



Cole Easdon

TRAVEL PLAN STATEMENT

Proposed Residential Development, 423 Whitehall Road, St George, Bristol on Behalf of Crossman Acquisitions Ltd

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1.0 INTRODUCTION

- 1.1 This *Travel Plan Statement (TPS)* has been prepared by Cole Easdon Consultants (CE) on behalf of Crossman Acquisitions Ltd to support a planning application for a residential development at Whitehall Road, St George, Bristol. Refer to CE Plan 9514-201 [*Accessibility & Location Plan*] contained within Appendix 1.
- 1.2 The site consists of a two-storey building, featuring a 190m² retail unit (Class F2) on the ground floor and a 3-bedroom residential flat on the first floor (as shown in Photograph 1.1). It is proposed to convert the building into an HMO (house of multiple occupation) featuring 20 private living spaces. Refer to Drawing Nos. 2787 P100(B) [*Ground Floor Plan Proposed*] and 2787 P101(A) [*First Floor Plan Proposed*] (by Angus Meeks Architects) included within Appendix 2 of this Report. Full details regarding the development proposals are provided within Section 4 of this Report.



Photograph 1.1: 423 Whitehall Road

- 1.3 This *TPS* is reflective of the scale of development proposed and demonstrates a commitment by the developer to limiting the impact of the proposal on both the local highway network and on the environment through encouraging the use of sustainable modes of travel amongst future residents of the development. Guidance provided by Bristol City Council (BCC) suggests that a residential development of between 20 to 49 dwellings will require a *TPS*.

Travel Plan Target Audience

- 1.4 In the first instance, this *TPS* is to be read by Technical Officers of the Local Planning and Highway Authorities. More user-friendly literature will be produced for residents and included in Travel Information Packs distributed to the occupiers of each unit.

Structure of the Report

- 1.5 The *TPS* is structured into the following sections:
- Section 2.0 sets out the objectives of the *TPS*;
 - Section 3.0 describes the existing conditions both within and surrounding the development;
 - Section 4.0 outlines the development proposals;
 - Section 5.0 describes the package of measures proposed for the development; and
 - Section 6.0 looks at the implementation of the *TPS* including an Action Plan and proposed monitoring.

2.0 TRAVEL PLAN OBJECTIVES

- 2.1 This Section identifies the proposed objectives for the *TPS*.
- 2.2 The headline objective of this *TPS* shall be as follows:
‘To reduce the number of new car borne trips, particularly single occupancy trips, on the local highway network resulting from the development to a lower level than predicted within the Transport Statement, and to encourage residents and their visitors to travel by sustainable modes of transport’.
- 2.3 Beneath this headline objective, it is possible to identify a number of other sub-objectives as follows:
- A. promote the development as a sustainable housing location;
 - B. to reduce single occupancy car trips;
 - C. to encourage residents to walk or cycle; and
 - D. to encourage the use of public transport.
- 2.4 Delivery of this *TPS* will not only benefit future residents, but will also contribute towards enhancing the environment of the wider community. This will be achieved through increased numbers of residents walking and cycling and making use of local public transport (which will ensure the viability of the existing bus services) as well as by reducing congestion and journey times and improving local air quality through reduced emissions.

3.0 EXISTING SITE CONDITIONS

3.1 This Section considers the existing site including location, local facilities and the local transport network.

Site Location

3.2 The proposed development site lies on the northern side of Whitehall Road in the east Bristol suburb of St George, at its junction with Embassy Road. The site is located approximately 4.1km (2.6 miles) to the northeast of Bristol city centre, 1.7km (1.1 miles) to the northeast of Lawrence Hill railway station and 3.1km (1.9 miles) to the northwest of Kingswood.

3.3 The site consists of a two storey end-terraced property situated between Thurston Barton and Embassy Road, featuring a retail unit on the ground floor and a residential unit on the first floor.

3.4 The site is bounded by Embassy Road to the east, by residential properties to the north and west and by Whitehall Road to the south.

Access to Local Facilities

3.5 The location of the proposed development site provides good access to key services (food retail, health and employment) within a reasonable travel time by sustainable modes of transport. The local facilities, for example, will be easily reached on foot and by bicycle, whilst other facilities are accessible by public transport.

3.6 Table 3.1 provides summary details of the nearest services and facilities (by type) to the proposed development site. Refer also to CE Plan 9514-201 [*Location & Accessibility Plan*] within Appendix 1.

Table 3.1: Approximate Distances to Local Services from the Proposed Development Site

Description	Approx. Distance from Site for Walking / Cycling	Local Service
Convenience Store	60m (190 ft)	Premier, 433 Whitehall Rd, B55 7BX
	240m (0.1 miles)	Whitehall Stores, 342 Whitehall Rd, BS5 7BW
Supermarket	850m (0.5 miles)	ALDI, 273-279 Church Rd, BS5 9HT
	1.5km (0.9 miles)	Iceland Supermarket Easton, 190 Lawnwood Rd, BS5 0EU
	1.8km (1.1 miles)	Lidl, Church Road BS5 0BT
Cashpoint (free)	240m (0.1 miles)	Whitehall Stores, 342 Whitehall Rd, BS5 7BW

Description	Approx. Distance from Site for Walking / Cycling	Local Service
Gym / Leisure Facilities	700m (0.4 miles)	Body Focus Fitness, Unit 12, Eastpark Trading Estate, Gordon Rd, BS5 7DR
Hairdresser	300m (0.2 miles)	Paige's Hair & Beauty, 308 Whitehall Rd, BS5 7BW
Dentist	500m (0.3 miles)	Bupa Dental Care St George, The Old Church, Neath Rd, BS5 9AP
Doctors / GP	1.5km (1.0 miles)	St George Health Centre, Bellevue Rd, BS5 7PH
Pharmacy	1.0km (0.6 miles)	Redfield Pharmacy, 235 Church Rd, BS5 9HL
Library	600m (0.4 miles)	St George Library, Church Rd, BS5 8AL
Public House	350m (0.2 miles)	Wackum Inn, 533 Whitehall Rd, BS5 7DA
	400m (0.2 miles)	The Kings Head, 277-279 Whitehall Rd, BS5 7BH
Post Office	750m (0.5 miles)	Royal Mail Bristol East Delivery Office, Prospect Pl, BS5 9AB
	1.2km (0.8 miles)	Redfield Post Office, 104-106 Church Rd, BS5 9LE
Take-Away Food	230m (0.1 miles)	Golden Kitchen, 489 Whitehall Rd, BS5 7DA
	230m (0.1 miles)	Pizza Box, 346 Whitehall Rd, BS5 7BW

3.7 It can be seen from Table 3.1 that all the local amenities are located within 2km of the proposed development site, so are within a distance where walking and cycling have a significant potential to replace car trips.

3.8 The following provides a synopsis of the nearby provisions by type.

Employment

3.9 Principal employment areas within close proximity to the proposed development site include:

- Eastpark Trading Estate (350m / 0.3 miles – 5 minute walk¹);
- Fishponds Trading Estate (1.0km / 0.6 miles – 12 minute walk);
- Lawrence Hill Industrial Park (2.1km / 1.3 miles – 11 minute cycle²);
- Lodge Causeway Trading Estate (2.4km / 1.5 miles – 12 minute cycle);
- Eastgate Retail Park (2.4km / 1.5 miles – 12 minute cycle);
- Eastgate Office Centre (2.5km / 1.5 miles – 13 minute cycle);

3.10 All of the locations listed above are located within the 5km distance where cycling trips can replace car trips. Cyclists travelling towards Lawrence Hill Industrial Park can make use of the Bristol to Bath cycleway (described further below) to avoid travelling on road for much of their

¹ At 1.4m/s in accordance with *Providing Journeys on Foot*, CIHT

² At 12kph (7.5mph) as recommended by the DfT

journey. Additionally this route provides a link to other major employment centres further afield such as St Phillips, Temple Meads, Broadmead, Cabot Circus and Bristol city centre.

