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sustainability



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brownfield land



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East London regeneration plans secure sustainable student homes

Planning consent has been granted, subject to Section 106 obligations, for a new development at Grove Crescent Road in Stratford. The mixed-use regeneration scheme will deliver 22,000 square feet of workspace for local artists and creators, 397 purpose-built student homes and improvements to the public realm. The development will be car free, with residents encouraged to walk and cycle when possible.

Motion helped secure approval with detailed analysis of the impact on public transport, the highway network and parking. The company's advice also covered sustainable and active travel, access, delivery and servicing, travel planning and construction traffic management.

According to Calum McGoff, Senior Transport Planner at Motion, *"The team successfully demonstrated that the additional trips generated by the proposals could be adequately accommodated within the existing footway, cycleway and public transport infrastructure and that there would be no significant safety risks."*

Matthew Robinson, Associate Director at hgh Consulting explains, *"Motion brought to the project a critical alignment between local authority requirements and commercial reality. This was essential in striking the right balance between policy and practice and ensured a positive outcome for all."*

Management of car-free student accommodation

The brownfield site is a former builders' merchants and is perfectly positioned to provide new high-quality housing capacity to meet the needs of students attending higher education institutions in Stratford.

The no-parking restriction will be reinforced through tenancy agreements. Vehicles can only be parked on site at the beginning and end of each term when students are moving in or out.

Motion continues to work with the developer to produce and coordinate implementation of the full traffic management plan to ensure safe and efficient construction management and access.

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Transport challenges tackled in drive to build a sustainable Surrey



To help shape a long-term vision for Surrey, Motion has joined forces with regional developers, landowners, promoters, policymakers and other consultants with an interest in the area's development and prosperity.

The Surrey Development Forum was set up to improve collaboration, particularly around discussions about the Surrey 2050 Place Ambition, a 30-year vision for the county.

Motion is the sole transport planning member and has represented the interests of the group in two key consultations - Surrey County Council's draft Local Transport Plan 4 and the Department for Transport's third Road Investment Strategy.

Some of the key challenges in the region include releasing network pinch points, unblocking stalled improvement schemes and better coordination of transport modelling. Responses to the consultations addressed a wide range of topics including modal shift and demand management initiatives, walkable neighbourhoods, electric vehicle charging and local community hubs to facilitate micromobility options.

Director, Andrew Whittingham, says, "The changing requirements of residents and businesses and transport shortcomings in the area, need to be met by closer alignment of infrastructure with local plans and National Highways projects on the Strategic Road Network. This will help to ensure timely delivery of smart and sustainable projects promoting good development."



© Matthew Legge

We tri harder

Sporting challenges, charity events and sponsorship initiatives continue to be chalked up by Motion as the team strives to work hard and play even harder.

Congratulations to Shaun Cregeen, Csaba Czako, Joe Earp and Alex Lindfield who made it round the gruelling circuit in the 2022 JLL Property Triathlon in under 1.5 hours in support of conservation charity **WWF**.

Despite a wet and windy start, the day ended well for Phil Allen, Neil Jaques, Phil de Jongh and Richard Storey at the Reside charity golf day in May, in aid of **Shooting Stars Children's Hospice**. Team Motion also got through to the semi finals

of the **Berkeley Foundation** football tournament in July. And as *Insight* went to press, the irons were already being polished in preparation for the Weston Homes golf day. Fore!

Hosted by local **Charlotteville Cycling Club**, the legendary Town Centre Cycle Races returned to Guildford this summer. Motion was delighted to sponsor the Local Heroes category and see some of the country's finest cycling talent compete on the fast and furious circuit.

On mental health



Associate Phil Allen is now a qualified Workplace Mental Health First Aider and Responder. He spoke to the *Insight* team about his motivation for volunteering for the role.

Why do we need Mental Health First Aiders in the workplace?

PA It is important for people to know that there is someone they can talk to and a safe space to discuss their issues. As a Mental Health First Aider, I can be there for colleagues, listen to them, reassure them and help shoulder their burden.

What types of support are available through the initiative?

