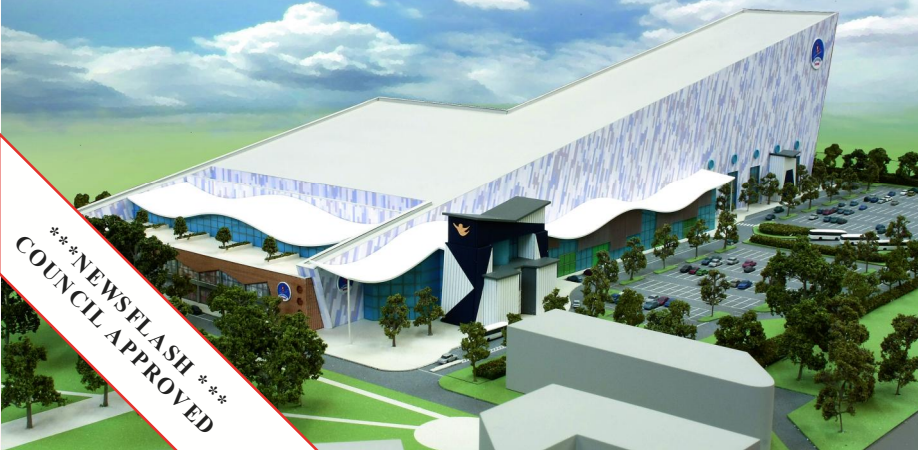




REAL SNOW IN WESTON ?



*****NEWSFLASH***
COUNCIL APPROVED**

At the end of 2010, KTC were delighted to be appointed to the consultant team for a regionally significant leisure attraction being promoted on a site in Weston-super-Mare. The LeisureDome development will be located on the Locking Parklands (former RAF Locking) site and comprises the largest indoor real snow ski slope in the UK, the tallest climbing wall in the UK, an indoor freefall facility and an indoor surfing facility. Ancillary facilities include a health club, a large children's soft play area, a skate park, conference facilities, several food outlets and a range of retail units.

Successful Bristol businessmen, brothers and keen skiers, Clive and Mark Hamilton-Davies are promoting the development, which they hope will extend Weston-super-Mare's tourist season by offering facilities which are traditionally busier in the winter months.

A lack of information about the travel characteristics of such a development, and an understandable lack of willingness by the operators of the six existing sites to allow traffic counts and travel surveys to be undertaken for a future competitor, meant that KTC were faced with an uphill struggle when it

came to forecasting the traffic impact. Despite the difficult start, a way forward was identified and agreed during detailed pre-application discussions which were held with both the Highways Agency and North Somerset Council.

KTC's work resulted in a robust set of traffic generation forecasts which were used to test the local road network junctions and in the Highways Agency's VISSIM model for M5 Junction 21. The analysis revealed that the additional traffic could be accommodated on the local and strategic road networks without the need for extensive mitigation.

Although it is likely that most visitors to the site will travel by car, LeisureDome (UK) Limited have committed to invest in a number of significant travel plan measures, including a low-cost hourly bus service between central Weston, local public transport interchanges and the LeisureDome site.

KTC produced a Transport Assessment, a detailed Travel Plan and the transport chapter of the Environmental Statement, all of which support the planning application that was submitted in May 2011.

REGIONAL DISTRIBUTION CENTRE, AVONMOUTH



Stoford Developments in partnership with Gallan Group, appointed KTC to assist with preparation of a detailed planning application for a £35 million 45,000m² regional distribution centre for The Co-operative Group in Avonmouth, Bristol.

Planning consent was granted by Bristol City Council in May 2011.