Walking and Cycling

- 3.11 Whitehall Road, Embassy Road, Howard Street and Chester Road all benefit from footway provision along both sides of the carriageway. The location of a zebra crossing adjacent to the site enables pedestrians to safely cross Whitehall Road towards St George Park (shown in Photograph 3.1), which provides a useful traffic free route through the park to the shops and facilities along Church Road.



Photograph 3.1: St George Park

- 3.12 Figure 3.1 below illustrates the walking distance that can be achieved within 20 minutes, which shows that the majority of Church Road (including the shopping area), St George Park, Eastville Park and the residential areas of Whitehall, Greenbank, Redfield, St George and Speedwell, can all be comfortably reached within that time period.

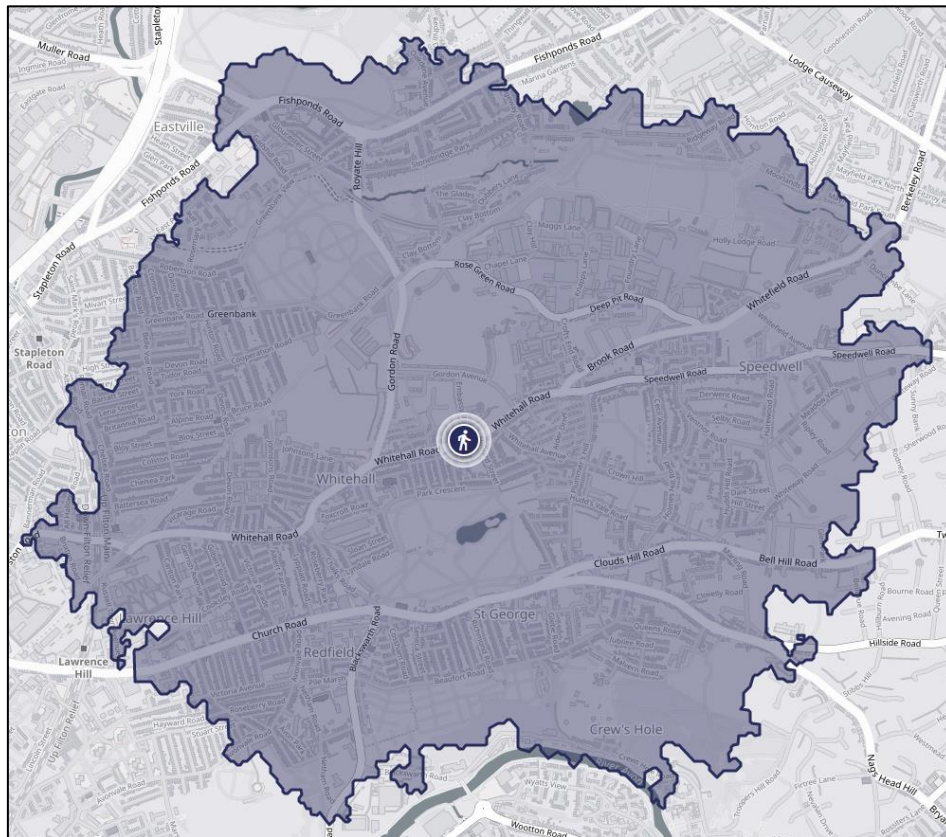


Figure 3.1: Walking distance achievable 20 minutes away from the site
Source: traveltime.com

3.13 The development benefits from being located in close proximity to the Bristol to Bath Cycleway, which forms part of National Cycle Network (NCN) route 4. It can be accessed approximately 650m (0.4 miles) to the northwest of the site via Embassy Road, Gordon Avenue and Gordon Road adjacent to Greenbank Cemetery. The Bristol to Bath Cycleway provides a traffic free route over a significant distance through the suburbs of Easton and Lawrence Hill towards St Phillips, Bristol Temple Meads railway station and Bristol city centre in the west and through Fishponds, Staple Hill and Mangotsfield towards Warmley, Bitton and Bath in the east. Refer to Photographs 3.2 to 3.4.



Photograph 3.2: Gordon Road access into Bristol to Bath Cycleway



Photograph 3.3 (left): Bristol to Bath Cycleway (Rose Green Road access)
Photograph 3.4 (right): Bristol to Bath Cycleway (Bruce Road / Johnsons Road access)

- 3.14 Connections can be made onto the Frome Valley Cycleway at Greenbank Cemetery using quieter roads towards Stapleton Road. From here a largely traffic free route is available towards the University of the West of England's Glenside and Frenchay campuses as well as towards Bristol Business Park and Bristol Parkway railway station.
- 3.15 Additional cycle infrastructure in the area includes cycle lanes along Whitehall Road between Gordon Road and Chalks Road. A copy of BCC's *Bristol Cycle Map* is included within Appendix 3 of this Report and provides details of all cycle routes within Bristol.
- 3.16 Figure 3.2 below illustrates the cycling distance that can be achieved within 20 minutes of the site. This includes Bristol city centre, Lawrence Hill and Bristol Temple Meads railway stations and extends as far as Kingswood in the east, Mangotsfield, Downend and Frenchay in the northeast, Lockleaze and Horfield in the north and Brislington in the south.