PA Workplace Mental Health First Aiders are not trained to be counsellors or to prescribe specific actions but are a point of contact for any employee who is experiencing mental health challenges or emotional distress. The role could range from having an initial conversation, ensuring that the person is not at risk to themselves or others, through to signposting and supporting them to access appropriate help from trained professionals and organisations.

Where can you have the most impact?

PA The greatest impact I can have is to be there for my colleagues so that they can share something that may be having a profound effect on their lives.

What's your message to anyone who might have an issue they want to discuss?

PA In the first instance, seek help from your local Mental Health First Aider and take the opportunity to start talking about how you feel - it really does help. Through sharing the issue with someone else, you are empowering them to help you and that can be extremely positive on its own.



© Barratt David Wilson Homes

Evidence-based approach helps win appeal

Outline planning permission has been granted for 20 dwellings on a sustainable site in Kent after an appeal. The development will provide affordable, much-needed housing, including first homes on land south of Dunlin Walk, Iwade.

Karen Dunn, Planning Manager at Barratt David Wilson Homes, explains, *"Motion was appointed by BDW Kent to support an outline application for up to 20 new homes, with all matters reserved other than access. Disappointingly, the local planning authority refused the scheme on highways matters."* Karen continues, *"Motion helped to overcome this decision at appeal by taking a lead role in the assessment and preparation of evidence to counter the council's arguments."*

Motion's evidence was key in helping to overturn the planning decision by demonstrating that the appeal scheme satisfied all relevant national and local transport-related planning policies, including parking and access. Andrew Watson, Director Planning at Savills, adds, *"The team demonstrated a forensic grasp of the detail and were able to answer all the questions posed by the planning inspector in a very lucid manner."*



steer a proposal towards consensus. In the following project, Motion gave prominence to previous sustainable travel measures and drew attention to appeal outcomes for similar schemes, allaying concerns that a development would be inappropriate.

Ashurst Homes Limited planned to convert existing commercial and agricultural buildings to six houses in Hunton, Kent using permitted development rights. The local authority threatened enforcement action, considering the works constituted more than a conversion.

Tenacity wins sustainability arguments at inquiry

A solid understanding of traffic planning, highways and drainage issues, combined with a dogged determination to address concerns, resulted in a successful appeal outcome for Reside Developments, who plan to build 125 homes on land in Hampshire.

Outline planning permission had been granted for 55 homes in Funtley, near Fareham. The earlier proposals included plans to convert a bridge over the M27 into a cycleway and footpath, improving the site's connectivity with Fareham.

The local planning authority was not initially persuaded that the location was sustainable, in particular, in respect of access to services and facilities for future occupants.

Reside Developments' Planning Director, Andrew Munton, takes up the story. *"As the application for 125 dwellings went to appeal, Motion had already built a very robust, high quality package of offers to address all outstanding matters. They were instrumental in securing engagement from all the relevant bodies."*

Motion Technical Director, David McMurtary, explains, *"A new*

turning circle was negotiated to help facilitate the reinstatement of the bus service to Funtley. Vouchers will be provided to encourage new residents to use the bus service or cycle. An upgraded footpath link also makes walking to the local secondary school a viable option for pupils."

Comprehensive drainage and flood risk measures

Concerns about flooding were also raised by nearby residents. Director, Neil Jaques, reports, *"The inspector was satisfied that runoff from the site would be intercepted and slowed with the proposed series of tanks, ponds and swales."*



© Reside Developments

What does rural sustainability really mean?

Defining sustainability for a rural location can lead to conflicting interpretations. In such debates, test cases can help shine a light to

A full planning application was prepared and submitted for development. Trip assessments revealed there would be no significant increase in traffic flows. Motion Technical Director, David McMurtary, argues, *"Despite its remote location, the new scheme would not be solely reliant upon the private motorcar."* Mitigation design measures included electric car charging points, cycle parking and bicycle vouchers.

