



## RELOCATION, RELOCATION, RELOCATION

Welcome to the third edition of the Key Transport Consultants Newsletter and news of our imminent office move. Three years on from launching KTC with an expanding workload and staff numbers, our office in Queen Square is



New offices, 25/26 Berkeley Square

getting cramped. The time has come to move.

We are keen to remain in central Bristol to benefit from the high level of accessibility and the city centre's facilities and services.

We are therefore delighted to announce that we have just exchanged contracts on our own offices at 25/26 Berkeley Square. The additional space will ensure we have the capacity to maintain our reputation for providing a high level of personal attention, technical expertise and experience.

We expect to be moving in early May and will forward new contact details shortly, but meanwhile please use our 0870 609 4424 phone number until we have confirmation of our new 0117 number.



(left to right) Peter Mansell, Roger Key, Sean McIntyre and David Tingay

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## KEY TRANSPORT CONSULTANTS' NUMBERS SWELL

KTC are very pleased to announce the arrival of three new staff. Stephen Le Flohic joined us as Technical Director in February 2008, Matthew McFeat joined as Principal Transport Planner in November 2007 and Jonathon Rees, a Senior Technician, joined us in October 2007. The appointments reinforce and enhance our skill base and will assist KTC to maintain its objectives of being proactive and providing quality advice.

**Stephen Le Flohic** joins us from RPS and brings a wealth of transport planning experience to KTC. Stephen has been working in Bristol since 1986 and is well known to the directors having worked with them at Symonds Group. Stephen has some 25 years post graduate experience in transport planning and is a member of the Royal Town Planning Institute. Apart from spells at Dorset and Avon County Councils early in his career, this experience has been gained in consultancy. Contact: [stephen.leflohic@key-transport.com](mailto:stephen.leflohic@key-transport.com)

**Matthew McFeat** has worked in Bristol since 1998, previously working with Oscar Faber (now Faber Maunsell) and Colin Buchanan. Matthew has a wide range of experience including production of micro simulation models and major travel plans. Matthew is a competent web site designer who has developed a number of web sites and online questionnaires in support of a range of travel planning projects. Contact: [matthew.mcfeat@key-transport.com](mailto:matthew.mcfeat@key-transport.com)

**Jonathan Rees** is also well known to the directors of KTC having worked with them at Capita Symonds. Jon is very experienced in producing highway/transport layouts and details and has excellent CAD skills. During his time at Capita Symonds Jon worked extensively on the Broadmead Expansion Scheme. Contact: [jonathan.rees@key-transport.com](mailto:jonathan.rees@key-transport.com)



(left to right) Stephen Le Flohic, Jonathan Rees and Matthew McFeat

See the KTC Regional Spatial Strategy Information sheet on our website [www.key-transport.com](http://www.key-transport.com)

# Projects

## Broadmead Park & Ride



The Christmas Park & Ride bus service that is now an established part of the Bristol Christmas shopping scene was first conceived by KTC in 2005.

The service is able to operate because of an unusual, informal five-way partnership: University of the West of England make their car park and security available free of charge; South Gloucestershire Council

provide free signage to the car park; Bristol City Council and First Bristol provide marketing expertise and promotion for the service with Bristol Alliance and the City Council providing the funding.

In 2007 KTC advised the Bristol Alliance, developers of Bristol's £500M Cabot Circus, on new timetable arrangements and

patronage rose by 50% on 2006, with an average close to 500 passengers carried each day it operated.

As publicity about the capacity of Bristol's roads to cope with the increasing volume of traffic continues to grow, we are proud to be involved in brokering and maintaining a scheme that helps relieve the pressure.

## Airport Parking

KTC has been instructed to assist in seeking planning permission for several off-airport car parks to serve Bristol International Airport, a controversial subject in rural North Somerset.

Roger Key has long held the view that a handful of off-airport car parks are needed strategically located alongside the main routes to the airport where they can intercept passenger trips before they reach the increasingly busy section of the A38 near the airport.

Suitable sites are hard to find as they need to be on previously developed but unused land – not farmers fields! - and located close to the roads leading to the airport. However such sites do exist and can offer a sustainable alternative to

construction of new car parking within the Green Belt at Bristol International Airport.