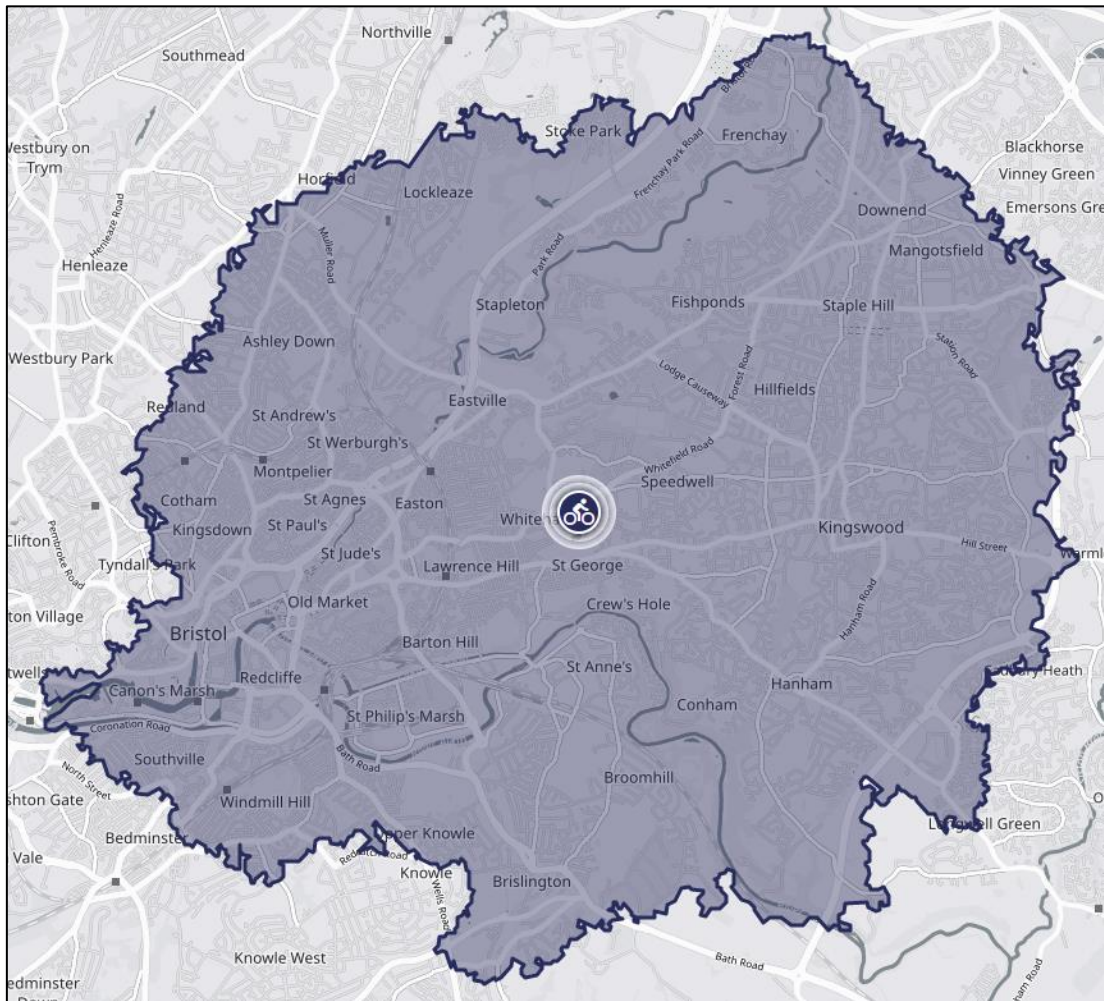


Figure 3.2: Cycling distance achievable 20 minutes away from the site
Source: traveltime.com

Bus

3.17 The development site is well served by local bus services. These can be accessed from bus stops on Whitehall Road (Embassy Road bus stops) located directly opposite the site or to the east of Embassy Road (as shown in Photographs 3.5 and 3.6). These are located a maximum of 50m from the site and provide four bus services an hour in either direction during the daytime³. Both bus stops include a bus flag and bus timetable information. The eastbound bus stop includes a raised kerb, so that the bus can stop level with the kerb for wheelchairs and pushchairs. A summary of local bus services is provided within Table 3.2.

³ Monday to Saturday



Photograph 5.5 (left): Embassy Road Bus Stop (Westbound)
Photograph 5.6 (right): Embassy Road Bus Stop (Eastbound)

Table 3.2: Summary of bus services available in close proximity to the site

Service No.	Nearest Bus Stop	Route	Approximate Frequency
6 7 First	Embassy Road (westbound)	Whitehall Road – Whitehall – Lawrence Hill – Old Market – Broadmead – City Centre	<p>MONDAY – FRIDAY</p> <p>05:25-0700 4 buses per hour</p> <p>0700-0900 5-6 buses per hour</p> <p>0900-2000 4 buses per hour</p> <p>2000-2345 2 buses per hour</p> <p>SATURDAY</p> <p>0700-2015 4 buses per hour</p> <p>2015-2330 2 buses per hour</p> <p>SUNDAY</p> <p>07:45</p> <p>0815-2110 4 buses per hour</p> <p>2210-2350 2 buses per hour</p>
6 First	Embassy Road (eastbound)	Whitehall Road – Crofts End – Lodge Causeway – Hillfields – Soundwell - Kingswood	<p>MONDAY – FRIDAY</p> <p>0635-2030: 2 buses per hour</p> <p>2030-2330: 1 bus per hour</p> <p>SATURDAY</p> <p>0720-1905: 2 buses per hour</p> <p>1905-2305 1 bus per hour</p> <p>2345</p> <p>SUNDAY</p> <p>08:00</p> <p>0900-2000 2 buses per hour</p> <p>2000-2300 1 bus per hour</p> <p>2340</p>
7 First	Embassy Road (eastbound)	Whitehall Road – Crofts End – Speedwell – New Cheltenham – Staple Hill	<p>MONDAY – FRIDAY</p> <p>0605-2010 2 buses per hour</p> <p>2010-2110 1 bus per hour</p> <p>SATURDAY</p> <p>07:40</p> <p>0830-1945 2 buses per hour</p> <p>2030-2245 1 bus per hour</p> <p>SUNDAY</p> <p>08:45-2020 2 buses per hour</p> <p>2020-2215 1 bus per hour</p>

3.18 Reference to Table 3.2 demonstrates that the proposed development is well connected to a number of locations within Bristol including Broadmead (for Cabot Circus and Bristol's Shopping

Quarter), Bristol city centre, Old Market (for Bristol Temple Meads), Lawrence Hill, Kingswood and Staple Hill.

- 3.19 In addition to the services outlined within Table 3.2 the proposed development is located approximately 650-700m from frequent bus services that serve Church Road (approximately 10 minutes' walk to the south), which provide up to an additional 12 buses an hour Monday to Friday daytime, 10 buses an hour Saturday daytime and 6 buses an hour during evenings and Sundays. An hourly bus service is provided between 00:00 and 05:00, which is useful for those with early or late starts / finishes.

Rail

- 3.20 The nearest railway station is Lawrence Hill (as shown in Photograph 3.7), located approximately 1.7km (1.1 miles) to the southwest of the proposed development. The station can be accessed via Whitehall Road or by the Bristol to Bath cycleway, with a walking time of between 20-25 minutes and a cycle time of approximately 10 minutes. Additionally, bus services 6 and 7 both stop outside the railway station.



Photograph 3.7: Lawrence Hill Railway Station

- 3.21 The station is served by suburban services to Severn Beach, Filton Abbey Wood, Bristol Temple Meads and Weston-super-Mare. Table 3.3 provides a summary of direct services available from Lawrence Hill, all of which are operated by Great Western Railway (GWR).

Table 3.3: Summary of direct rail services from Lawrence Hill Railway Station

Destination	Typical Journey Time	Typical Frequency	Weekend Services
Bristol Temple Meads	3 minutes	3 trains per hour	Sat: 3 trains per hour Sun: 1 train per hour
Clifton Down via Montpelier	11 minutes	2 trains per hour	Sat: 2 trains per hour Sun: 1 train per hour
Avonmouth via Shirehampton	25 minutes		
Severn Beach	34 minutes	1 train per hour	1 train per hour
Filton Abbey Wood	7 minutes	1 train per hour	Sat: 1 train per hour Sun: No Direct Service
Parson Street via Bedminster	12 minutes	1 train per hour	1 train per hour
Nailsea & Backwell	20 minutes	1 train per hour	1 train per hour
Weston-super-Mare via Yatton	39 minutes		

3.22 As can be seen from Table 3.3, a number of destinations can be accessed from Lawrence Hill railway station. Improvements to the train service introduced in 2021, mean that a number of destinations within Bristol can be accessed without the need to change trains or enter Bristol city centre such as Bedminster, Parson Street, Avonmouth and Severn Beach, all of which are major employment centres. Additionally those working in or visiting Weston-super-Mare now have a direct service from Lawrence Hill.