IMPERIAL TOBACCO INTERNATIONAL HEADQUARTERS, BRISTOL



With the imminent end of cigar manufacture at its Winterstoke Road factory in Bristol, the FTSE 100 company, Imperial Tobacco (ITL) has embarked on a rationalisation of its office space. The existing global headquarters building in Upton Road, Bedminster, Bristol is outdated and a decision has been taken to build a new highly sustainable headquarters on the Winterstoke Road

site to provide 10,250m² of accommodation. KTC is pleased to have been appointed by ITL as transport consultants under the direction of development manager, Eagle Land. A planning application incorporating KTC's transport and travel plan reports was given consent by Bristol City Council in May 2011.

Hooe Lake, Plymouth



KTC is pleased to be assisting Barratt Homes Exeter with a development comprising 225 dwellings in Plymouth. The site is located in a former quarry overlooking Hooe Lake, a tidal inlet off the River Plym. Access to the site is via a private road that was reinforced by US troops in

1943 and used as a military access to wharves for the Normandy landings. KTC has prepared a Transport Assessment and Travel Plan to accompany the planning application, and has been involved with the public consultation and pre-application discussions with Plymouth City Council. KTC is very grateful for the referral by Hammonds Yates who are providing planning, masterplanning and engineering services on this interesting project.

Tracy Island?

One of our more unusual projects has involved a scheme reminiscent of Thunderbirds or James Bond - an underground garage linked to the existing house by a subterranean tunnel and lift. The house is on a very steeply sloping site in Kingswear, Devon and planning consent was refused for the new garage partly on highway safety grounds. Peter Mansell has prepared a statement for the Written Reps. appeal.

Stonehenge Visitor Centre



KTC have been appointed to provide advice to English Heritage to discharge a condition requiring a Travel Plan for their new visitor centre.

More Planning Inquiry Wins

Peter Mansell was delighted to achieve two more successful appeal decisions. The first was for the placing of tables and chairs on the footway outside The Sussex pub in London's Covent Garden. Peter undertook surveys and demonstrated to the Inspector that the remaining footway had sufficient pedestrian capacity.

Full costs were also awarded.

The second appeal was for the redevelopment of Fowlers Florist shop in Portishead's High Street to provide a mixed use scheme of retail units, offices and apartments. Peter successfully demonstrated that the level of parking and circulation space was appropriate.

The Penpole Inn, Lawrence Weston and Golden Cockerel, Bishopsworth



As a keen beer drinker, Peter Mansell had mixed feelings when KTC was appointed to advise on the redevelopment of these pubs into residential developments. The pubs were clearly not providing an economic return to their owners and both had had problems with antisocial behaviour. KTC was therefore pleased to have assisted Land Promotions Ltd with these schemes and produced Transport Statements to accompany the successful planning applications.

Subsequently, a planning application has recently been submitted for the former Masons Arms in Lawrence Weston and pre-app discussions are underway on the Red Hart in Hartcliffe. Peter is providing transport advice on both.

Next, The Mall at Cribbs Causeway

Have you found the Next store at Cribbs Causeway crowded, or noticed staff carrying stock across The Mall to the Children's store? To overcome these problems, Next received consent in July 2010 to convert part of the basement storage area to provide a larger retail area to improve the stock range and customers' experience, and also to allow more

efficient trading. Following the submission of a change of use planning application by GVA Grimley, South Gloucestershire Council asked, late in the process, for an assessment of the transport impact of the proposals. KTC was therefore appointed by Next plc to undertake this assessment in a short period of time to avoid a delay to the application.

Other Commissions

Dairy Crest Site, Totnes: KTC is appointed by Dairy Crest to provide transport advice for the proposed mixed use redevelopment of the former dairy and bottling plant adjacent to both the River Dart and Totnes railway station.

Land off Withies Park, Midsomer Norton: KTC was appointed by David Wilson Homes to provide transport advice and produce a Transport Assessment for a development of 112 dwellings in Midsomer Norton. Our role included pre-application meetings with Bath & North East Somerset Council, a public consultation event and providing advice on the Shared Space highway network developed by David Archer at Pad Design. A resolution to grant consent was received in late 2010

Haygrove Farm Bridgwater: KTC is also appointed by David Wilson Homes to provide transport planning advice in relation to a 182 home residential development in west Bridgwater.