We have previously worked on two applications, one at the former Avon Livestock Market, Winford, the other at Gatcombe Farm, near Wrington. Both were turned down on grounds of Green Belt policy objections.

This year Roger is back in action working with Stride Treglown in supporting an appeal against an enforce-

ment notice to close Bristol Park and Fly's 1200 space car park on hard-standings at Langford Mushroom Farm, next to the B3133. This site will be something of a test case, being, we believe, the first non-Green Belt car park to be tested at appeal and only failing to secure consent because of a transport policy objection. It is also unique because the applicant is offering to run an associated bus service from Worle Station at Weston-super-Mare, via the site, to

the airport. Meanwhile, we await with interest the publication of the next version of Bristol International Airport's Master Plan, which is due this spring/summer to see whether it includes a credible strategy to increase the parking supply to match the ever increasing demand.

### Hengrove Oasis Academy

Following on from our work with Skanska in 2006, on the rebuilding of four secondary schools in Bristol, KTC are very pleased to be appointed in 2008 by Skanska as transport consultants for another secondary school in Bristol, the Hengrove Oasis Academy



## Southmead Acute Hospital

KTC was delighted to be appointed last summer to provide transport planning advice to Carillion Health in its bid to secure the contract to build the new 800 bed Acute Hospital at Southmead in north Bristol. Being procured under the new

Competitive Dialogue (CD) process – a modern variation of PFI – the tendering process involves regular discussions with client, North Bristol NHS Trust, when design ideas can be tested for compliance with the client's requirements.

After five months of work in CD Stage 1, Carillion Health were successful in making the shortlist of two and we are currently busy working with them on the final round of dialogue – CD2 - which ends in July.

Visit our website: [www.key-transport.com](http://www.key-transport.com) for more information on our projects and capabilities



## KTC PROJECTS IN THE PRESS

A number of Peter Mansell's projects have been attracting the attention of the press and the newspaper cuttings file is starting to bulge! A few are set out below and for more information on these projects, please contact [peter.mansell@key-transport.com](mailto:peter.mansell@key-transport.com).

### Barrow Hospital, Barrow Gurney, near Bristol

Those readers who are residents of North Somerset might well remember the regular reports of this controversial project in the local press. Outline planning consent was granted in August 2005 for the redevelopment of the former Barrow Hospital site, in the North Somerset Green Belt, for largely office use. The site was bought by Del Piero Ltd and one of the first tasks was to establish the quantum of floorspace that could be constructed as, unusually, the

outline consent only specified the footprint area. Del Piero Ltd appointed KTC as transport consultants to work alongside its planning consultants, GVA Grimley.

Lengthy negotiations took place with officers of North Somerset Council (NSC) eventually leading to agreement of a development of 24,000m<sup>2</sup> of new build office development over a footprint of 11,000m<sup>2</sup>. A planning application to vary one of the outline consent conditions was submitted and

subsequently reported to Committee with a recommendation to approve. However a campaign by local residents, Barrow Gurney Parish Council and the local ward Members, sought to have the application refused and led to inaccuracies being reported in the local press. This resulted in the application being deferred at several Committees, before NSC appointed Halcrow to undertake an independent audit of the transport assessment that had been submitted by KTC and approved

by officers at NSC. The audit accepted that the transport assessment was robust and NSC approved the application at Committee in early January 2008.

Work has now commenced on masterplanning of the site and discharging conditions such that this important site can start delivering job opportunities in the northern part of North Somerset.

### Wedlock's Public House, Ashton Gate, Bristol

Working with architects Woodward Hambly Webb, the redevelopment of this disused pub to provide 14 flats and a small office was granted planning consent despite a campaign by Bristol City FC supporters who wanted the pub, named after former player, Fatty Wedlock, to be retained. The developer, Back Wind Ltd demonstrated that it was not viable for a pub to be reopened.

### Myrtle Drive, Shirehampton, Bristol

Planning consent was granted for a development of 32 dwellings to be constructed by Jephson Housing Association on this former allotment site on the banks of the River Avon, despite local opposition featuring regularly in the local press. KTC worked alongside CSJ Planning.