3.23 Cycle stands at the station can accommodate up to 30 bicycles. Additionally bicycles can be taken aboard most trains that serve Lawrence Hill.

3.24 More frequent railway services can be accessed from Bristol Temple Meads station, which is the main railway station serving the city of Bristol. This is located approximately 3.5km to the southwest of the proposed development and can be accessed on bicycle via the Bristol to Bath Cycleway within approximately 18 minutes. There is space for over 400 bicycles to be stored at the station and bicycles can be taken aboard many train services.

3.25 A summary of train services from Bristol Temple Meads is as follows⁴:

- up to four times per hour to Bath Spa;
 - continuing two times per hour to London Paddington via Chippenham, Swindon, Didcot Parkway and Reading;
 - continuing two times per hour to Westbury via Bradford-on-Avon and Trowbridge with alternate trains to Warminster, Salisbury, Romsey, Southampton, Fareham and Portsmouth Harbour;

⁴ Monday to Friday daytime

- trains once every two hours extend beyond Westbury to Frome, Yeovil Pen Mill, Dorchester West and Weymouth;
- up to four times per hour to Weston-super-Mare;
 - continuing once per hour to Penzance via Burnham-on-Sea, Bridgwater, Taunton, Exeter St Davids, Plymouth and Truro;
- up to once an hour to Plymouth direct via Taunton, Tiverton Parkway, Exeter St Davids, Newton Abbot and Totnes;
- up to two trains per hour to Cardiff Central via Newport; and
- up to four trains per hour to Bristol Parkway
 - continuing two times per hour to Gloucester via Yate and Cam & Dursley, with alternate trains to Cheltenham Spa and Worcester;
 - continuing two times per hour to Birmingham New Street via Cheltenham Spa, with alternate trains to Manchester Piccadilly (via Stoke-on-Trent) and to Edinburgh (via Yorkshire and the North East).

Car Club

- 3.26 A car club facility is located on Whitehall Avenue approximately 300m to the southeast of the site. This is operated by Enterprise Car Club, providing one vehicle close to the junction of Snowberry Walk. This is useful for residents who may only need a vehicle for the occasional trip or at certain times of the week and can be used by multiple people, reducing the need for each member to have an individual car, which thus reduces demand on car parking in the area.
- 3.27 Two other car club facilities are available within 1km to the west of the site at Prospect Place (Enterprise - as shown in Photograph 3.8) and at Stephen Street (Co-Wheels).



Photograph 5.8: Enterprise Car Club Vehicle at Prospect Place

Summary

- 3.28 Future residents of the proposed development will benefit from a range of amenities located in close proximity, particularly those located on Whitehall Road, which can be easily accessed on foot. The Bristol to Bath Cycleway connects the site to a large part of east Bristol via a direct traffic free route, particularly to Lawrence Hill and Bristol Temple Meads railway stations, where direct train services are available to employment centres located on the edge of Bristol and beyond. There are also frequent bus services directly to and from the development site, with services running through the night located in close proximity.
- 3.29 It has been demonstrated that future residents of the proposed development will not be reliant on travel by private car.

4.0 DEVELOPMENT PROPOSALS

- 4.1 The planning application seeks permission to re-develop the existing two-storey building into an HMO (house of multiple occupation) featuring 20 private living spaces.
- 4.2 The ground floor will include a communal area and two kitchens towards the south of the property. 6 No. one-person units (including an en-suite unit) and 2 No. bathroom areas will also be located on the ground floor. This will be incorporated within the existing footprint of the ground floor. Refer to Drawing No. 2787 P100(B) [*Ground Floor Plan Proposed*] (by Angus Meeks Architects) included within Appendix 2 of this Report.
- 4.3 The first floor will be extended to follow the same footprint as the ground floor, to provide a further 12 No. one-person units (including two en-suite) and 3 No. bathroom areas. It is proposed to convert the loft area in the front section of the building to provide a further 2 No. one-person units. Refer to Drawing No. 2787 P101(A) [*First Floor Plan Proposed*] (by Angus Meeks Architects) included within Appendix 2 of this Report.

Proposed Access

- 4.4 The existing entrances into the building will be retained as part of the development proposals. The existing front entrance, located on Whitehall Road will lead directly into the communal and kitchen areas as shown in the aforementioned *Ground Floor Plan Proposed*. The rear entrance, accessed off Embassy Road will lead directly onto the first floor providing a direct route to the units on the first and second floors as shown in the aforementioned *First Floor Plan Proposed*. A second staircase will be provided as part of the first floor extension connecting the communal areas with the first and second floors without the need to venture outside.

Car Parking

- 4.5 Car parking standards (maxima) are included within Appendix 2 of BCC's *Site Allocations and Development Management Policies* document (July 2014). As it is proposed to provide accommodation for more than six unrelated individuals the proposed development falls under 'sui generis' in planning terms and as a result it falls outside the scope of the parking standards.

Car Parking Proposals

- 4.6 It is proposed to provide three parking spaces located to the northeast of the ground floor and accessed from Embassy Road as shown in the aforementioned *Ground Floor Plan Proposed*. Additionally existing on-street parking is provided along the eastern side and southern side of

the property, which includes two spaces allocated for Blue Badge holders only. This would accommodate up to an additional four vehicles.

Cycle Parking

- 4.7 Five cycle stores are proposed for the development, providing accommodation for 20 bicycles (one per unit). Three of which will be located to the south of the building (for 12 No bicycles) and the remaining two located to the east of the building, adjacent to the three car parking spaces.

Waste Collection

- 4.8 The development's approach to waste and recycling follows the guidance set out in BCC's *Waste and Recycling Storage and Collection Facilities Guidance for Developers of Residential, Commercial and Mixed-Use Properties* document (March 2022).
- 4.9 A refuse store will be located on the ground floor at the eastern side of the building directly to the north of unit 2 as shown on the aforementioned *Ground Floor Plan Proposed*. This will have capacity to store 2 No. 1,100 litre wheelie bins, one of which will be used for refuse and the other for card.
- 4.10 To the east of the refuse store, space is provided for the disposal of plastic (2 No bins), glass, paper and food (this is known as a mini recycling centre). As shown on the aforementioned *Ground Floor Plan Proposed* the mini recycling centre will be suitably screened and ventilated (which meets BCC's requirements).
- 4.11 Collection of refuse will be made on a fortnightly basis and all other bins on a weekly basis. Bins will need to be moved to the side of the road, so that operatives from Bristol Waste are within 15m of the refuse / recycling vehicle.

5.0 PACKAGE OF MEASURES

5.1 This Section identifies the range of measures that will be implemented to help achieve the identified objectives described in Section 2 of this Report. It may be necessary to refine or modify some of the measures following discussion and negotiations with the Local Planning and Highway Authority (BCC).

Marketing and Communication Strategy

5.2 The strategy for promoting the *TPS* will be through the following channels:

- through the Travel Information Packs issued to first time residents of each unit;
- through personalised travel planning (via email); and
- through online resources such as TravelWest and Better by Bike.

