

As we move from 2018 to 2019, **cTc Group** is able to take a moment to look back on a great year of significant growth, culminating with a move to larger premises, offering us more flexibility and opportunity for continued expansion.

2018 saw us continue to build on our substantive experience in residential development, whilst also advising on various schemes promoting other land-uses including employment, retail, hotel, place of worship, leisure, sports, holiday venue and student accommodation. We continued to build on our reputation for success at Appeal with a further win on behalf of a London based developer, gaining consent for a student hall of residence in Falmouth. Our project work during 2018 took us to sites including Buckinghamshire, Cornwall, Devon, Essex, Hertfordshire, Lancashire, North Lincolnshire, Oxfordshire, Wiltshire, Yorkshire as well as our home-turf of Newport, Gloucestershire (and South Gloucestershire), Herefordshire, Somerset (and North Somerset) and of course the City and County of Bristol, where our Head Office is located.

With plenty of exciting opportunities bubbling away for 2019, we are looking forward to an invigorating year of challenges and opportunities! Some of our more recent news is summarised below for your interest.

carl TONKS consulting is delighted to be assisting the Mead Group in regard to promotion of their proposal for an Airport Park and Ride facility near to Junction 21 of the M5 motorway. This is designed to serve Bristol Airport's proposed expansion to 12MPPA, the latter being currently the subject of a Planning Application to North Somerset Council.

Due to the location in the Green Belt, an Inset was granted several years ago to cater for the Airport's then current operations and (at that time) envisaged growth. It has been confirmed on numerous occasions since that no further impingement into the Green Belt will be considered and yet due to the constraints imposed by its location, the recent Planning Application has included a further 5.1Ha of Green Belt incursion to provide for much needed additional parking.



The proposal by Mead Group is being promoted by Sutherland Planning and Legal Services along with **carl TONKS consulting** and John Hardy. It is located wholly outwith the Green Belt, adjacent to the National Motorway network and removes airport traffic from North Somerset's roads. It addresses the needs of the more than 1,800 objectors (*at the time of writing*) to the Application and enables the Region to enjoy the benefits which will result from further expansion of this International facility, whilst protecting the health, safety and wellbeing of local residents by removing unnecessary traffic movements from unsuitable local rural roads. More particularly it protects the important Green Belt from further incursion, retaining this protected environment for the enjoyment of future generations.



Agreement is reached with Highways Development Management Officers of Gloucestershire County Council in regard to a proposed employment development on an existing industrial estate in Andoversford. Highways officers had previously recommended refusal but **carl TONKS consulting** designed some minor improvement works to the existing site access arrangements and reached agreement with officers that the scale of improvement more than outweighed the scale of impact and consequently on balance the proposal is unobjectionable on highway grounds.

An access report is compiled and submitted in support of a proposal for a glamping site in a rural location near to Peterborough. This was supported by design work by **cTc** including site visit to confirm highway geometry, speed survey to demonstrate appropriate visibility along with impact on adjacent hedgerows and general performance of the proposed access arrangements for this farm diversification proposal.

Newland Homes open their showhome on their Newark Meadows site at Hempsted, Gloucester. This luxury development comprises 44 3, 4 and 5 bedroom homes in a rural setting west of the City Centre. The planning application was supported by a Transport Statement by **carl TONKS consulting** which led to much discussion in particular regarding the design of the site access junction. The resultant development provides high quality housing close to the City Centre and yet with rural outlook, Newark Meadows is inspired by the earlier, adjacent Newark Farmsted development, also supported by **cTc**.



Congratulations to Richard Price, Graduate Transport Planner with **carl TONKS consulting's** Bristol Office, on becoming Graduate Member of the Chartered Institute of Highways and Transportation (GradCIHT).

Should you have any transport planning or traffic engineering requirements to support your property management or development aspirations, please do not hesitate to contact **cTc** via either of the following;

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