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MOTION  
**insight**

ISSUE 25

# Pedestrians prioritised in Acton regeneration

A major mixed-use development that will create a thriving new heart for North Acton has been given the green light. Plans for One Portal Way will deliver three high-rise triangular residential blocks. The towers, the tallest of which would be 56 storeys, are part of a seven-block phased development. During a three-year partnership, Motion supported Imperial College London with design, masterplanning, transport planning and strategic advice on wider highway network improvements.

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## Pedestrians prioritised in Acton regeneration

The brownfield site will provide 1,325 new homes in close proximity to the future Old Oak Common Station. The scheme will also deliver 384 co-living or purpose-built student accommodation units and workspaces for up to 2,000 new jobs. Shops, cafés, a health centre and co-working hub will be centred around a park and accessed through three public squares.

Portal Way is currently an industrial and car-dominated service road. According to Alice Sewell, Investment Director, Imperial College London, "The new shared surface and crossing over the A4000 will transform the experience of pedestrians travelling between the site and North Acton station." Alice adds, "We also experienced some challenges with the provision of servicing for the different plots around the gyratory. Motion was integral to the positive engagement with TfL."

## Pledge to fight global warming HOTS UP

As part of its commitment to tackling the worldwide environmental crisis, Motion is working hard to reduce its carbon footprint and is backing carbon-avoidance initiatives to offset CO<sub>2</sub> from the business' Scope 1 and 2 emissions. In recognition, the company has been awarded Silver in the 2024 For Our Planet initiative.

The announcement follows Motion's Green Week 2024 programme of sustainable activities. A highlight was tree planting at Farnham Park in Surrey to help build up stocks of disease-resistant Dutch elms.



## Phil Bell

Happy employees; happy clients

**On the eve of Motion's 20th anniversary, Insight quizzed Managing Director Phil Bell about the past, present and future.**

**You're an accomplished business leader and transport planner. Who are your role models?**

**PB:** Undoubtedly Steve Gosling, with whom I set up Motion, and Richard Bettridge who established the infrastructure team. These two people have been an inspiration on my journey and offered me wise counsel over the years.

**Like other businesses, Motion has weathered a number of significant storms. What is your recipe for success?**

**PB:** The resilience and integrity of our employees is our secret weapon. I've been enormously proud of the way they have conducted themselves and risen to every challenge. Behind every achievement is a group of talented, creative and driven individuals. We have also had the privilege of working alongside so many fantastic, loyal clients.

**How has the business evolved over the past two decades?**

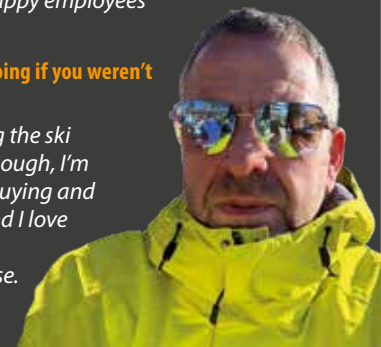
**PB:** Nowadays, Motion offers services at every stage of the planning process – pre, during and post application. Highway and drainage design, and of course flood advice, are growing in demand. We have highly respected experts on water neutrality. We've also earned a track record assisting renewable energy providers and installers.

**What do you think the next 20 years hold for Motion?**

**PB:** There is no doubt climate change will continue to place greater challenges on everyone involved in property development. On a personal note, my own goals are simple: happy employees and happy clients!

**What would you be doing if you weren't leading Motion?**

**PB:** Probably hitting the ski slopes!! Seriously though, I'm passionate about buying and doing up houses and I love holidaying with my amazing wife, Louise.





**A comprehensive masterplan for the regeneration of Langstone Park in Havant has received a unanimous resolution to grant consent. Once home to IBM's first factory in England, the major employment hub for the defence and IT industry will undergo a phased redevelopment attracting new businesses and job opportunities into the area.**

## NEW CHAPTER for landmark industrial hub

automatic number plate recognition and barriers at all entrance points. Only an approved list of people can use the eastern access. This will encourage drivers to travel westbound, where there are better connections to the motorway network." A package of active travel improvements is being designed by the infrastructure team. The upgraded footways and cycle routes will benefit users of the site and the wider community.

According to Tony Lawson, Partner at XLB Property, "Motion has been instrumental in helping us secure consent for our masterplan of circa 700,000 square feet of industrial and employment space."

The eastern access leads to Hayling Island, which is a well-known local choke point and sensitive to additional traffic. Principal Transport Planner, Calum McGoff, recalls, "We agreed a system of

## SUSTAINABLE DESIGN reduces cost and environmental impact

**Plans have been approved to build more than 500 homes in the West Sussex village of Angmering. The development, near the A27 and South Downs, will comprise apartments, houses and bungalows across an 81-acre site.**

Max Woolcott, Engineering Manager at CALA Homes, states, "Motion successfully designed the off-site infrastructure works to support the 525-unit CALA consortium development at Water Lane. The team has achieved technical approval for seven S278 agreements, six of which have now completed the construction phase."

