



Case Study

Abbotswood, Romsey, Hampshire

Background

Cole Easdon Consultants (CEC) provided civil engineering, transport planning and water management consultancy services for a new 800 dwelling residential development, including a local amenity centre with public house/restaurant, shops, community centre, doctor/dentist's surgeries, a nursing/care home and associated public open space. CEC's involvement was instrumental to the clients obtaining planning permission for the development.

Clients

Taylor Wimpey UK Limited, Bellway Homes (Wessex) and The Perbury Group/Bovis Homes.

CEC Input

- Input to masterplan
- Proof of Evidence & Expert Witness at Local Plan Inquiry
- Transport Assessment & Residential Travel Plan
- Flood Risk Assessment & Drainage Strategy
- Environmental Impact Assessment - preparation of the transport, infrastructure and hydrology & drainage chapters of the Environmental Statement
- Professional input at stakeholder consultations and public exhibitions
- Cost estimates for 11 off-site highway improvement works
- Section 278 detail design for two vehicular site access arrangements
- Section 38 detail design for principal on-site highways and utility connections
- Cut & fill calculations
- Section 104 detail design for sewer adoption
- Detail design for on-site residential land parcels
- Road Safety Audit Stages 1, 2 and 3

Initially, CEC provided detailed transport planning and flood risk input to support the allocation of Abbotswood as a reserve site for housing within the Test Valley Borough Local Plan.



Architect: www.tetlowking.co.uk

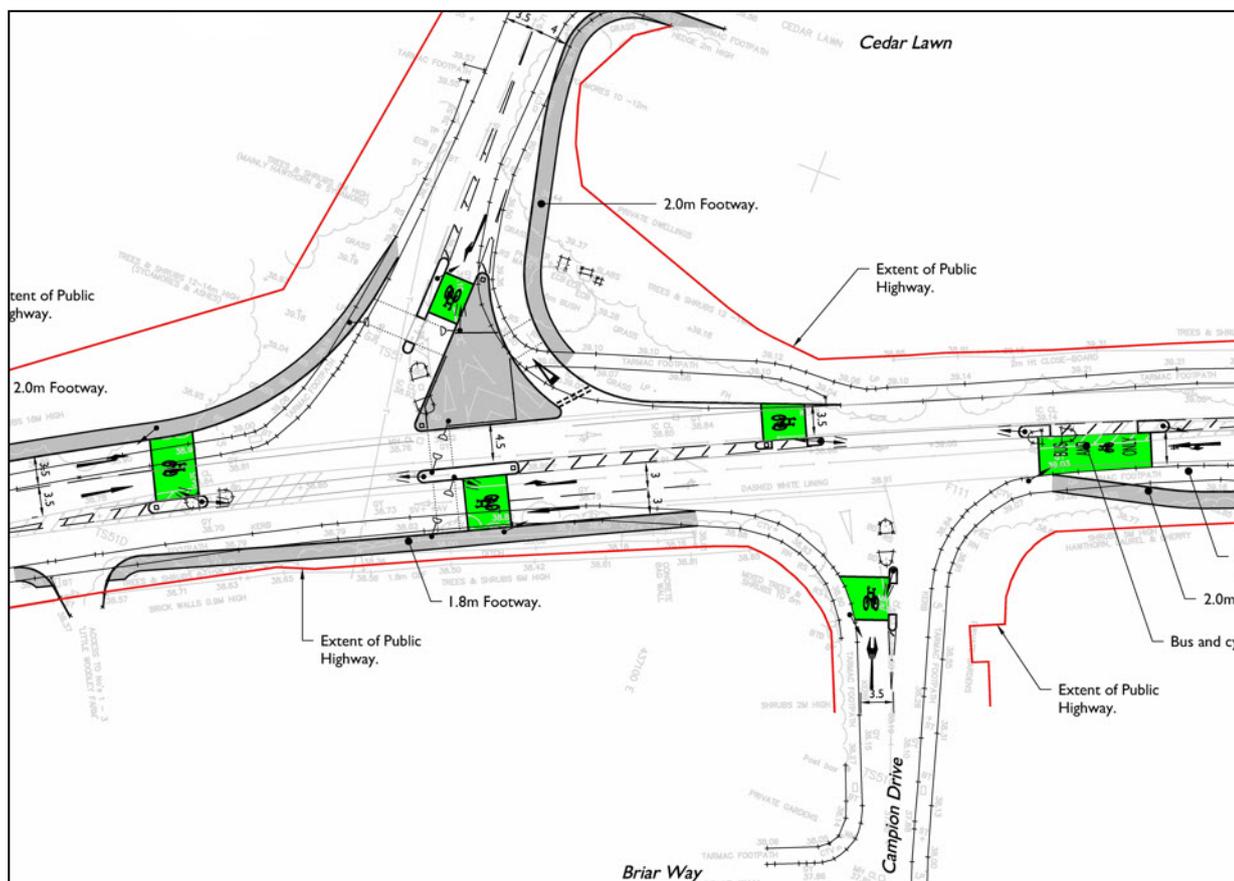
Our drainage strategy incorporated various SUDS measures including infiltration basins, soakaways, swales and permeable paving. We also calculated appropriate traffic data for the noise and air quality consultants.

Detailed cut & fill calculations were undertaken to inform the phasing of the development and calculate the volume of material that would need to be removed from the site, the implications of which needed to be reflected within the Environmental Statement. CEC's cut & fill analysis ensured the project phasing was such that double-handling of material on site was minimised as far as practicably possible.

Our senior staff attended several public exhibitions and stakeholder consultations prior to the planning application being submitted.

We engaged with officers from Test Valley Borough Council, Hampshire County Council (HCC) and the Environment Agency throughout the project to ensure that there was no technical objection to the application from them.

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CEC also negotiated with HCC on behalf of the developer consortium to minimise as far as possible the transport-related developer contributions associated with the proposal.

Benefits of Our Involvement

- CEC's expert witness services at the local plan inquiry stage of the planning process were fundamental in the subsequent allocation of the site for residential purposes
- The transport planning and water management consultancy services required to formalise the planning application were key to our clients gaining planning approval
- CEC's pro-active approach and early involvement ensured the timely approval by HCC of the detailed design package for the two site access arrangements.

"Over the last 10 years Cole Easdon have consistently provided me with robust commercial advice on highways and drainage matters that myself and my clients have been able to rely on as part of the planning process. The senior staff responsible for each project from the outset are accessible throughout which I find essential."

Jim Tarzey, Planning Director at Pegasus Planning Group, Bristol
Pegasus were the appointed planning consultants for this project.

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