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ISSUE 27

## Green light for sustainable Berkshire neighbourhood

**motion**

**A considerable milestone has been reached by Cala Homes after securing a resolution to grant outline planning permission to develop land at Maidenhead Golf Course.**

The site is allocated for residential-led mixed use comprising up to 1,500 homes, two schools, a medical facility, shops and a large public park. Motion provided extensive strategic transport planning and infrastructure design advice during a seven-year collaboration, supporting the developer from conception through to approval.

*"Motion has assisted us every step of the way, from the local plan process and allocation of the site, to the South West Maidenhead Development Framework Supplementary Planning Document," explains Charles Raikes, Senior Land Manager at Cala Homes. "The team's close working relationship with the local planning authority was invaluable and negotiations with National Highways were key to overcoming officers' concerns and the successful outcome."*



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# A new era of high-tech SELF STORAGE

**Surrey-based property development and investment company, Levanter Developments, has launched a self-storage brand, T-Rex Storage, with transport planning support from Motion. The new business has rapidly expanded, with four operational sites across Surrey and Sussex serving commercial, trade and domestic customers.**

The facilities, each branded with a supersized bright-green Tyrannosaurus Rex, represent Levanter's strategic move into the high-tech self-storage market, offering modern facilities including CCTV and 24/7 panel access. The business growth has, in part, been aided by Motion, who provided vital transport planning advice throughout the project's development.

Paul Weston, Director at Levanter Developments, comments, "As longstanding clients, we've benefitted from a best-in-class service from a known and trustworthy team. Motion's attention to detail and highly responsive approach have been instrumental in bringing the T-Rex vision to life."

The most recent addition to the T-Rex Storage portfolio is located in Cranleigh, with contracts now exchanged for a new site in Dorking. The company is actively seeking further opportunities for growth. Fellow Levanter Director, Jack Sutcliffe, explains, "We'll consider any site over 0.5 acres - green, brown, or urban."



## SPOTLIGHT

### Richard Storey

Achieving the impossible

**Associate Richard Storey has worked with Motion's infrastructure team for seven years. He reveals to *Insight* some of the key attractions.**

#### Why work with Motion?

**RS:** *What initially attracted me was its size. The business has grown in seven years but still retains that small-company ethos.*

*We are a large team with extensive experience of civil engineering and transport planning but we're small enough to maintain that personal connection with each client.*

#### Looking back, what have been the highlights?

**RS:** *My proudest moments relate to gaining technical approval on challenging schemes fraught with constraints - often this can seem like trying to achieve the impossible.*

*I also find it very rewarding to mentor younger colleagues, by passing on my knowledge and experience to the next generation of engineers and watching them flourish.*

#### What do you most enjoy about the job?

**RS:** *I've always loved working on roundabouts... the complexity, the absence of straight lines... And it's even more satisfying to drive on a roundabout that you've helped to design.*

#### What would you do if you weren't working with Motion?

**RS:** *I'd quite fancy being a chef. My family and friends who know me well would say I'm always in pursuit of the perfect roast dinner!*



# Water neutrality evidence helps revive heritage asset

**A dilapidated Grade II listed country house in the South Downs National Park will soon be sensitively restored to its former glory. Full consent has been granted for proposals to convert the late 19th-century manor and outbuildings known as Wispers into 21 luxury homes with woodland and kitchen gardens, tennis courts and club house, swimming pool and co-working spaces. Demonstrating water neutrality was key to the successful planning outcome.**

The estate was most recently used as an independent residential school but had been empty for several years. It is located in the Sussex North Water Resource Zone, where water neutrality statements need to accompany planning applications. Baseline calculations of previous water usage were needed for forecasting additional demand after occupation.

## Collaboration and evidence

Peter Cleveland, Head of Planning at Henry Adams LLP, outlines the challenge. *"Motion's evidence enabled us to question the basis of a three-year*



*limit beyond which higher water consumption cannot be taken into consideration. We asserted that, in this case, it would be unreasonable to apply the condition and Natural England eventually accepted our position."* Motion Director, Neil Jaques, explains, *"The estate could have been brought back into use as a school relatively easily. On this basis, historic data for previous water consumption could be applied for the baseline calculations. This establishes an interesting precedent for future schemes."*

# Connecting communities with nature

Unlocking 110 acres of heritage-listed parkland, enhancing biodiversity and making green spaces more accessible to a wider demographic are at the heart of 'Reinventing Borde Hill'. The £3.6 million project, supported by The National Lottery Heritage Fund, was recently approved by Mid Sussex District Council.

The proposals will deliver new visitor attractions comprising an eco-lodge, dinosaur wood, café and community hub. Transport planning advice from Motion helped to improve access and connectivity to the South Park site. Proposals included a new pedestrian entrance, off-site foot and cycle way upgrades and car parking to support the Growers Community Garden and Propagation Project at Sugworth Farm.

According to Maria Kirk, Heritage Project Manager, Reinventing Borde Hill, *"The new facilities will offer educational and community programmes aimed at inspiring future generations through outdoor learning. Motion's assistance has been integral to our progress towards the delivery of these objectives."*



# Navigating the constraints of smaller sites

**Planning permission has been secured for six new homes in Buckinghamshire. Plans include the demolition of a medical centre in Beaconsfield and construction of residential units with refuse storage, vehicular access and car and cycle parking. Motion supported developer, Halamar Projects, with transport planning expertise, overcoming the challenges of constrained parking and access for delivery and servicing.**

Parking spaces measuring 2.8 by 5 metres were originally stipulated by the local authority. The team emphasised that spaces serving the medical centre were smaller and a commonly accepted minimum bay dimension. It was recommended that providing appropriate levels of car parking for each unit would be of greater benefit than larger spaces.

