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SUMMER 2021

Waterside scheme breathes new life into Berkshire town

A neglected area of Slough will soon be transformed into a vibrant community for new residents and visitors, with active travel at the heart of its design. Stoke Wharf will deliver a waterside development of homes, restaurants and open spaces for retail and leisure opportunities, making full use of a revitalised basin on the Grand Union Canal.

Planning permission for the scheme has been granted to Stoke Wharf Developments LLP, a partnership between Waterside Places and Slough Urban Renewal. Together they will regenerate the area, which is a ten-minute walk from Slough railway station. Transport and travel planning support was provided by Motion.

The scheme will provide 312 new homes and 329 sqm of commercial floor space. According to Katy Walker, Senior Development Manager at Slough Urban Renewal, "Our plans will rejuvenate the canal and a neglected part of Slough, providing new homes and attractions for the wider community to enjoy."

Fostering community interactions

Car parking at Stoke Wharf will be provided at just under 0.5 spaces per household, whilst cycle parking is prioritised at one space per household. Residents will also benefit from a cycle hire hub, and new routes for

cycling and walking will be implemented across the development.

Motion Senior Travel Planner, Anna Mahoney, explains, "The site design provides for active and sustainable travel modes, including electric car club vehicles. The aim is to foster interaction among users of these modes to build a sense of community, the absence of vehicular noise and emissions further encouraging these interactions."

New moorings and improved facilities for canal boats will be created and the plans also include a park and landscaped public spaces. The access road into the site will lead to a public square around the canal and proposed commercial unit.

The site layout will help to encourage low vehicle speeds through the use of raised tables, with surface treatment around the public space prioritising the needs of pedestrians and cyclists. Inappropriate parking will be discouraged through careful positioning of on-street car parking, loading bays and landscaping.

It is anticipated that a 51 per cent reduction in carbon emissions will be achieved through renewable energy initiatives, with passive design adoption reducing energy demand across the development.

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Cycling tournament moves up a gear

One of Guildford's major sporting events received a boost this year as Motion joined leading brands Hamptons International, Sigma Sports and Red Bull to lend its support to the annual Town Centre Races.

Some of the country's top road racers congregated in Guildford in early July to cycle around the gruelling town centre circuit, which includes a climb up the cobbled High Street.

Managing Director, Phil Bell, says, "We were honoured to support this key event in Guildford's sporting calendar. The Town Centre Races are renowned for being fast and furious and this year's spectacle did not disappoint."

The event started with the very popular youth races, where many of the next generation of top cyclists get a taste of competing in tournaments.



© Christina B Photography



Sustainable living for Maidenhead

Transport, travel and highways advice from Motion will be provided to housebuilder CALA Homes as it puts together outline planning proposals to develop Maidenhead Golf Club.

A joint venture development partnership has been established between CALA Homes and the Royal Borough of Windsor and Maidenhead to bring forward the development opportunity on the 130-acre site.

The land has been identified as a future residential

growth area for the town and should deliver approximately 2,000 new homes. Motion Technical Director, Chris Saunders, says, "This is an exciting opportunity to work with CALA Homes to provide the town with much-needed housing and help create a new sustainable community."

The proposed development will be within easy reach of Maidenhead railway station and, when open, the Crossrail's Elizabeth line, which will provide commuters with a rapid route into central London.

SPOTLIGHT

David McMurtary Strength in depth

What makes Motion special for you?

DM *The collective experience is one of our greatest assets, enabling us to understand and deliver answers to every complex challenge posed by each new instruction. Motion's programme of social activities provides opportunities to strengthen the relationship with colleagues, and regular, structured training ensures our skills continue to be developed.*

Why do clients choose to work with Motion?

DM *We're large enough to provide strength in depth and access to a wide pool of knowledge drawn from across the senior management team. Yet we're small enough to be adaptable and innovative in our approach.*

What type of projects do you relish?

DM *I love getting into the detail of the smaller schemes; these often present the greatest obstacles. I thrive on balancing the client's desires with local planning policy, to overcome issues such as lack of space, poor visibility or constrained access. The range of local authorities we engage with, and the diversity of views on issues such as parking, also make the work incredibly varied.*

What would you be doing if you weren't a transport planner?

DM *Running my own microbrewery in a converted barn! I would love to brew my own beer. It's exciting to see how the craft ale scene has exploded in recent years. I'm on a mission to sample every IPA in the country!*





Improved visitor experience for Surrey parkland



© Fairbruk

A 158-acre park will shortly be offering visitors enhanced facilities, from the moment they arrive at the site. The park's trust has been granted planning consent to convert council-owned land into a new car park.

Painshill Park, near Cobham, attracts more than 150,000 people each year. Low-level lighting, CCTV and permeable surfacing for more effective drainage, will be features of the new amenity. The existing car park on rented land will be returned to nature.

Flexible parking

The landscaped gardens play host to a range of events, from outdoor cinema and stand-up comedy, to live music and art fairs. According to Paul Griffiths, Painshill Park's Director, "The new car park will be more in harmony with the surrounding restored landscape, offering a better and safer experience for motorists and coach passengers. The improved facilities will provide more flexibility to accommodate both day visitors and people arriving for special events in the evenings."

