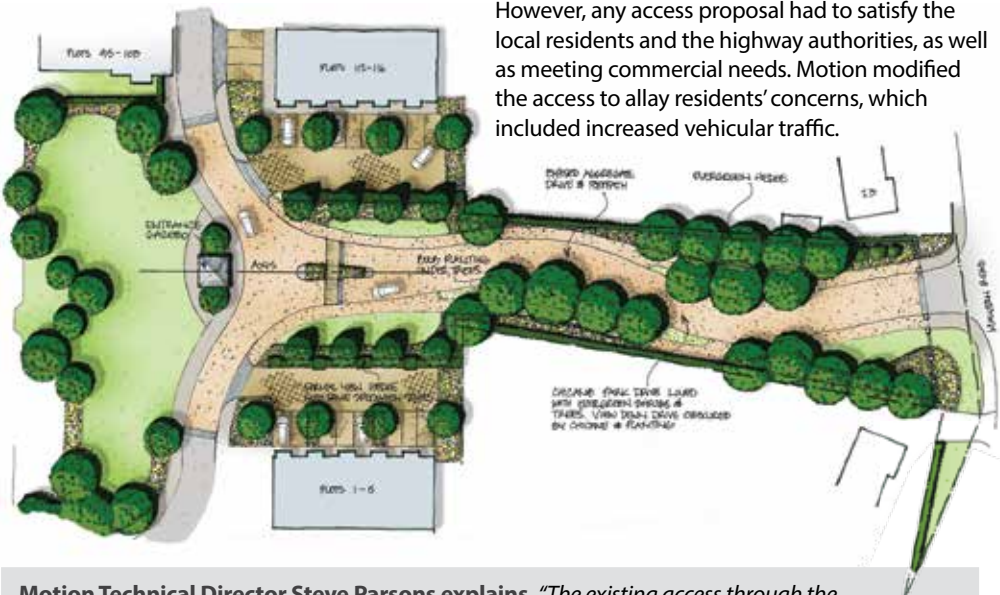


Image courtesy of BDW Trading Ltd

Motion Technical Director Steve Parsons explains, "The existing access through the industrial park was not commercially attractive for residential use. We reviewed various options for a more attractive access. A new vehicular and pedestrian access was created on land released after demolishing two dwellings. The planning authority was concerned about the sightlines at the junction due to its proximity to a bend. We designed the new access to create suitable sightlines. The meandering access along with landscaping features slows traffic, resulting in an attractive access into the site."



Motion's Neil Jaques explains, "The process of getting technical approval from the highway authority was complex. A bell-mouth access was proposed which crossed over a footway-cycleway, but avoided major works on the carriageway."

FUTURE transport and planning policy

Following the general election, what will the new government's attitude be? Earlier this year, Motion MD Phil Bell quizzed the then Transport Minister John Hayes over breakfast, about transport planning policy towards alternative travel modes.



Masterplanning – the transport perspective

Associate Damian Tungatt reflects on the key ingredients for a successful masterplan.

A good masterplan can lay the foundations for a successful planning application. Most importantly it will deliver an environment which is attractive to live and work in for years to come. It needs to consider how a new development interacts with its wider area and what benefits it can deliver as a whole. From the outset, the plan needs interaction between the different technical disciplines involved.

A site's infrastructure forms a fundamental part of the masterplan. Transport is a high profile issue and often requires engagement with a number of statutory bodies and consultees at a very high level.

Sustainable travel

Reducing people's need to travel is a key theme; masterplans have to provide sustainable transport solutions. This should not simply be interpreted as more buses and cycle provision, although they form a part. It means ensuring that people have good access to services, such as schools, food stores and leisure, and where possible providing these facilities on site.

The key policy buzzword for any new development is 'sustainability'. It is important to recognise that there is no one size fits all solution. Different parts of the country have very different travel patterns. What can be implemented in London, where regular bus travel and cycling to work is the norm, may not be as easy to deliver in a market town. A truly sustainable masterplan means people don't have to travel far at all.

A force for change

Masterplanning work on new settlements can substantially change communities. It is an opportunity to ensure that the best transport infrastructure is delivered. A large, new development can act as a catalyst for improvements for a much larger geographical area.

