



SOUTHMEAD HOSPITAL PFI, BRISTOL



Artist's impression of the proposed super hospital—courtesy of Carillion

We were delighted in March 2009 to hear that North Bristol NHS Trust had selected our client, Carillion, as the front runner to design and build a new £430m super hospital at Southmead as part of the Trust's major comprehensive redevelopment of the site. Work on the preparation of a reserved matters planning application commenced immediately and, for a scheme of its size, was submitted in double quick time in July.

KTC was appointed as Transport Planning Consultant to Carillion to support its Private Finance Initiative bid for the new 110,000m², 800 bed acute hospital in 2007. Since then we have provided all the transport advice to Carillion throughout the newly introduced Competitive Dialogue process, and for

inclusion in last year's final bid. This work included assisting with the development of a master plan providing a range of supporting information in close liaison with Carillion, its architect BDP, planning consultant CSJ and landscape architect Cooper Partnership. The close working relationship between all of the various professional teams allowed the masterplan to evolve quickly and efficiently into an outstanding solution for the site's redevelopment.

Within the site, we worked with the team to develop the access strategies for public transport, cyclists, pedestrians, and emergency and service vehicles, recognising the differing needs of staff, visitors and patients. Among other things, the masterplan includes bus bays located

immediately adjacent to the new hospital building main entrance and two multi-storey car parks (MSCP) enabling parking within the site to be increased from 1600 to 2700 spaces on completion. The transport strategy therefore balanced the needs of a wide range of end users while accommodating a complex pattern of movements within the site without detriment to the urban design. KTC also prepared detailed 1:500 highway layouts for the internal road network and provided specialist advice on cycling and car parking layouts paying particular attention to the dynamic performance of the MSCPs.

Recent work for the planning application included the provision of traffic and transport planning advice in refining the masterplan, preparation of a Transport Statement and the construction traffic impact chapter of a Supplementary Environmental Statement.

"We are very pleased with the way our Bristol based consultants have used their local knowledge and worked as an efficient team to get from a bid to a scheme that will be delivered and provide a stunning state of the art hospital for Bristol"

Tony Harden, Carillion Project Director

A decision on the planning application is expected later this month and the new state-of-the-art 800-bed hospital should open its doors to its first patients in 2013/14.

BROCKWORTH, GLOUCESTERSHIRE

In August we were pleased to learn that a 90 dwelling scheme in Brockworth, on which we have been working for David Wilson Homes for some time, had received a resolution to grant planning permission subject to a Section 106 Agreement.

The Tewkesbury Local Plan allocated the site for approximately 60 dwellings at a minimum density of 30 dwellings per hectare. The proposal for 90 dwellings therefore proved controversial, even though the site area meant that the minimum density could not be met with a development of only 60 dwellings.

KTC was responsible for the preparation of a Transport Assessment and Travel Plan while CSJ Planning was responsible for town planning and Pegasus Planning Group was responsible for the layout and landscape.



Illustrative masterplan courtesy of Pegasus.

Failand, North Somerset



KTC has been providing transport advice to Fox Land and Property, part of the Gladman Group, on a proposed development at Failand. The development comprises 500 homes, a new primary school, doctor's surgery, 60 apartments with care, B1 employment space and a convenience store.

Working with FPCR, who prepared the indicative Masterplan shown above, the planning application was submitted in August.

The proposals include the provision of a new express bus service from the site into Bristol city centre and the establishment of a car club on the site.

Madeira Road and Redcliff Street

We are pleased to report that two projects covered in our previous newsletter have been approved. The planning application for a town centre student accommodation block and retail store in Madeira Road, Bournemouth was

approved in March. The major mixed use scheme in Redcliff St/St Thomas St/Three Queens Lane, Bristol was approved at committee in May. More information on both these projects can be found on our website.



We have been assisting Cubex Land for some time on a proposed office development on Anchor Road in the centre of Bristol. The development raised issues pertaining to daylight and sunlight that necessitated a number of scheme iterations but we were very pleased to hear that planning approval,

subject to a S106 Agreement, was obtained in April.

Our involvement has included preparation of a Transport Statement and Travel Plan. We were also responsible for devising a signal controlled access arrangement into the basement car park.

Image courtesy of Cubex Land and The Bush Consultancy

Berrow Medical Centre, Somerset

Berrow Medical Centre is a proposed GP surgery to serve the northern part of the Burnham Medical Centre practice area and relieve the cramped conditions in the existing health centre that cannot be extended any further. The site is just outside the settlement boundary and will also house a pharmacy, dentist's surgery and new premises for an elderly mental health day care centre. KTC was brought on to the project team after the first planning application was withdrawn following a recommendation of refusal from Somerset County Council, as local highway authority.