### Improving safety

The widening of an embankment to provide a new right turn lane and a new three-arm roundabout will significantly improve safety at the Water Lane and A280 junction. Motion Associate, Richard Storey, recalls, "The roundabout footprint approved during the planning process was further reduced by Motion, mitigating the impact to a flood-sensitive woodland area. This resulted in fewer intrusive retaining structures and less cost to our client and the environment."

## Carbon and cost savings for family attraction

© Swanley Town Council



Works are nearing completion for a mains drainage system that

will deliver a positive impact on a leisure park's finances and environmental footprint. Swanley Park in Kent will soon decommission a large cesspit, following culmination of a seven-year plan to secure permission from several neighbouring landowners to lay mains drainage.

Motion conducted a review of the original foul drainage system and carried out feasibility studies on behalf of Swanley Town Council.

## Action for new film studio sound stage

© Frasers Property and The Harris Partnership



Production company Stage Fifty has been given approval

to demolish two warehouses at Winnersh Triangle Business Park. The site will be redeveloped to provide a combined floor area of 4,552 square metres, becoming one of the largest special effects production facilities in Europe and a creative hub for the film industry.

Motion supported Frasers Property with transport planning expertise including a framework Travel Plan.



© Lytle Associates

## School transformation moves up a grade

**The first phase of work is due to begin this summer for enhanced sixth form facilities, a bespoke music block, loft conversion and courtyard infill to meet growing classroom demand at a high-achieving secondary school in Surrey. Planning permission was granted to Guildford County School at the end of 2023.**

Motion assisted the project architects, Lytle Associates, with drainage, flood-risk, highways and travel planning support. The team helped to promote sustainable travel at the school with proposals for additional covered cycle stores and parking, for use by staff and pupils.

### Enhanced provision for cyclists

Sara Waterfield, Director at Lytle Associates, explains, "The school's town-centre location means journeys to the site were already sustainable, but Motion saw the opportunity to enhance provision for cyclists and actively promote cycling."

Sara adds, "We have worked with Motion on many school projects and the team can be relied on to provide pragmatic, helpful and proactive advice."

# Fully let PBSA for new academic year

**A project to build student flats was completed in time for the start of the 2023 autumn term, helping to meet the needs of Leeds' growing university population. The purpose-built student accommodation was developed by Alumno. All 411 units were fully occupied from the first day of operation.**



© Alumno

Jonny Darbishire, Senior Development Manager at Alumno, says, "Located in an untested area north of the city centre, the redeveloped site at Whitelock Street has since sparked a new wave of regeneration in the district."

### Successful negotiations

Motion provided highways advice, transport planning and infrastructure design support including for the associated Section 278 works. The company designed a new access and a widened footway across private land.

Associate, Shaun Cregeen, recalls, "Resolving differences in levels across the site, tree positioning and adoption, dealing with public utilities and traffic regulation orders were just some of the project challenges." Jonny Darbishire adds, "We looked to Motion to help us manage the commuted sum negotiations. The team succeeded in delivering a result agreeable to all parties."



© Dejan Dundjerski



# Highways advice to go

Planning consent has been granted for a drive-thru unit within the thriving West Thurrock Retail Park. Designed by RGP Architects, the drive-thru will form part of the largest retail cluster in the UK. Motion supported DTZ Investors with transport planning expertise, and delivery and servicing advice.



© RGP Architects

According to Rory Leggett, Project Manager at Redbourn Group, "Motion's assistance with adapting the car park to make it work was key to securing planning approval."

The proposals will result in the reconfiguration of a section of the car park to accommodate the unit and facilitate delivery vehicle access. David Lewis, Motion Regional Director, recalls, "Provision has also been made for a delivery service operating from the unit, with two dedicated home delivery bays adjacent to the café."

# Collaboration culminates in new homes approval

Planning consent has been granted to Bellway Homes, subject to a legal agreement, to build 259 houses on part of an allocated site in Hazlemere, Buckinghamshire.

From preapplication through to approval and post planning, Motion's involvement in the scheme has spanned several years. Support has included transport and travel planning, design of offsite highway works and advice for deliveries and servicing. The team is now preparing the detailed design of the site access arrangements and offsite highways works under a Section 278 agreement.

According to Ben Thomas, Director, Planning at Savills, "Motion has been there from the outset, providing a fast and reliable service delivered by a very knowledgeable team that knows how to get results."

## Driving modal shift

A package of sustainable transport measures was developed to drive a shift in travel behaviour. Motion Principal Transport Planner, Fiona Thorp, explains, "A good network of pedestrian and cycle links will serve the development and provide access to bus routes."

Phil Bell, Motion Managing Director, reflects, "Careful consideration of the transport and traffic impacts was necessary alongside those of an adjacent application to ensure comprehensive assessment and development."



# TWO DECADES of results-driven transport and infrastructure planning and design



**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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