### Nailsea School, North Somerset



Image Courtesy of Aedas Architects

Having worked with Aedas Architects in securing planning consent for the redevelopment of Writhlington School at Radstock as a One School Pathfinder (OSP) project under the Government's Building Schools for the Future initiative, we were delighted to be asked to work again with Aedas as part of the Carillion team bidding for the OSP at Nailsea School in North

Somerset. Following a bid process during Autumn 2007, Carillion was named as preferred bidder in early January 2008 with a deadline of submitting a planning application by mid February 2008. This deadline was successfully met and the results of consultation events and subsequent newspaper reports were generally very positive. The programme is to construct the new school behind the existing buildings by the end of 2009 to enable the demolition of the old buildings and completion of the external works in early 2010.

### Appeal Decisions in 2008

KTC were pleased to learn in January that two appeals on which we had provided transport advice had been successful. Working with Hoddell Associates Sean McIntyre provided advice on two residential schemes in North Somerset, one in Claverham and one in Weston-super-Mare.

### Trunk Road Service Area, A30, Innis Down, Bodmin, Cornwall

KTC are working with Barton Willmore on promoting a new service area on the A30 in Cornwall for Land Planning Group. Our Transport Assessment has been approved by the Highways Agency and we await the planning application decision with interest.

## Spotlight on Stephen Le Flohic



During his two and a half years at RPS Transport, Stephen was introduced to the "world of waste". He produced Transport Assessments and transport chapters for Environmental Statements for major new waste treatment applications including an Energy from Waste facility in Hull and an Energy Recovery Facility near Mansfield on an old colliery site. It was not all waste at RPS though – Stephen also worked on a transport strategy for a new stand for Plymouth Argyle Football Club, a Transport Assessment for a new orbital road for north Corby and advised Avon and Somerset Police Authority on potential development opportunities.

Prior to RPS Stephen worked at Capita Symonds for two and a half years. Whilst

there Stephen, reporting to Roger, wrote much of the Transport Assessment for the Broadmead Expansion scheme.

He also worked on the redevelopment of the Mega Bowl site in Ashton, Bristol for residential development. Along with Sean, Stephen worked on a Partnering project with Bristol City Council advising on a variety of development proposals including the new Redland School, Horfield Leisure Centre and proposed expansions of Tesco stores at Golden Hill and Callington Road.

Prior to joining Capita Symonds, Stephen spent about 16 years at Peter Evans Partnership where he worked on a wide variety of schemes including food store schemes for Asda, Tesco, Sainsbury's, Waitrose and Lidl.

A relatively recent convert to "the beautiful game", Stephen is a Saints fan having been brought up in Southampton. This interest has roughly coincided with the ailing fortunes of the club – maybe he should stop

supporting and see if the trend reverses. Living within walking distance of Ashton Gate colleagues suggest this is where his allegiances should lie! Contact: [stephen.leflohic@key-transport.com](mailto:stephen.leflohic@key-transport.com)

### Insanity?

Later this year David is attempting the Marmotte. It's a 174km cycle ride in the Alps, with over 5km of climbing. It takes in the famous Tour de France climbs of Col du Telegraphe, Col du Galibier and finishes at Alpe d'Huez (pictured below).

As a "warm up", David's entering the Tour of Wessex Sportive in May. Only 528km in three days....



### Climbing the wall



In his spare time Roger is the lead organiser of a sponsored abseil on behalf of Bristol Breakfast Rotary Club. A similar event last year held in the Avon Gorge raised £9,000 for Barnardo's and other selected charities.

This year's event will be held on Saturday 19<sup>th</sup> April at the Holland House Hotel on Redcliffe Hill, Bristol and the lead charity is The Alzheimer's Society. There are places available and if you are interested in taking part please contact Roger on 07775 702005 or email [abseil@key-transport.com](mailto:abseil@key-transport.com).



## Business West Transport Chairman



Roger Key has supported Business West for many years, contributing to the formation of its transport policy since the late 1990s. With an ever expanding agenda, Nigel Hutchings, Business West's Regional Affairs Director, has split the Planning and Transport Group into the two headline topic areas, with either Planning or Transport

addressed at bi-monthly meetings.

Roger was honoured to be asked and pleased to accept the job of Chairing the Transport meetings, which commenced in March with a full and frank report from First Great Western on their plans to remedy problems with their franchise.

We will be issuing contact details for our new office in early May 2008. Until then our details are:

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