

Nick Matthews

From: Christopher Rose <Christopher.Rose@southglos.gov.uk>
Sent: 31 March 2021 08:52
To: Rebecca Mitchell
Cc: Catherine Loveday; Alex Trott; Thorne, Neil; James Causer; Nick Matthews; Felicity Tozer; Helen Harrison; Myles Kidd
Subject: RE: PT18/6450/O Park Farm, Thornbury - Highways England's Final Formal Recommendation [EXTERNAL] (Without Prejudice)

Thanks Rebecca.
The updated DAS is agreed for Transport matters.

Kind regards

Chris

Chris Rose

Senior Engineer

Transport Development Control
Strategic Infrastructure
Department of Environment & Community Services
South Gloucestershire Council
✉: PO Box 1954, Bristol, BS37 0DD
Office: Badminton Road, Yate, BS37 5AF
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From: Rebecca Mitchell <rebecca.mitchell@barwoodland.co.uk>
Sent: 31 March 2021 08:19
To: Christopher Rose <Christopher.Rose@southglos.gov.uk>
Cc: Catherine Loveday <Catherine.Loveday@southglos.gov.uk>; Alex Trott <Alex.Trott@bartonwillmore.co.uk>; Thorne, Neil <neil.thorne@stantec.com>; James Causer <james.causer@barwoodland.co.uk>; nmatthews@savills.com; Felicity Tozer <FTozer@savills.com>; Helen Harrison <Helen.Harrison@southglos.gov.uk>; Myles Kidd <Myles.Kidd@southglos.gov.uk>
Subject: RE: PT18/6450/O Park Farm, Thornbury - Highways England's Final Formal Recommendation [EXTERNAL] (Without Prejudice)

Good morning Chris,

Many thanks for a quick response and for your confirmation on these points.

I attach the updated DAS here. You can find the changes made on the following pages:

1. Street Cross Sections (p125-126)
2. Car Parking (p112)
3. Electric vehicle charging strategy (p112)

Cat, this supersedes and should replace the previous version we formally submitted in August 2020 please.

Please let me know if you have any further queries or comments before you finalise your comments on the application.

Kind regards

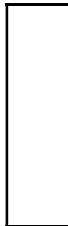
Rebecca

Rebecca Mitchell

Planning Director

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Clever Property, Enhancing Lives

From: Christopher Rose <Christopher.Rose@southglos.gov.uk>

Sent: 30 March 2021 08:37

To: Rebecca Mitchell <rebecca.mitchell@barwoodland.co.uk>

Cc: Catherine Loveday <Catherine.Loveday@southglos.gov.uk>; Alex Trott <Alex.Trott@bartonwillmore.co.uk>; Thorne, Neil <neil.thorne@stantec.com>; James Causer <james.causer@barwoodland.co.uk>; nmatthews@savills.com; Felicity Tozer <FTozer@savills.com>; Helen Harrison <Helen.Harrison@southglos.gov.uk>; Myles Kidd <Myles.Kidd@southglos.gov.uk>

Subject: RE: PT18/6450/O Park Farm, Thornbury - Highways England's Final Formal Recommendation [EXTERNAL] (Without Prejudice)

Good morning Rebecca.

Thank you for this.

I think we are pretty much there in terms of Transport.

I've forwarded the TP to Helen Harrison for comment, but note the change to 10% SOV modal shift target which is the same as Park Farm. I note your point about Cleve Park and Post Farm and the car club which indicates that you have improved on the measures secured for those sites in response to the Council's declaration of a Climate Emergency. It should be noted that targets in TP's are reviewed annually and we will be looking at all the TP's across the Thornbury developments to ensure the targets are fair and achievable.

I agree with the changes you have proposed for the DAS.

Thank you for agreeing to the Zebra crossing contribution.

Once I receive the revised DAS and I've had confirmation from Helen on the TP, I'll respond to Cat with recommended draft conditions and S106 HOT.

Thank you.

Kind regards

Chris

Chris Rose

Senior Engineer

Transport Development Control
Strategic Infrastructure
Department of Environment & Community Services
South Gloucestershire Council
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From: Rebecca Mitchell [mailto:rebecca.mitchell@barwoodland.co.uk]
Sent: 26 March 2021 08:57
To: Christopher Rose <Christopher.Rose@southglos.gov.uk>
Cc: Catherine Loveday <Catherine.Loveday@southglos.gov.uk>; Alex Trott <Alex.Trott@bartonwillmore.co.uk>; Thorne, Neil <neil.thorne@stantec.com>; James Causer <james.causer@barwoodland.co.uk>; nmatthews@savills.com; Felicity Tozer <FTozer@savills.com>
Subject: RE: PT18/6450/O Park Farm, Thornbury - Highways England's Final Formal Recommendation [EXTERNAL] (Without Prejudice)

Good morning Chris,

I spoke to Cat yesterday and she mentioned that there are three points which you are waiting for us to respond on in order to enable you to finalise and issue the LHA's final comments on the application – The travel plan modal shift target; your comments on the DAS; and the s106 request relating to the zebra crossing.