Working alongside GVA Grimley, who are providing planning, agency, and architectural services to the client, KTC demonstrated that the proposed development would be sustainable in transport terms due to the reduction in travel distances that patients would need to undertake and the lack of alternative sites within the urban area of Berrow. The site sequential assessment was undertaken by GVA Grimley and KTC provided input into the report by assessing the access and parking requirements for the various potential sites. The outcome of the sequential assessment was that there are no suitable alternative sites. The application was approved by Sedgemoor District Council at Committee in March with the decision notice issued in May 2009.

Schools Update

KTC continue to work with Skanska on a number of school projects. KTC has provided transport advice on a bid to develop the proposed new All Saints Academy in Cheltenham and we were delighted to learn in September that Skanska has been recommended as preferred bidder.

In Bristol, since our last newsletter, planning permission has been secured for new developments at St Bede's, Ashton Park, Florence Brown and Bristol Cathedral schools.

KTC has also produced a Transport Statement for an Applied Learning Centre and an updated Travel Plan at Writhlington School in Bath & North East Somerset.

Weston Regeneration

KTC has been advising Mead Realisations on transport matters in respect of approximately 100Ha of mixed use development within the Weston Regeneration Area in Weston-super-Mare. North Somerset Council has very recently released a masterplan for the regeneration area produced by Broadway Malayan and will shortly be consulting on Core Strategy policies. We agree with much of the Broadway Malayan Masterplan but believe that some revisions are required, not least the inclusion of the M5 Junction 21 bypass.

Oakham Treasures

KTC recently became involved in expansion proposals at a fascinating museum in Portbury near M5 Junction 19. Oakham Treasures is one of the largest privately owned museums of retail and farming history in the UK, housing a vast and unique collection of memorabilia from the last century ranging from grocery

store items to tractors. For more information go to the museum website www.oakhamtreasures.co.uk

A planning application has just been submitted for expansion of the display areas and provision of a new café.

Planning Appeals

Peter Mansell is on a roll at present having been successful in three recent planning appeals, all involving costs applications.

176 High Street, Portishead, North Somerset

Having acted for Bristol City Council (BCC), as landowner, on the planning application, Peter was retained to give evidence at the appeal in December 2008 against North Somerset Council's decision to refuse outline planning permission for the development of about 30 dwellings on a smallholding. Peter was able to demonstrate that the proposed access junction was fully in accordance with guidance contained in Manual for Streets and that the reason for refusal on highway safety was groundless. Acting for BCC, Gary Grant of

Counsel was successful in the application for a full award of costs.

The White Swan Public House, Vauxhall Bridge Road, London



In February 2009, Peter acted for The Spirit Group on its planning appeal against a decision to refuse planning consent for the placing of tables and chairs on the footway outside the White Swan public house.

Peter was able to demonstrate that the positioning of the tables and chairs would meet City of Westminster Council's own

guidelines and, using pedestrian capacity guidelines, would not cause an unacceptable obstruction to the footway. The Inspector upheld the appeal and awarded full costs to the appellant. A report on the Inspector's decision featured in Planning Journal in April 2009.

Woollard Lane, Whitchurch, Bristol

The third and most recent planning appeal required Peter to rapidly develop a case to present at the inquiry. The work had been kindly referred to Peter by Gary Grant, Counsel on the Portishead appeal above. B&NES members had refused planning consent for a single gypsy pitch against the recommendation of officers and therefore needed to employ consultants to support

the reasons for refusal. Within a week of the appointment Peter had organised a traffic count and speed survey, and developed a proof of evidence to demonstrate that there was doubt whether the required visibility splays could be provided. He also asserted that Manual for Streets was not the appropriate design guide for the highway adjoining the site.

The Inspector dismissed the appeal and accepted Peter's assertions that the development proposal would result in significant harm to highway safety. He also supported the Green Belt reason for refusal and refused the appellants costs application.

For further details of any of these cases, please see www.key-transport.com.



National Transport Awards

Roger Key joined Directors and senior representatives of Bristol City Council (BCC), The Bristol Alliance (BA) - developers of Cabot Circus - and First in Somerset & Avon (FSA) at the National Transport Awards dinner in July where, between them, the three parties had two entries in the Transport Partnership category.

Roger had suggested to the City Council and the Alliance that they enter the partnership award because their joint working on the transport components of

Cabot Circus was the best he has experienced in thirty years in the business. Sadly (in fact, bizarrely in the opinion of the Bristol group) the award went to what seemed to be a conventional rail maintenance contract, dressed up as a partnership. We're not bitter!

In the picture (clockwise from Roger at top) Steve Wehrle (BA), David Bishop (BCC), Justin Davies and Axel Fisher (FSA), Colin Knight (Coventry City Council but formerly BCC), Adam Crowther, Mike Brewer and Cllr Mark Bradshaw (BCC).

In Brief

Waitrose, Warminster

Henry Boot Developments' application for a 2,892m² Waitrose food store on the Dents factory site in the centre of Warminster was approved by the Western Area Planning Committee of Wiltshire Council early in August. See our website for further information about KTC's supporting role.