5.3 The Travel Information Packs will include the following:

- maps showing local facilities and walking and cycling routes;
- information about local car club schemes, including the benefits and how to participate;
- public transport information, including timetables and maps for the nearest routes and promotion of real time bus apps;
- details on cycle training available within the local area, cycle retailers and local walking and cycling groups;
- the health benefits of walking and cycling;
- promotion of the complimentary bus tickets and vouchers towards the purchase of bicycles and bicycle equipment;
- promotion of the 'birthday bus pass' scheme available to all residents living within the West of England;
- promotion of the bicycle facilities on-site;
- promotion of the loan a bike scheme and cycle and scooter hire schemes operated by TravelWest;
- promotion of railcards that entitle certain groups to 1/3 off rail travel and the 'Freedom Travelpass' that offer discounted bus and rail travel;
- promotion of the TravelWest website (www.travelwest.info) and Better by Bike website (www.betterbybike.info); and
- contact details of where to find out more information.

5.4 Personalised Travel Planning will be offered to all residents (via email) and will be promoted within the Travel Information Packs. Interested parties can make contact through the Travel Plan Co-ordinator (see Section 6.0 for further details), who can direct them to sustainable travel

information that fits their requirements. This may be information on specific bus journeys and fare information, through to information about relevant car sharing schemes.

- 5.5 Material promoting the benefits of websites such as TravelWest (www.travelwest.info) and Better by Bike (www.betterbybike.info) will be included within the Travel Information Packs to be provided to all residents.

Minimising Single Occupancy Travel

- 5.6 Car sharing can be a very effective way of reducing peak hour congestion and easing parking problems, particularly for those people who may have difficulty reaching their place of work directly by public transport or travel at times when public transport is not in operation.
- 5.7 Car sharing websites such as Liftshare (www.liftshare.com), blablacar (www.blablacar.co.uk), and Carpooling UK (www.europe-carpooling.uk) will be promoted within the Travel Information Pack to encourage residents to consider car sharing.
- 5.8 Local car club operators will also be promoted within the Travel Information Pack, as these can be used as an alternative to owning a car, particularly if the vehicle is only required on an infrequent basis. Discounted car club membership and credit is also available as an option via the following website www.surveymonkey.co.uk/r/WOE-Travel-Offers provided free by TravelWest.

Promotion of Public Transport Use

- 5.9 Details of public transport services including routes, frequencies and fares will be provided within the Travel Information Pack issued to the first time residents of each unit. This will include information about relevant Railcards where users can save 1/3 on rail fares and also the 'Freedom Travelpass' where residents can purchase combined bus and rail fares. Travel for a month within the Bristol zone costs £108 compared to £83.80 for just the bus alone within the same area.
- 5.10 Real-time bus travel information will be promoted within the Travel Information Pack. This is available through free mobile phone applications provided by First West of England or TravelWest and also online through their websites (www.firstgroup.com and www.travelwest.info). The 'real-time' facility allows users to find out exactly when their bus is due to arrive at their nearest stop avoiding the need to wait at bus stops for excessive amounts of time. Passengers can select their bus stop on their computer or phone and leave within

reasonable time for their next bus. All buses operated by First West of England are fitted with GPS tracking, which provides up to date timetable information.

- 5.11 As part of this *TPS*, first-time residents will be entitled to complimentary public transport taster tickets equivalent to seven days free bus travel, providing bus travel across Greater Bristol with First West of England. This will provide residents with the opportunity to test out the local bus services and to hopefully build travel habits that will lead to them becoming more regular users. The cost of these will be £23.50 per unit⁵ and will be funded by the developer.
- 5.12 In addition to this, the Travel Information Pack will also promote the 'Birthday Bus Pass' scheme. This is a scheme that is funded by the West of England Combined Authority and enables all residents within the Bristol area to obtain free bus travel within the West of England throughout the month of their birth. People who are eligible for the scheme will need to be registered at least seven days before the first day of their birthday month at www.travelwest.info/tickets-travelcards/free-bus-travel-on-your-birthday-month/.
- 5.13 Further bus and train taster tickets are available as an option to residents via this website www.surveymonkey.co.uk/r/WOE-Travel-Offers and provided through TravelWest. This will also be promoted within the Travel Information Pack.

Promotion of Walking and Cycling

- 5.14 The development is well situated to offer excellent opportunities to encourage travel by sustainable modes. The Travel Information Pack will include details of local facilities that are situated within the surrounding area together with walking and cycling distances.
- 5.15 A copy of the Bristol Cycle Map (included within Appendix 3), will be provided within the Travel Information Pack, together with information relating to walking and cycling routes, local walking and cycling clubs and cycle training. A link will also be provided to the TravelWest journey planner to enable residents to plan their journeys by a range of different modes.
- 5.16 Five cycle stores will be provided on site, providing secure storage for 20 bicycles (one per unit).
- 5.17 The first-time occupier will also be entitled to a voucher towards the cost of a bicycle or bicycle related equipment funded by the developer. For those residents that are considering purchasing a bicycle (including an electric bike), the 'loan a bike' scheme offered by Better by

⁵ As of October 2023

Bike will be promoted within Travel Information Packs, so that they can try a bicycle before buying. Those wishing to take part can fill out an application form on the following website www.betterbybike.info/schemes-and-initiatives/loan-a-bike-scheme/. Once accepted Better by Bike contacts the applicant to arrange a time and location to drop off the bicycle. Bicycles can be loaned for up to one month.

- 5.18 In addition to this, the cycle and scooter hire service operated on behalf of TravelWest by Tier will also be promoted. This allows people who don't want the hassle of owning a bicycle to make use of one for selected journeys or for the day.
- 5.19 With the proposed development being located in close proximity to off road cycle routes, this will help to encourage residents to make use of these and travel to and from destinations by bicycle.
- 5.20 Bristol City Council offer free cycle training (including on e-bicycles) provided through Cycle UK. This is available to anyone who works and lives within the West of England. Cyclists will learn how to ride safely in any circumstance, develop advanced strategies for urban roads and boost confidence when cycling. This cycle training will be promoted within the Travel Information Pack.
- 5.21 A one-off cycle repair session at a residents home or workplace is also available as an option via the following website www.surveymonkey.co.uk/r/WOE-Travel-Offers and is provided through TravelWest.

6.0 IMPLEMENTATION

Monitoring

6.1 Due to the size of the development, the monitoring of trips and travel behaviour is not required as part of the *Travel Plan* process. A change in behaviour of a small number of residents could bring about a large change in the modal split proportions for the development, which could unrealistically impact any targets that are set.

6.2 However, the developer will be required to provide evidence that the measures proposed in the *TPS* are implemented within three months of occupation. This and other actions will be undertaken by the Travel Plan Co-ordinator (TPC), a role which will either be fulfilled by the developer or a consultancy such as Cole Easdon Consultants.

Action Plan

6.3 Table 6.1 below provides a summary of the measures to be delivered as part of this *TPS* together with the relevant objectives that each action supports.