Country View Holiday Park, Weston: KTC was appointed by Giles Moroney to develop the layout for an extension to the caravan site and prepare a Transport Statement to accompany the successful planning application.

Aberystwyth Town Centre: KTC was appointed to assist Henry Boot with their bid for a partnership development for a town centre site in Aberystwyth.

Bristol Water Pipeline



Bristol Water is currently planning the next phase of its major scheme to enhance the capacity and resilience of Bristol's water supply. This will require the construction of a new pipeline from north Bristol to the Clifton area, much of which will need to be laid along public highways. KTC was appointed by Bristol

Water to work alongside its scheme designers, Black & Veatch, to identify the transport impacts of this scheme. This work involved traffic analysis and consultation with Bristol City and South Gloucestershire Council and the various bus companies that use the affected roads. Planning of the work will continue over the coming months to try and minimise the impacts when construction commences in the autumn.

Narberth Foodstore

In a real rush job KTC was instructed by Douglas Gregg (Crosshands) Ltd early one morning last year. We visited the west Wales site that day and sent a completed Transport Statement (TS) for client approval the next day. The TS was to accompany a planning application for a Co-op food store in Narberth,

Pembrokeshire and focussed mainly on improving pedestrian access to the site. The site itself is interesting, being a former Brains Brewery Depot. KTC was introduced to the project by civil and structural engineers Shear Design, team members on a Waitrose project in Warminster.

Bristol Primary Schools

Despite the Government cuts to the BSF programme KTC remain actively involved in a number of school projects in 2011. In April, acting for Skanska, we provided transport advice and

prepared a Transport Statement to accompany the planning application for a new Sea Mills Primary School. We have also provided input to feasibility studies for two other schools in Bristol.

Clifton Down, Bristol

KTC is very pleased to have provided transport advice to Clifton Down Development Limited on the proposed redevelopment of 2-16 Clifton Down Road in Bristol. The proposal is to knock down the existing row of shops built in the 1960's and replace them with a new development of shops and offices. Shop frontages would be provided on all four sides of the

development to better integrate with the surrounding streets. Working with Woodward Architectural Practice, KTC prepared a Transport Statement and Travel Plan in support of the successful planning application.



Somerset Building Schools for the Future



In early 2010 Somerset County Council selected BAM Construction to deliver its £600 million Building Schools for the Future (BSF) programme.

For Phase 1 KTC prepared transport documentation in support of planning applications for Robert Blake, Elmwood and Chilton Trinity Schools, and planning consent was obtained in June 2010.

In July 2010 the Government announced the cancellation of the BSF programme resulting in many school projects across

England and Wales being shelved. Some were saved including the Robert Blake, Elmwood and Chilton Trinity Schools, meaning that these schools will be the only schools in Somerset built under the BSF programme.

KTC has a proven track record in providing transport advice on secondary school projects having advised on 13 schools in Bristol, and one each in North Somerset, Gloucestershire and Bath & North East Somerset.

Writhlington School Opening

Peter Mansell was very pleased to receive an invitation to the official opening of the new school by His Royal Highness the Duke of Kent. Unfortunately the Royal visitor could not appreciate the new access arrangements designed by KTC, as these can only be completed following demolition of the old school buildings! As well as being a very successful and high

achieving school, Writhlington has introduced many innovations in the new buildings and teaching methods, including issuing all students with notebook computers. KTC has provided transport advice on the master plan, produced Transport Assessments for both the new school and subsequent Applied Learning Centre, and updated the School's Travel Plan.

Golden Valley, Bitton



KTC is working for M Developments on redevelopment proposals for Golden Valley Mill in Bitton, South Gloucestershire. Redevelopment of the brownfield site proposes approximately 130 new

homes and a 60 bed care home. Working with Colliers, Barton Willmore and Hydrock, public consultation exhibitions on a proposed concept plan were held in July 2010. A planning application is anticipated in the summer.