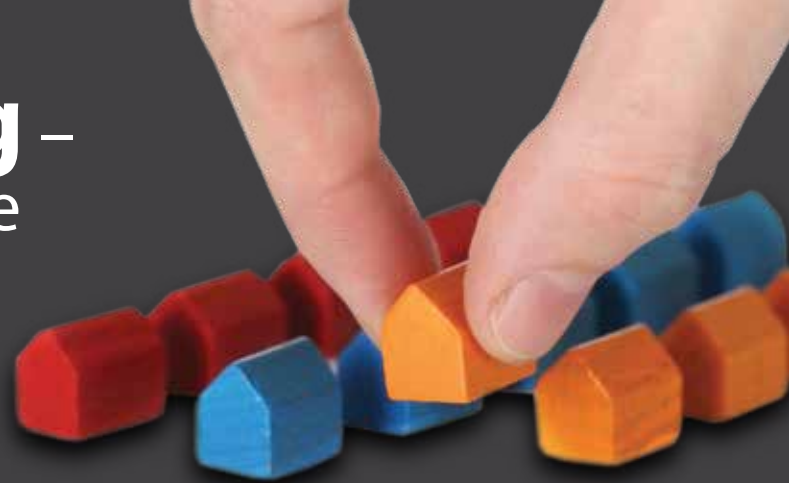
This is especially relevant to transport, as a large site can provide the opportunity to overcome existing problems and bring new investment. The masterplanning work for redevelopment of the Battersea Power Station area in London recommended the proposed extension of the Northern Line Tube.

Constantly evolving

The environment in which we live is becoming increasingly complex. Issues such as changes to household makeup, commuting distances, technology, internet use and land scarcity all require innovative transport solutions. It is also important to recognise that the challenges will change over time. Transport proposals need to consider tomorrow's travel behaviour and technology as well as today's.

The transport debate is constantly evolving. Motion actively engages with all stakeholders in the planning process to develop strategies that will address future needs. We would welcome your thoughts on this topic.

Email Damian at dtungatt@motion-uk.co.uk to share your ideas



Staff travel measures avert relocation

Siemens' healthcare diagnostics business has avoided the cost and disruption of relocating its Sudbury office, with specialist advice on managing travel to work challenges.

The division currently employs around 285 staff. As a result of an increase in shift working, Siemens needed a travel plan to tackle motorcar over-reliance and rationalise car parking. Motion Senior Travel Planner, Sarah van de Berg says, "Siemens wanted to expand its operations and asked us to come up with the best solution for accommodating additional staff. Moving was a last resort for the company."

A number of measures are already in place, such as cycle parking and a cycle to work scheme, a subsidised bus service, and car sharing,

showers, lockers and changing rooms. But Motion's analysis of staff surveys demonstrated that awareness of these facilities could be improved. A distance-based car parking permit scheme has been proposed which will encourage staff living closest to the company's site to travel on foot, bicycle or public transport.



for school project

FULL MARKS

Rydens Enterprise School and Sixth Form College in Surrey will gain a state-of-the-art facility as part of a 296 new home development proposal. Approximately 4.5 hectares of playing fields and the existing school buildings are being released to Bewley Homes. The scheme in Hersham near Walton-on-Thames includes a new school catering for up to 1,688 students, a new access junction and community and sports facilities for use by local residents and community groups.

MD at Genesis Town Planning, Kris Mitra, recalls, *"The application was very emotive. Residents living near the school already experience a lot of vehicle movements. Residents in adjacent streets were concerned about the prospect of through traffic and increased drop-off and pick-up activity."*

To alleviate traffic problems, the site access was reviewed by the Motion team. Managing Director Phil Bell asserts, *"Access was critical - the preferred solution being to provide a standard T-junction onto Hersham Road. We argued against a last minute proposal to introduce a roundabout. It would not have been either the safest or most effective way of entering the site."*

The right outcome

School Bursar Ian MacKenzie adds, *"With Motion's support we got the right outcome for a rather complex project. The company's technical expertise helped us address the highways and traffic issues very effectively."*

Motion assisted with a well-attended public consultation and countered opposition to the scheme. Associate Director David Lewis explains, *"In spite of fears about traffic generated by the expanded school, we demonstrated that the proposals would not have a detrimental effect on the local road network."*

According to Kris Mitra, *"Motion worked very closely with Surrey County Council to come up with the right solution for the development. The company enjoys a good relationship with the county council and we like the way they approach problem solving through consultation and negotiation."*

Planning consent was granted for the scheme in November 2014.