Table 6.1: Travel Plan Actions and Programme

Objective	Action	When / How Action Will be Achieved	Lead
A – D	<i>TPS</i> submitted to BCC and approved by them.	Prior to first occupation	Developer
C	Provide secure and covered cycle parking facilities.	Prior to first occupation	Developer
A – D	Prepare and collate material for Travel Information Packs.	Prior to first occupation	TPC
C	Contact a bicycle retailer to arrange for bicycle vouchers to be purchased.	Prior to first occupation	TPC
D	Contact public transport operators to arrange the purchase of bus passes for first time occupants.	Prior to first occupation	TPC
A – D	Make contact with developer to brief them on the details of the Travel Information Pack, sustainable travel incentives and personal travel planning options available to residents.	Prior to first occupation	TPC
A – D	Issue Travel Information Packs to first-time residents, informing them of the <i>TPS</i> content, aims and measures.	During Occupation Process	Developer
A – B	Encourage residents travelling as a single occupant in a car to sign up to a car sharing scheme.	Through Travel Information Pack	Developer / TPC
A – B	Encourage residents that make infrequent trips by car to sign up to a car club	Through Travel Information Pack	Developer / TPC
A – D	Personalised Travel Planning offered to residents via email	Through Travel Information Pack	Developer / TPC
A – D	Encourage residents to switch to walking, cycling and public transport.	Through Travel Information Pack and Bus and Cycle Incentives	Developer / TPC

Objective	Action	When / How Action Will be Achieved	Lead
A - D	Provide evidence to BCC of measures implemented.	Within three months of occupation	Developer / TPC

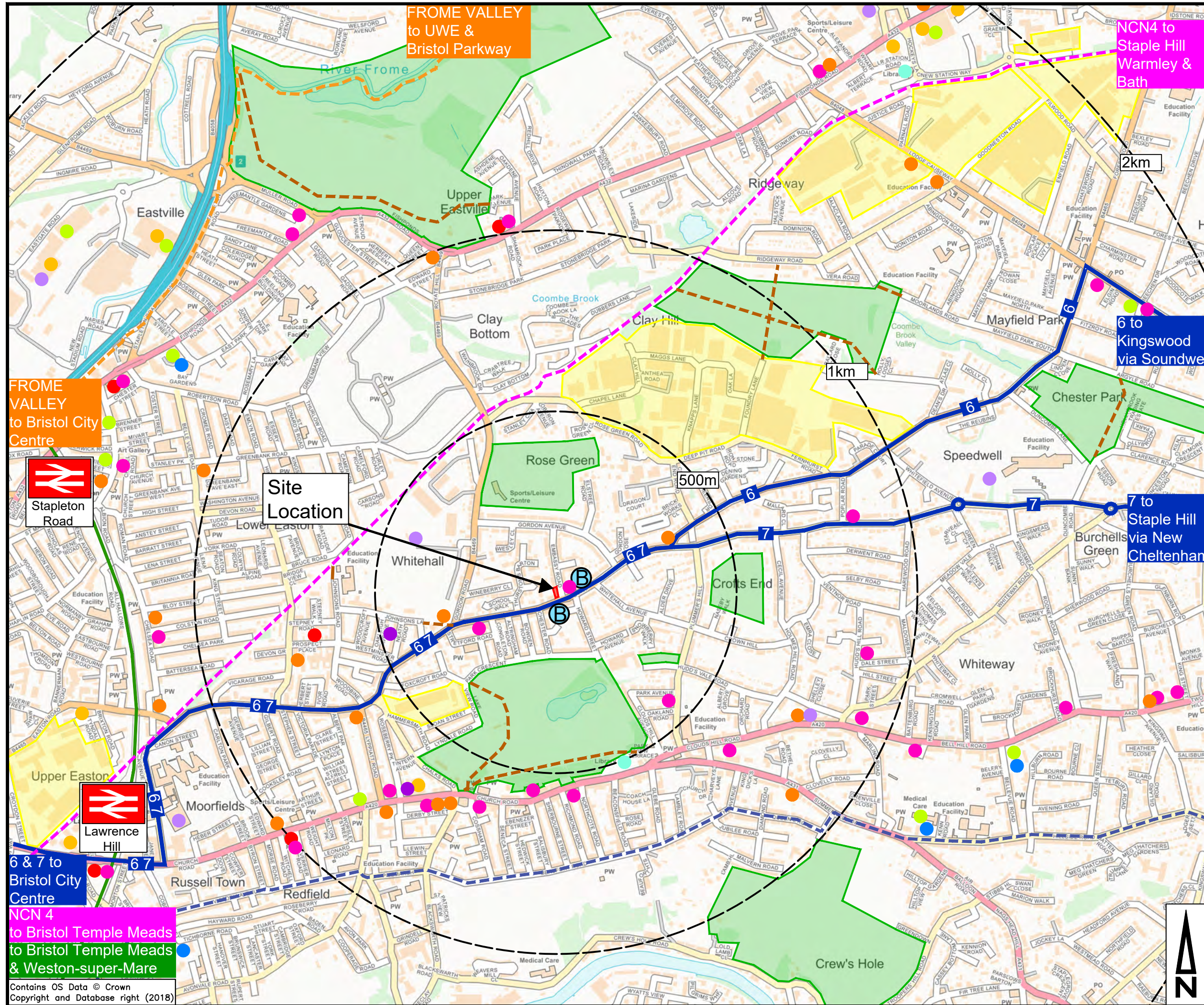
BCC = Bristol City Council

TPC = Travel Plan Co-ordinator

Cole Easdon Consultants Limited

October 2023

Appendix 1



KEY

- Isolines
- Pharmacy
- Doctors / GP
- Post Office
- Dentist
- Public House
- Convenience Store
- Leisure Centre / Gym
- Supermarket
- Library
- Local Bus Services
- Local Bus Stops
- Railway Station
- Railway Line
- Bristol to Bath Cycleway (NCN Route 4)
- Frome Valley Cycleway
- Wesley Way Cycleway
- Other Off-road Footway
- SITE LOCATION
- Recreation / POS
- Employment

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Client
Crossman Acquisitions Ltd

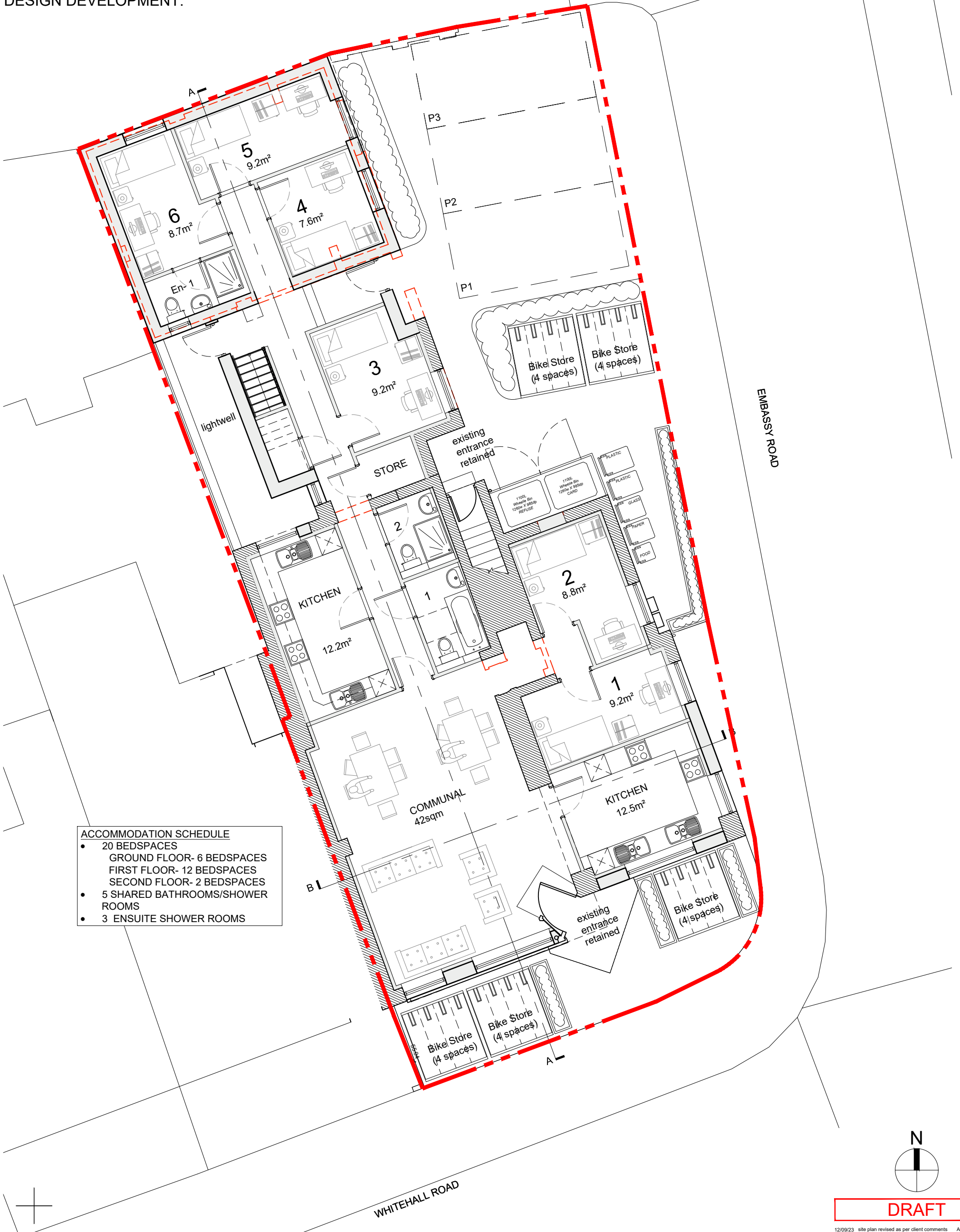
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423 Whitehall Road,
St George
Bristol