KTC Named Somerset County Council Travel Plan Consultant of 2010

Key Transport Consultants was named Somerset County Council's Travel Plan Consultancy of the year for 2010 by Somerset County Council's Smarter Choices Team. The award recognises best practise in Travel Planning and was given in recognition of the high quality

of the Travel Plans we have prepared for a number of sites across the county.

The sites represent a diverse mix of uses including: a 182 home residential development to the west of Bridgwater; an extension to Brismore Garden Centre in Yeovil; a

new health centre in Berrow; and the new Chilton Trinity College in Bridgwater.

KTC strives to achieve excellence in all of our work, and continue to provide best practice advice on sustainable travel to all of our clients.



Travel Plans Briefing

The first organisation in the UK to have a Travel Plan (TP) was Nottinghamshire County Council who produced their own TP in 1996. Since then an industry has been built around TPs and the need to increase the use of sustainable travel modes on journeys to and from schools, shops, hospitals, workplaces and homes.

As travel planning developed, a few examples of best practice emerged and were championed by private practitioners and local authority (LA) officers who saw that, if properly produced, implemented, and managed, they could deliver real change in travel behaviour. National guidance was developed, showcasing good examples and adding legitimacy to the travel

planning process. Planning Policy Guidance Note 13: Transport (PPG 13) published in April 2001 set out requirements for when travel plans should be submitted, and this was followed by a range of guidance.

In April 2009 the **Good Practice Guidelines: Delivering Travel Plans through the Planning Process** was published by the Department for Communities and Local Government and the Department for Transport. The guidance recognises the greater importance TPs must play in the planning process if new residential development, economic growth and regeneration are to be delivered while minimising traffic growth and emissions.

The guidance sets out the need for LAs to develop a robust integrated policy framework in order to secure effective TPs. It identifies development thresholds for requiring TPs, what should be included in a TP, how TPs should be evaluated, methods for securing TPs and their funding, the need for TPs to be 'living documents', and for TPs to be managed and co-ordinated in the longer term.

The guidance encourages LAs to ensure that monitoring is carried out, and reviewed against TP targets to ensure they are being met.

To ensure that TPs are implemented, managed and monitored, a Travel Plan Co-ordinator (TPC) must be identified. Many organisations find a person to take on this task alongside their existing role. However, on residential sites it is more difficult to identify a suitable TPC, with the job often falling to Site Management Teams. KTC can undertake this role far more effectively and efficiently, offering site specific TPC services delivered by professional travel planners. For more information on how we can help you with your travel planning needs call Sean or Peter.

Something in the water?

Birth announcements are a little like buses, you wait ages for one and then two appear on the back page of our newsletter. Buses do tend to disrupt sleep less though.



Congratulations to Matthew and Philippa McFeat on the birth of their second daughter, Celia Grace, in April this year.



Congratulations to David and Jane Tingay on the birth of Joseph Velu Arthur, in June.

West of England Joint Local Transport Plan 3

Officers at the West of England Partnership (WEP) consulted in summer 2010 on their draft JLTP3, this being the third Local Transport Plan, and the second to be prepared jointly to cover the unitary authority areas of Bath and North East Somerset, Bristol City, North Somerset and South Gloucestershire – now known as the West of England.

For the first time it sets out a 20 year vision to provide context to more specific five year plans and includes chapters on climate change and CO₂ reduction targets.

While much of the plan's content has been around for a long time – some would say too long! – businesses with significant quantities of private parking would be well advised to keep an eye on the emerging proposals, as they include a scheme to introduce a workplace parking levy, as pioneered in Nottingham, although how that sits with the Coalition Governments end of the "war on motorists" remains to be seen.

To find out how JLTP3 might affect the things that matter to you, see WEP's [Travel+ website](#), or give Roger a call.