Squires Planning Director, Andrew Metcalfe, coordinated the planning application. He comments, *"Prior to our involvement, the site had a long history of proposals being refused and dismissed at appeal, partly due to the location. The latest application received unanimous backing by the planning authority and we're delighted to report our client can now proceed with completion of the development."*

Early advice vital to avoid water neutrality delays

© Cormack

Water neutrality statements are now required to support applications to build in the Sussex North Water Supply Zone. Property developers should seek expert advice at the earliest stage possible to avoid lengthy delays to the application process. In the following project, the emergence of Natural England's new guidance threatened to put plans at risk for the second phase of a trade park.

500 new jobs created in West Sussex

Earlier this year, Dunmoore Group was granted planning permission for Phase 2 of the Billingshurst Trade Park. The proposal was one of the first applications to be approved following the introduction of the water neutrality requirements within Horsham District Council. The wider site will deliver a mix of B1(c), B2 and B8 uses across 250,000 square feet of employment space, creating a major jobs hub for local residents.

The application was undetermined when Natural England released its position statement on water neutrality. Having previously advised on flood risk and drainage matters, Motion moved quickly to work with the client's team to produce a water neutrality strategy for the scheme, helping to unlock further employment space at the site.

Alex Marshall, Development Director at Dunmoore Group, explains, "Phase 1 of the park was already approved, with occupants on site. We had previously invested in the necessary infrastructure but the latest requirements could have thrown Phase 2 into jeopardy."

Innovative use of rainwater

Most potable water is derived from ground or river water. With Motion's support, Dunmoore Group came up with a proposal which featured imaginative filtration of rainwater for drinking, to overcome the need for increased extraction at Southern Water's Hardham borehole.

Motion Director, Neil Jaques, adds, "A post-occupation condition stipulates there should be sufficient water from the rainwater harvesting system to meet the demands of the units with a minimum of 35 days' drought storage capacity. This contrasts with the requirements of the British Standards Institution and other planning authorities in the area, who may only stipulate an 18-day storage capacity."

Alex continues, "The Motion team responded well to the new requirements, helping to pull the project together, work with specialist contractors, integrate the design and move the scheme from outline approval to clear passage through the detailed reserved matters stage."

POLICY GUIDELINES



Climate change allowances may increase demand for land space

The Environment Agency updated its guidance on rainfall intensities in Spring 2022. England has now been divided into catchment management areas with individual climate change allowances. Within each catchment, allowances also vary for 1-in-30-year and 1-in-100-year events.

Drainage strategies and detailed designs will potentially need to apply higher climate change allowances. This will impact on the capacity of onsite surface-water attenuation systems, which will need to be larger and require more space within the site layout.

To find out more, call Director Neil Jaques on 01483 531300 for a one-to-one consultation about the implications for your property development project.

Water efficiency measures put new homes on national park map

A resolution to grant planning permission has been received, subject to a Section 106 agreement, for an application to build five new homes adjacent to the Lodge Hill Centre in Watersfield, West Sussex. The site falls within the South Downs National Park local authority area, where all new and reserved matter planning applications need to demonstrate that the proposed development is water neutral, or does not significantly affect water demand.

Working closely with water demand specialists, Motion's flood risk and drainage engineers developed baseline calculations for the existing site usage and forecast additional demand as a result of the proposed homes. The team then set out a package of measures including the

introduction of water-efficient fixtures and fittings and a rainwater harvesting system. Proposals were also put forward to offset any remaining deficit with water-saving initiatives at the outdoor centre, once all other steps have been taken.





© SWAP Architects

Brownfield homes relieve pressure on green belt

A new residential development in St Albans will soon offer contemporary homes in the town, providing much-needed accommodation for local people. Planning consent has been granted for 37 dwellings to be built on the site of a former builders' merchant. The scheme in Cape Road will reuse the brownfield site to deliver high quality, sustainable and affordable homes while protecting the green belt and reinforcing the local authority's Brownfield First agenda.

Development proposals included the demolition of the existing buildings and construction of 25 apartments and 12 townhouses. Motion supported property development company, Cresswick St Albans Ltd, with transport planning which included detailed analysis of on-street parking. The company's advice also covered vehicular and pedestrian access, sustainable travel, delivery and servicing and cycle parking provision.