Motion supported the application with a range of transport, flood-risk and drainage advice. The company also provided a car park management strategy and support with a public footpath diversion application. Technical Director, Phil de Jongh, comments, "The scheme will deliver a more appropriate parking facility for Painshill Park and reduce impact on the local highway infrastructure. It will also enable the trust to be master of its own destiny, with more control over the new space."

Sustainable drainage strategy

Motion undertook a Flood Risk Assessment (FRA) and prepared an outline drainage strategy for the site. Proposals included a range of Sustainable Drainage Systems (SuDS) which will exceed the required water quality and pollution control for the type of land use.

Technical Director, Neil Jaques, explains, "Infiltration tests established that the land drainage was poor, with the presence of silty material at shallow depths of around one metre. Shallow infiltration was therefore not feasible. Deeper soakage tests revealed infiltration was possible at depths of up to three metres." Neil continues, "We concluded that to utilise infiltration, the drainage system would need to be up to three metres deep, due to the nature of the site's geology."

The Motion team continues to work with the trust, providing infrastructure support during the detailed design and construction phases of the project.

Fresh choice for Herts home buyers

A new residential development in Hemel Hempstead will soon offer contemporary homes in the town, providing much-needed accommodation for local people. Detailed planning consent has been granted for 26 apartments to be built on an unused supermarket overflow car park. The neglected site will be repurposed, adding to local sustainability and injecting a fresh identity to the area.

Motion supported Royalton Group, a residential-focused real estate development company, with transport planning advice and helped to negotiate a less-than-one parking ratio for the suburban scheme. Motion Regional Director, David Lewis, explains, "The 23 spaces were found to meet the requirements of the development but fall below the borough council's parking standards. The site is located in a residential area and benefits from easy access to a range of amenities and transport links."

Sound commercial advice

The Royalton Group has a particular focus on delivering high-quality, well-designed residential schemes in the UK and Ireland. Chief Financial Officer, Jeremy Maxfield, comments, "The Motion team was proactive from the outset, providing sound commercial advice and regular updates throughout the planning stages." He adds, "They were particularly adept at dealing with the highway authority, quick to address questions and support their arguments with robust data."

David Lewis continues, "Initial concerns about overspill parking and the site access layout were allayed. It was demonstrated that parking demand could be accommodated on site, and the access visibility splays would be acceptable."

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© SWAP

Pragmatic view for ruling on sight lines

An inspector has ruled that three terraced houses may be built on a corner bungalow plot in a quiet residential street in Redhill, Surrey. The Barnfield Homes development was initially turned down but the site's context was carefully considered in the decision which overturned the planning refusal. Visibility splays, parking, traffic speeds and site gradient were some of the obstacles overcome by the transport planning team.

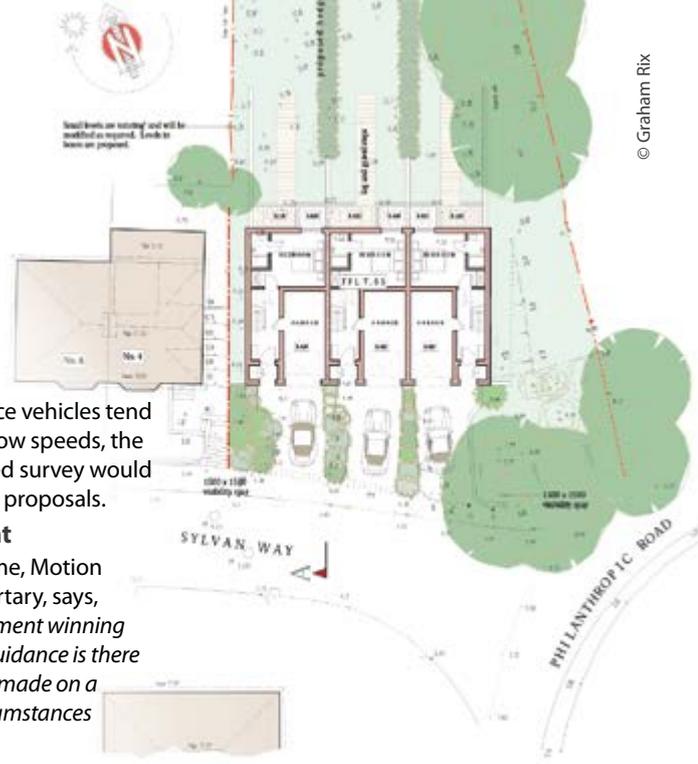
Emily Hall is a Senior Planner at planning and architectural consultants, WSPA. Having worked with Motion's transport planners for several years, she believes that *"Motion's involvement is often the turning point between refusal and approval. The team thoroughly reviewed the proposals and made relevant arguments to support the development at Redhill. Their input was essential."*

Concerns had been raised over the steep gradient and close proximity of parking spaces to a nearby junction. To address issues raised by the county council, the scheme's access and parking

arrangements were revised. Since vehicles tend to travel into a junction at very low speeds, the inspector concluded that a speed survey would not be necessary to support the proposals.