Travelodge, Bristol

KTC is pleased to have assisted Travelodge in securing planning permission for a new 155 bed hotel in Redcliffe, Bristol. The development includes some 800m² of separate flexible retail/leisure uses on the ground floor. KTC was responsible for preparing the Transport Statement and Travel Plan which accompanied the planning application. This is the second scheme in Redcliffe containing a hotel on which KTC has worked this year (see Reddiffe Street article opposite).

Sir Bernard Lovell School, South Gloucestershire

Outline planning permission was granted in July for a 13 house development on surplus playing fields at Sir Bernard Lovell School. Assisting Hoddell Associates, KTC provided transport advice on the proposal. The development is proposed to provide gap funding for a new sports hall and other improvements at the school.

Caravan Storage, Weston-super-Mare

With the recession biting and more people choosing to holiday at home, KTC was retained to provide transport advice pertaining to the expansion of a caravan storage facility at Hay Bow Farm in Weston-super-Mare. The proposal was to increase storage from 100 to 300 caravans and planning permission was obtained in July.

OKTC! EXCLUSIVE PICTURES FROM DAVID AND JANE'S WEDDING



David Tingay has finally given up his bachelor status and has married Jane Wicks, an Australian water engineer.

Photo credits: Stephen Le Flohic and Dan Coney

They met on a sailing trip from Plymouth to Guernsey in 2006 – and it has been “plain sailing” ever since (Ed - sorry).



David and Jane married at Woodlands Church in Bristol on a glorious autumn day. They travelled to the reception at Ashton Court Mansion in a 1956 open top Land Rover lovingly restored by David's father.



The cake sported a cyclist figurine in recognition of David and Jane's keen interest in cycling.

All at KTC wish David and Jane a great honeymoon in Jamaica and many happy years together.

Sailing away

As David was otherwise engaged on preparing for his wedding, it was left to Roger and Peter to keep up the KTC sailing tradition this year. Roger enjoyed a long weekend in early September visiting St Peter Port in Guernsey and, the following weekend, and purely coincidentally, Peter sailed on the same yacht to the north Brittany coast. The French food and wine, and beautiful scenery was such that Peter's uncomfortable crossing was soon a distant memory! The following image shows why you have to keep watch when crossing the shipping lanes!

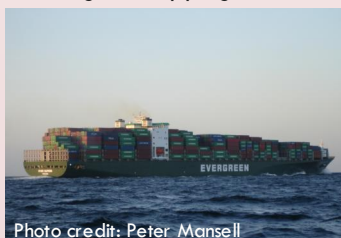
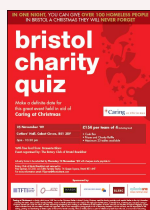


Photo credit: Peter Mansell

Christmas Quiz

KTC is co-sponsoring a Bristol charity quiz which has been organised by The Rotary Club of Bristol Breakfast.



The quiz will raise money for Caring at Christmas, a charity which has been running the Christmas Shelter in Bristol since 1987. During Christmas week the charity provides much needed shelter to the city's homeless.

The event will be held at Cutlers' Hall (adjoining Brasserie Blanc in Quakers Friars, Bristol) on Wednesday the 25th November.

If you fancy signing up further details on the event can be found in the news section of our website.

New Arrivals

Congratulations to Sean and Maria McIntyre on the birth of their daughter Sophie Alexandra in June this year.

Full of attitude and already sporting an impressive punk hair style we understand Sean is somewhat jealous of all the hair.

Photo credit: Sean McIntyre



Practicing what we preach

Cycling News

The team at KTC continue to set a good example by getting on their bikes. Cycle to work day in June 2009 prompted over 40% of the office to cycle in to work.

Staff at KTC are still taking advantage of the government's Cycle to Work initiative which allows employees to benefit from a long term loan of bikes and equipment such as lights, locks and panniers completely tax free. At the end of the loan period the individual can purchase the bike at “fair market value”.

Even Roger is considering buying a bike, however, this is dependant on Jon finding him a flat cycle route from Wrington to the office!

David and Matt (plus their significant others) took part in Bristol's Biggest Bike Ride in June this year. They opted to undertake the 38 mile ride, which took them from Bristol

to Clevedon and back (via Bristol Airport). In fact David did it twice, once properly (at speed) on his own the day before the event and again on the day of the event with the mere mortals.

Jam Busting June

KTC took part in this years Jam Busting June, an event organised by Bristol City, South Gloucestershire, Bath and North East Somerset and North Somerset Council's to encourage people to consider their mode of travel more. Despite four out of seven of the team always travelling by foot, bike or public transport we did not make the top rankings of carbon saving due to the unfair weighting system, however we did manage to save approximately 123kg of carbon, although this assumes we all drove in the first place.

Bristol Commuter Count

KTC also signed up to take part in the Bristol Commuter Count in early October.

KTC Website

For up to date news and information about Key Transport Consultants please visit our website at: www.key-transport.com