## Understanding site requirements

The development is set back from the highway and adjacent to a narrow one-way access road which is unable to accommodate refuse vehicles. According to Zoe Curran, Senior Planner at Boyer, *"We originally proposed refuse storage in a corner of the site. However, drag distances for bins were above the recommended guidance."*

Motion Technical Director, David McMurtary, explains, *"The communal bin storage area needed to be carefully repositioned to ensure reduced drag distances."* Zoe adds, *"Motion reviewed the surrounding area and the adjacent scheme. The team's expert advice helped us to revise the layout to suit the amended bin store location, understand the requirements of this constrained site and achieve a successful result."*

## Addressing impact, increasing connectivity

**A sustainable and walkable neighbourhood championing active travel has gained a resolution to grant outline planning consent in Colchester. The £220 million residential development on land at Wyvern Farm, Stanway will deliver 600 new homes, including a mix of 420 private and 180 affordable dwellings. High-quality public realm, landscaping, children's play areas, and pedestrian and cycle routes will complete the development.**

Motion supported Weston Homes with transport planning expertise. Senior Design Manager, Mark Smith, says, *"This was an allocated site but with our application coinciding with National Highways improvement works and the opening of a new retail park, we encountered a few delays."* Mark adds, *"Motion was enormously helpful in assessing and appropriately apportioning the transport impact of other schemes in the area."*

The team designed mitigation schemes that will significantly ease traffic disruption for two junctions on the busy A12, including improvements to an existing substandard roundabout, which required formal approval of a departure from standard from National Highways. A substantial package of local highway improvement measures, including a new bus route, were negotiated with the county council.



# Sustainable warehouses

## set benchmark for urban, industrial space

**Planning permission has been granted for a new urban industrial scheme in the heart of Hackney Wick. Allocated as a Strategic Industrial Location (SIL), the brownfield site, close to Queen Elizabeth Olympic Park, will be regenerated by developer SEGRO to deliver two sustainable warehouse units totalling 53,000 square feet. Project challenges included agreeing licences with London Borough of Tower Hamlets (LBTH) for demolishing buildings close to the site and the reconfiguration of a roundabout on Wick Lane to upgrade site access points to modern standards and improve pedestrian connectivity.**

Motion formed part of a best-in-class team to deliver transport planning, highways design and infrastructure design expertise. Work also included preparation of a Framework Travel Plan, draft Delivery and Servicing Management Plan and draft Construction Logistics Plan.

### **Pedestrian safety**

According to Laura Elias, Associate Director, Planning Development at SEGRO, *“Our new, highly sustainable urban warehouses will build on the industrial heritage of the area, creating a contemporary development to support modern business needs and delivering a range of community benefits.”* Laura adds, *“Motion’s expert transport and infrastructure knowledge, pragmatic negotiation with the planning authorities and sensitive liaison with the local community were integral to the positive outcome.”*

In recent years, the site has been vacant and in a poor state of repair. Derelict buildings fronting onto Wick Lane required demolition. Motion Technical Director, Phil de Jongh, explains, *“Consultation with LBTH and licences were necessary to enable demolition works close to the highway. To ensure pedestrian safety, a footway was closed and diverted across the road.”*

### **Space-efficient junction**

Motion attended the public consultation to speak with local residents, answering questions about transport, future occupiers, traffic demands and impacts to on-street parking. The need for removal of a roundabout and tree was also explained. Phil states, *“Proposals are to replace the roundabout with a simple, more space-efficient priority junction, which allows a second access to be created for the site, one for each unit.”*

Working with the design team, Motion also explored options to relocate a TfL bus stand and bus stop. The facility was located adjacent to the site entrance which limited driver visibility and space for access. Walk distances from local bus stops were reviewed to understand the impact of moving the bus stop to clear the proposed access. Electric vehicle charging points will be installed and staff working at the site encouraged to cycle, walk or use public transport.







# Water neutrality and flood risk mapping – what developers need to know

Director Neil Jaques assesses the impact of recent changes on flood risk and water neutrality services

## New water offsetting scheme

The introduction of the Sussex North Offsetting Water Scheme (SNOWS) signals a major change for applications affected by water neutrality issues, with some authorities in the region already applying Grampian-style planning conditions.

Developers can request access to SNOWS for water offsetting needs to meet the requirements for a planning application if their proposals satisfy the scheme's definition. SNOWS applications will then be prioritised against five key criteria:

1. Schemes affected by the CG Fry court decision concerning the need for a nutrient neutrality assessment before planning conditions can be discharged
2. Developments considered to be a local authority 'corporate priority'
3. Schemes maximising on-site water-saving measures

4. Residential-only schemes that demonstrate compliance with affordable housing policy
5. Non-residential schemes where community services or infrastructure supporting development will be provided

## Updates to flood map modelling

The Environment Agency has upgraded its flood mapping to respond to improvements in national data and recent local modelling evidence. With enhanced resolution and inclusion of climate change projections, the new mapping will aid the production of flood risk assessments and help developers determine the most appropriate land for their schemes. However, it is likely that more properties, and therefore more sites, could be identified as at risk of fluvial or surface-water flooding.

**To find out the implications for your next project, early consultation is recommended.**  
Email [njaques@motion.co.uk](mailto:njaques@motion.co.uk)

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**Ask Motion** – If you would value a preliminary discussion about the traffic, travel, infrastructure, drainage or flood-risk issues associated with your development project, why not give us a call on 01483 531300?

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