Motion's infrastructure design team has since been appointed to assist the client with the Section 278 agreement.

Early sign off FOR DEVELOPER'S TRAVEL PLANS



Ward Homes has completed a 140 home development at Five Ash Down, near Uckfield, East Sussex and a 208 home development on the former Stone House Hospital site, near Dartford,

Kent. The planning authorities for both sites requested the implementation of a travel plan to reduce the number of single occupancy vehicle (SOV) trips to and from the developments, as part of Section 106 agreements.

Motion prepared the travel plans that accompanied the planning application. They also managed their implementation, commissioning surveys and submitting monitoring reports to the relevant highway authorities. Motion's Technical Director, Steve Parsons says, *"Planning obligations usually need five to ten years of surveys and monitoring to satisfy the authorities that targets for reduced levels of SOV use have been reached. Ward Homes was able to achieve the early termination of their obligations after three years for Five Ash Down and after just a year for the Stone House Hospital development. This brings significant savings for ongoing travel plan costs."*

Barry Ednie, Technical Coordinator, Ward Homes adds, *"Motion took a pro-active approach, liaising with the local authority to minimise our input."*

Gearing up for larger projects

Motion is shifting up a gear with new appointments to strengthen its team of specialist consultants. Jerry Muscroft has been taken on as Director of Strategic Planning, while Neil Jaques and David Lewis have been promoted to Associate Director. Brian Ranson has been appointed as Technical Director, bringing significant valuable additional experience to the Infrastructure and Highways Design team.

Jerry Muscroft joins Motion from Capita Property and Infrastructure, to head up the strategic planning side of the business. Jerry has over 20 years experience in high profile multi-million pound development and infrastructure schemes in the UK and internationally. His high octane career has included prominent schemes for Formula One and Formula E motor racing circuits around the globe.

Jerry explains why he joined Motion: *"I enjoy working in medium sized consultancies where I have greater responsibility for project delivery. I am focusing on larger projects of up to 1,000 hectare sites with transport, flooding, SuDS, infrastructure and engineering issues. This includes specialist support with masterplanning,*

feasibility studies and identifying preferred sites, as well as conceptual design, planning process and detailed design and construction."

Recent appointments and promotions

Jerry Muscroft, *Director of Strategic Planning* Neil Jaques, *Associate Director*
Brian Ranson, *Technical Director* David Lewis, *Associate Director*

Your winning team



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Directors

Steve Gosling

M 07795 424979

E sgosling@motion-uk.co.uk

Phil Bell

M 07795 424949

E pbell@motion-uk.co.uk

Richard Bettridge

M 07860 254766

E rbettridge@motion-uk.co.uk

Jerry Muscroft

M 07950 137397

E jmuscroft@motion-uk.co.uk

Technical Directors

Steve Parsons

M 07766 522911

E sparsons@motion-uk.co.uk

Brian Ranson

M 07772 621140

E branson@motion-uk.co.uk

Associate Directors

James Bancroft

M 07980 303083

E jbankcroft@motion-uk.co.uk

Neil Jaques

M 07557 304223

E njaques@motion-uk.co.uk

David Lewis

M 07748 845028

E dlewis@motion-uk.co.uk

Pete Sturgeon

M 07853 221976

E psturgeon@motion-uk.co.uk

Damian Tungatt

M 07930 323147

E dtungatt@motion-uk.co.uk

232 High Street Guildford

Surrey GU1 3JF

T 01483 531300

8 Duncannon Street

London WC2N 4JF

T 020 7031 8141

Ask Motion If you would value a preliminary discussion about the transport, traffic or infrastructure issues associated with a potential development project, why not give us a call on 01483 531300?

www.motion-uk.co.uk