Objections overcome



Motion Regional Director, David Lewis, explains, "One of the challenges was the impact of the new development on parking which required careful discussion and liaison with the local authority to reach agreement. The team successfully demonstrated that the proposals would not have a severe impact on the operation of on-street parking and that sufficient space was provided to accommodate expected demand."

Director at Cresswick, Nick Harrison, comments, "Motion assisted us from start to finish. The team dealt with a contentious parking issue as the proposed development is surrounded by three streets with limited space to park. An extremely thorough approach was taken and ultimately one that overcame objections and helped to win the argument with the planners." Nick adds, "Motion also contributed to the Section 106 agreement."

New tree planting and large shared green spaces will boost biodiversity. Utilising the vacant industrial site will help take pressure off the area's green belt to meet its housing target and support the local authority's ambition to create a greener and cleaner St Albans.

What price for protecting homes, business and watercourses?



VIEWPOINT

Drainage expert and Motion Director, Richard Bettridge, reflects on recent debates about the role of water companies and tries to seek meaning beyond the short-term media headlines.

The campaigns to stop water companies discharging the contents of combined sewers into watercourses are commendable. However, to date there appear to be no concrete proposals put forward for more effective management of combined sewer overflows (CSOs). This will become even more critical with the likely increase in extreme weather events.

Delivering effective and affordable answers

Motion is currently working with industry leaders to research effective and affordable ways of managing this growing challenge for water companies, property developers and other key stakeholders. Demands for CSOs to be closed up do not take account of the consequences.

Historically, the dilemma water companies faced was to discharge into rivers or risk flooding private property. Innovative new designs, however, can provide a third way.

Water companies need to harness all their skills and capabilities to imaginatively tackle this issue. Here, as in so many other aspects of our response to the climate emergency, the civil engineering profession is well poised to rise to the clarion call.

Three propositions seem to me to be worth closer investigation:

- ▶ Designing sewer separation schemes to split surface water from foul sewers, enabling surface water to be properly channelled to rivers, with foul sewage quickly conveyed to treatment works
- ▶ Curbing the ingress of ground and surface water into combined sewers, for instance with sleeving to reduce infiltration through cracks and open joints caused by damage to the pipes
- ▶ Collecting storm surge overflows from combined sewers and storing in tanks, to be released back slowly once extreme weather conditions have subsided

In any approach, water companies need to provide adequate land and financial resources. In this context, infrastructure improvements need to be given the urgent priority they deserve.

Motion's infrastructure design team provides pragmatic advice to help a wide range of clients manage the complex interrelation of property development, drainage and flood risk. Call 01483 531300 to speak to an expert.

ENDNOTE Placing sustainability at the core of transport planning and infrastructure design

Motion is responding proactively to the climate emergency by continuing to adapt its services for clients, while engaging in new markets for its core capabilities, including transport planning, flood risk, drainage and infrastructure design.

Disrupting the residential market

Working with solar farm installers, Motion has helped to steer many applications through the planning system, which will result in the generation of more than 900 megawatts of clean energy per year, the equivalent of approximately half the output from a combined cycle gas turbine over the same period. Meanwhile, by collaborating with energy innovators, the company is helping to deliver e-mobility, community and energy hubs which will transform how residents of future developments will live, work, travel and play.

Reimagining infrastructure

Motion's flood risk and drainage experts have recently extended their services to respond to water neutrality requirements in Sussex,

proposing imaginative use of rainwater harvesting to meet the needs of new schemes. With industry partners the team is also researching ways to overcome the challenge of managing combined sewer overflows and safeguard private property, as extreme weather patterns put increased pressure on infrastructure.

Raising standards

Motion has been awarded the environmental accreditation ISO 14001 in recognition of its commitment to tackling climate change at the core of its business operations. A cross-functional working group is also overseeing how sustainability in all its forms is driven forward from within the company's forward strategy. More on this topic will be reported in the next edition of *Insight*.

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Phil was beginning to regret showing off about the new electric company car he bought online

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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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