Context-specific judgement

Reflecting on the appeal outcome, Motion Technical Director, David McMurtary, says, *"This was a case of practical argument winning the day. Although the planning guidance is there for a reason, decisions need to be made on a site-by-site basis, where local circumstances are taken into account."*



Cycle incentives *appeal* to inspector

Opportunities to contribute to the sustainability of a development may vary from urban to rural areas. Sustainability can also mean different things within different local plans. Development in rural areas can often be a means through which the viability of local services and amenities can be sustained and strengthened. In the following appeal, a package of measures to encourage cycling to nearby amenities and commuting by rail contributed to a positive outcome.

Property developer Woolbro Group wanted to redevelop a tennis centre in South Nutfield, Surrey, and transform the site into 23 apartments. Due to concerns about the site's location in relation to Nutfield village centre, the original application was turned down. The challenges for Motion centred on sustainability, access and visibility.

Results-based advice

Woolbro Group's Planning Manager, Jonathan Greenberg, takes up the story. *"Motion has a track record of getting results and the team was involved throughout the planning stages and appeal process. With their support, we were able to demonstrate the proximity of the proposed development to local amenities, particularly when travelling by bicycle."*

To encourage residents of the development to adopt sustainable travel modes, each household will be provided with £300 in vouchers which they can put towards the cost of purchasing new bicycles or bus or rail

tickets. Residents will also be incentivised to make use of Nutfield railway station, even if the initial part of their journey is by car. Wider infrastructure improvements to the station include upgraded cycle parking facilities, new signage and better access.

Motion Technical Director, David McMurtary, adds, *"Despite the lack of footways to local amenities, the inspector was persuaded by the proposed mitigation measures, which help to support cycling."*



Industrial park takes sustainability to a new level

Construction has commenced on eight speculative industrial and warehouse units at SEGRO Park Tottenham, 555 White Hart Lane, close to the home ground of Premier League football club, Tottenham Hotspur. The state-of-the-art development will support local business and deliver a package of employment and training opportunities.

The site was previously used for self-storage warehousing. Improvements to the public realm and local highways, a workplace travel plan and car club scheme for sustainable commuting, controlled parking zone and a bus stop upgrade are key features of the local infrastructure improvements associated with the scheme.

Motion supported developer, SEGRO, with transport and travel advice during a two-year collaboration. According to Director, Steve Giles,



© SEGRO

"The scheme provides an exemplar, highly sustainable employment development with good public transport links and a focus on safe, suitable and convenient access for pedestrians and cyclists."

250 jobs will be created by the scheme, with a skills and training programme that will be delivered with the London Borough of Haringey, to help members of the local community secure employment.

First for London

The park will be the first of its kind in London to offer a dedicated outdoor biodiverse amenity space. Living green walls, wildflower grasses, semi-mature trees and hedgerows will provide new habitats for insects and birdlife.

Carbon reduction measures are intrinsic to the scheme's design. The units are being built to be carbon neutral, with photovoltaic panels, LED lighting and electric vehicle charging points. Space for 122 bicycles will also be created. Motion advised on construction traffic management and logistics, car park design and management, and delivery and servicing during the application process. The team has also supported SEGRO with planning for match day traffic management arrangements and detailed highway engineering design.

Surf's up!

Flood-risk and drainage support from Motion has helped to bring to fruition an inland surf destination in the west country. Director Richard Bettridge gave advice to the Lower Severn Internal Drainage Board during the project's planning application phase. The amenity won the accolade for Cultural and Leisure Project in the 2020 British Construction Industry Awards. The inland surfing lake near Bristol provides safe and consistent waves which can be ridden by surfers of all abilities.



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Professional surfer, Lukas Skinner at The Wave.
© @imagecabin

Goal for elite ice sports

An ice rink recently opened its doors in Bracknell following planning consent in early 2021. The facility will focus its offering on figure skating and elite ice hockey training for small groups, or games for up to eight players per match. Local parking standards were tested in the project, in which Motion had to quickly grasp the specific operating context of the planning applicant, to demonstrate the resulting likely impact on traffic volumes and demand for parking space.

Attracting sporting talent

According to Kevin Fong, Ozone Rink's Head of Business Operations, "Motion took the time to understand our business model and what we do. The quality of the new facility is likely to attract athletes from near and far. However, they can all be easily accommodated as part of a carefully controlled strategy."



It is anticipated that the facility will play a pivotal role in identifying new talent and the next generation of UK figure skaters and professional ice hockey players. The amenity will be available for local children to try out the sports in preparation for training and elite squad selection.

Peak parking

Studies concluded that the planning proposals would not result in a material increase in vehicular movements compared to the previous use, or impact on the adjoining highway network. Motion Regional Director, John Russell, explains, "Based on the operating requirements of the site, fewer parking spaces are required than for a public ice rink. All skaters and athletes will need to book in advance and there will be no walk-in sessions."

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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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