Drawing Title
Location & Accessibility Plan

Drawing Status				
FOR COMMENT	FOR PLANNING	FOR TENDER	FOR APPROVAL	FOR CONSTRUCTION
				AS BUILT
CONSTRUCTION AT CLIENT / CONTRACTOR RISK				
Designed by:	CGC	CGC	Checked by:	DH
Date:	September 2023	Scale:	1:5,000 (A3)	
Dwg. No.:	Plan 9514-201			Rev.:
				-

Appendix 2

PROPOSAL SUBJECT TO:
 SITE SURVEY;
 STATUTORY APPROVALS;
 DESIGN DEVELOPMENT.



- ACCOMMODATION SCHEDULE**
- 20 BEDSPACES
 GROUND FLOOR- 6 BEDSPACES
 FIRST FLOOR- 12 BEDSPACES
 SECOND FLOOR- 2 BEDSPACES
 - 5 SHARED BATHROOMS/SHOWER ROOMS
 - 3 ENSUITE SHOWER ROOMS

GROUND FLOOR PLAN

LAYOUT SUBJECT TO
 BUILDING CONTROL AND
 FIRE CONSULTANT REVIEW
 AND SUBJECT TO DESIGN
 AMENDMENTS TO SUIT

Project Title
**423 Whitehall Road
 Bristol**
 Drawing Title
**Ground Floor Plan
 Proposed**

Date
June 2023

Drawn
AB

Checked
AT

Scale
1:100@A3

DRAFT

12/09/23 site plan revised as per client comments AB AT B
 12/09/23 - AB AT A
 Date Description Drawn Checked Rev.

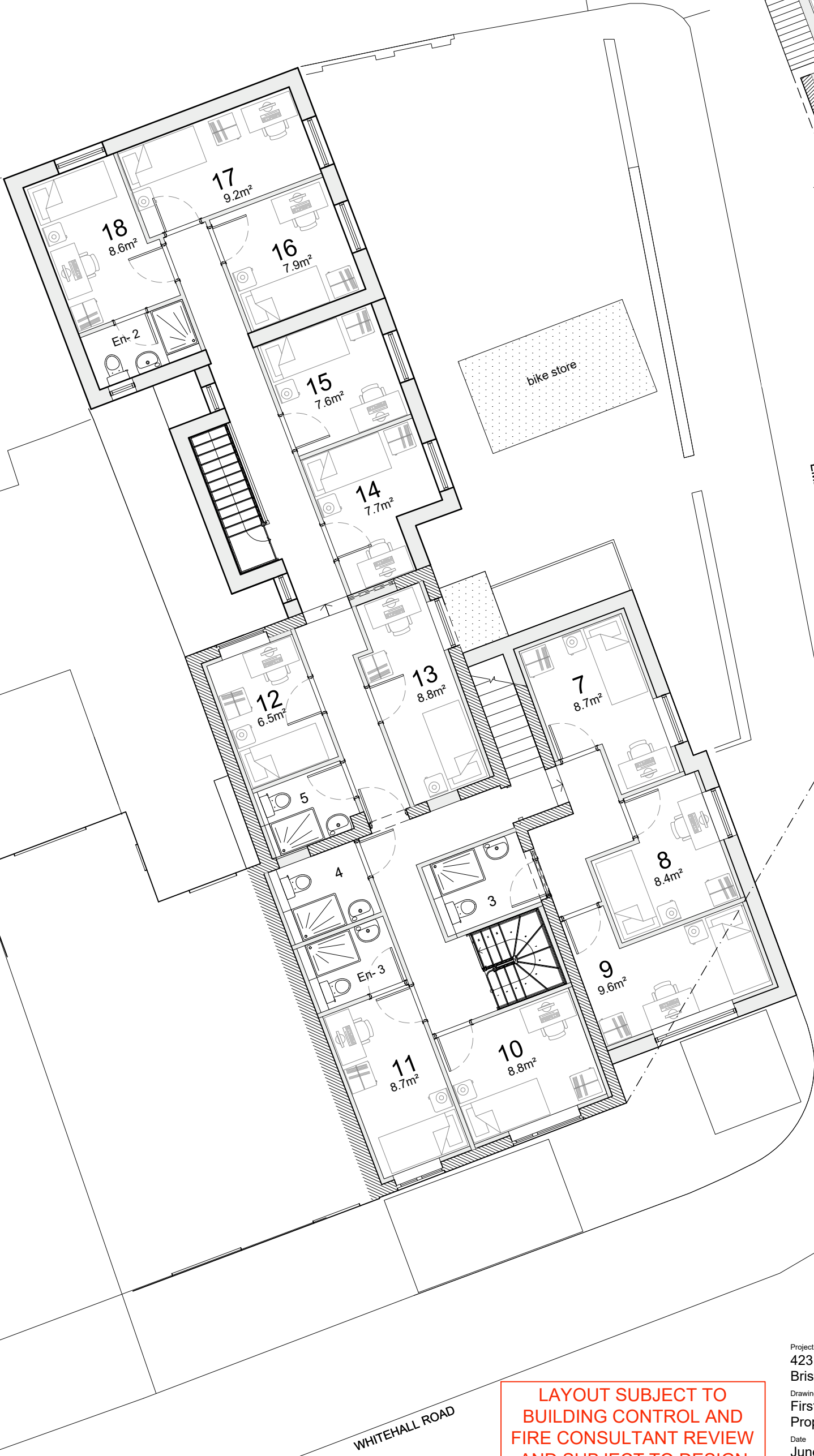
ANGUS MEEK
 ARCHITECTS

Cedar Yard, 290A Gloucester Road, Bristol, BS7 8PD
 T 0117 942 82 86 E architecture@angusmeek.co.uk

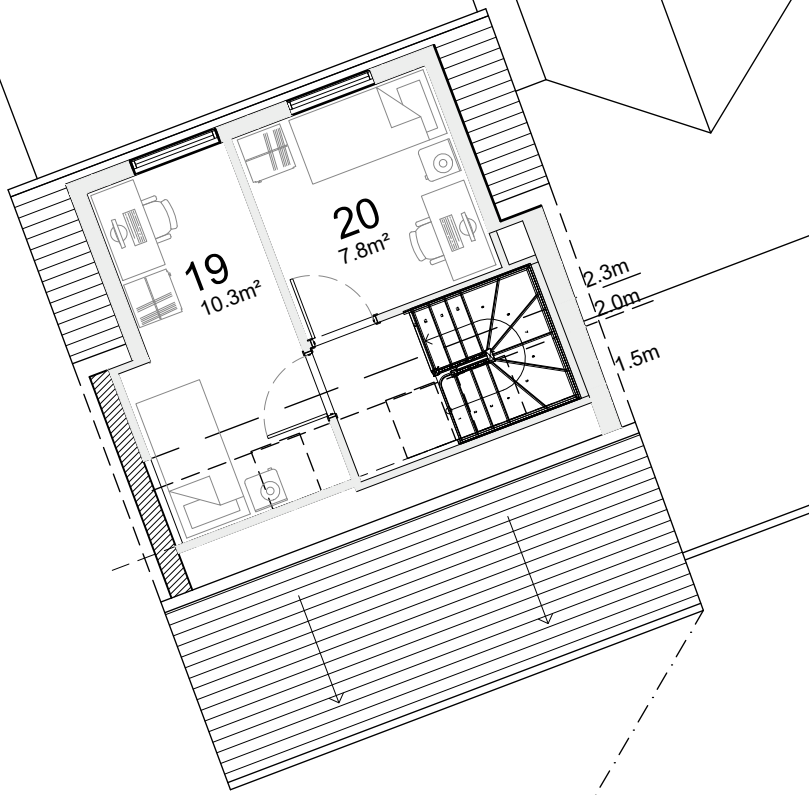
Project No. 2787	Drawing No. P100	Rev. B
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PROPOSAL SUBJECT TO:
 SITE SURVEY;
 STATUTORY APPROVALS;
 DESIGN DEVELOPMENT.



FIRST FLOOR PLAN

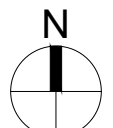


SECOND FLOOR PLAN

EMBASSY ROAD

WHITEHALL ROAD

LAYOUT SUBJECT TO
 BUILDING CONTROL AND
 FIRE CONSULTANT REVIEW
 AND SUBJECT TO DESIGN
 AMENDMENTS TO SUIT



DRAFT

12/09/23 - AB AT A
 Date Description Drawn Checked Rev.

**ANGUS MEEK
 ARCHITECTS**

Project Title
 423 Whitehall Road
 Bristol

Drawing Title
 First Floor Plan
 Proposed

Date
 June 2023

Drawn
 AB

Checked
 AT

Cedar Yard, 290A Gloucester Road, Bristol, BS7 8PD
 T 0117 942 82 86 E architecture@angusmeek.co.uk

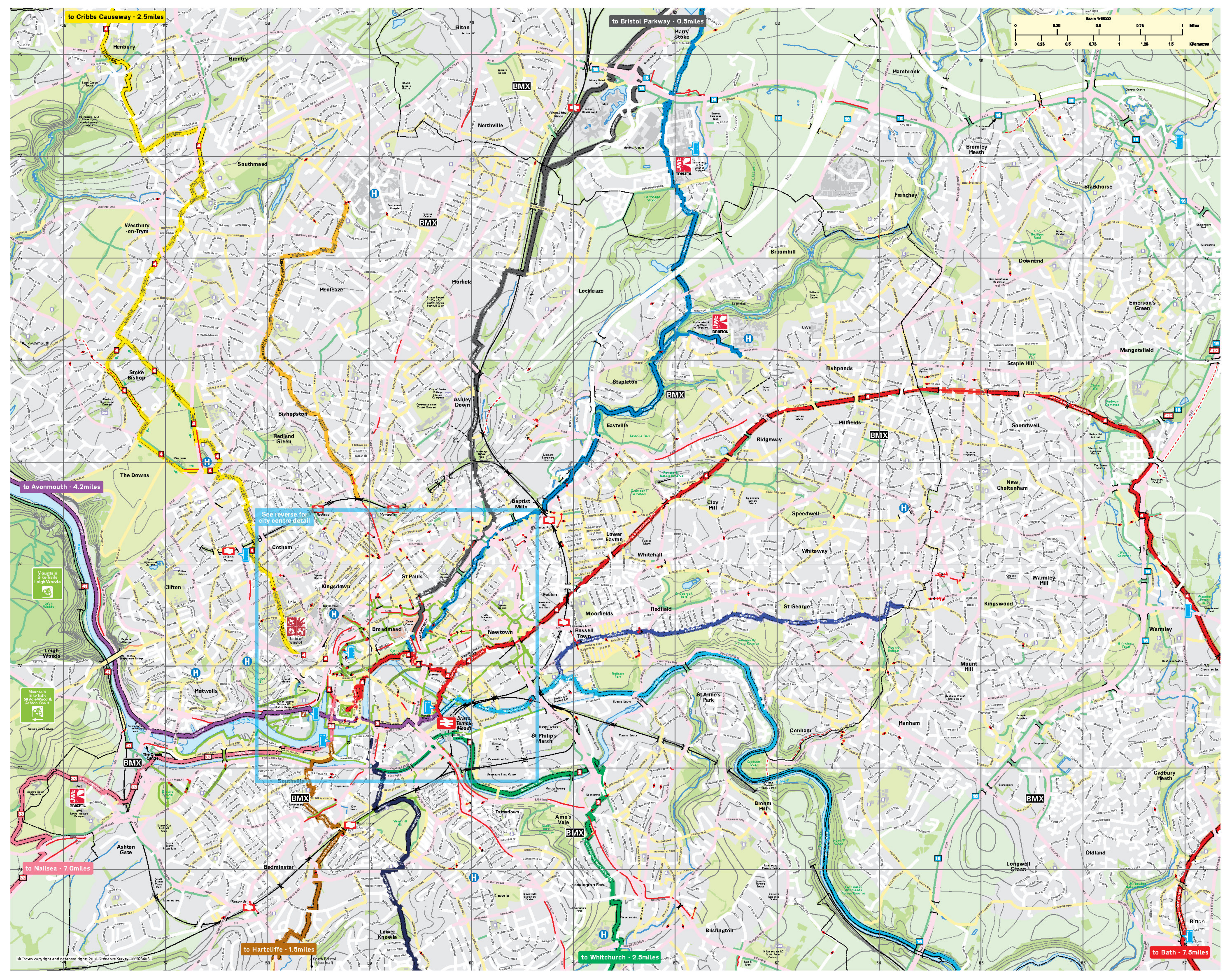
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Project No. Drawing No. Rev.
 2787 P101 A

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Appendix 3



to Cribbs Causeway - 2.5miles

to Bristol Parkway - 0.5miles



to Avonmouth - 4.2miles

See reverse for city centre detail

to Nailsea - 7.0miles

to Hartcliffe - 1.5miles

to Whitchurch - 2.5miles

to Bath - 7.5miles