Travel Plan

Further to your email below, we have amended the SOV modal shift target to 10%, noting that the exact targets for the Travel Plan will obviously be agreed once the baseline surveys have been completed to ensure that the actual targets applied are ambitious but also realistic. We have updated the Travel Plan to incorporate all agreed amendments and that is attached to this email. Cat, this supersedes the previously submitted Travel Plan for the application.

I should add, for completeness, that we are struggling to find evidence that a 10% SOV modal shift target is consistent with other developments in Thornbury (e.g. the Travel Plans for Cleeve Park and Post Farm show 3.76% and 7.5%, respectively, and they also do not appear to have made other commitments we have, such as the Car Club). We also believe that the commitments we have made go much further than what is necessary in planning and highway terms, but recognise that they will support and encourage residents to make sustainable travel choices and hope that you agree it is a material benefit of the proposed development.

Design and Access Statement Comments

Further to the comments in your attached email, it is our view that these are matters for discussion and agreement at the reserved matters stage and can be controlled by appropriately worded planning conditions / informatives. Nonetheless, I appreciate why you are seeking clarification on these points and so we are willing to make the following changes to the DAS in order to provide the clarification you are seeking:

1. **Street Widths:** We will update the Primary Street (spine road) cross-section to show a 2m wide footway with cyclists using the road.

This provision for cyclists accords with the LTN1/20 guidance. Section 4.4 of LTN1/20 states that “*in quiet residential streets, most people will be comfortable cycling on the carriageway even though they will be passed by the occasional car moving at low speeds*”. Figure 4.1 also confirms that for 20mph streets with less than 2000AADT traffic flows, it is appropriate for cyclists to be provided for in carriageway.

With the two accesses proposed, 20mph speed limit throughout, and distribution of traffic as set out within the Transport Assessment, this provision is appropriate for this proposed development, in accordance with LTN1/20.

2. **Car parking:** As this is an outline planning application, we are not seeking approval for parking provision and is a matter for discussion and agreement at the reserved matters stage. We are also conscious that the current parking standards might change and so we propose to add a paragraph in the DAS which states:

“Parking provision for the proposed uses will be determined at the detailed design (reserved matters) stage. Proposals for parking will have regard to the Council’s parking standards that are applicable at that time and any departure from those standards will require justification and approval by the local planning authority.”

3. **Electric Car Charging Strategy:** We agree that this can be controlled by a suitably worded condition and we note that the offer to provide this is included in the submitted Travel Plan. For completeness, we will add a paragraph in the DAS which states:

“A suitable electric vehicle charging strategy will be established to ensure suitable provision of charging infrastructure to support the increasing policy shift and demands for electric car use and ownership. Recognising the rapid technological advances and the changing demand and requirements, it has been agreed with the local authority that the detail of the strategy should be controlled by a suitably worded planning condition to ensure that the provision is appropriate and which takes into account policy standards and guidance at the time of the submission of the reserved matters applications.”

If you and Cat can please confirm that these changes address your comments, we will make the changes and submit the final DAS next week. I am also happy to discuss the planning condition wording for planning conditions.

Zebra Crossing

I attach your latest email relating to the s106 request, and I thank you for the additional information. We are comfortable with the principles you have set out, subject to agreeing acceptable specific s106 wording and triggers in due course.

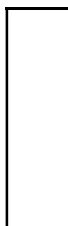
I would be grateful if you can confirm if this addresses all outstanding matters and please let me know if there is anything further you require.

Many thanks

Rebecca

Rebecca Mitchell
Planning Director

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From: Christopher Rose <Christopher.Rose@southglos.gov.uk>

Sent: 26 January 2021 15:11

To: Rebecca Mitchell <rebecca.mitchell@barwoodland.co.uk>
Cc: Thorne, Neil <neil.thorne@stantec.com>; Catherine Loveday <Catherine.Loveday@southglos.gov.uk>; Myles Kidd <Myles.Kidd@southglos.gov.uk>; Nick Matthews <NMatthews@savills.com>; Felicity Tozer <FTozer@savills.com>; James Causer <james.causer@barwoodland.co.uk>
Subject: RE: PT18/6450/O Park Farm, Thornbury - Highways England's Final Formal Recommendation [EXTERNAL] (Without Prejudice)

Hi Rebecca.

I've heard back from my colleague on the Travel Plan.

The only outstanding item is the SOV modal shift target which should be 10% instead of 6. This figure would be consistent with Park Farm and other Developments around North Thornbury.

Thanks.

Kind regards

Chris

Chris Rose

Senior Engineer

Transport Development Control
Strategic Infrastructure
Department of Environment & Community Services
South Gloucestershire Council
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From: Rebecca Mitchell [<mailto:rebecca.mitchell@barwoodland.co.uk>]
Sent: 26 January 2021 08:25
To: Christopher Rose <Christopher.Rose@southglos.gov.uk>
Cc: Thorne, Neil <neil.thorne@stantec.com>; Catherine Loveday <Catherine.Loveday@southglos.gov.uk>; Myles Kidd <Myles.Kidd@southglos.gov.uk>; Nick Matthews <NMatthews@savills.com>; Felicity Tozer <FTozer@savills.com>; James Causer <james.causer@barwoodland.co.uk>; Helen Harrison <Helen.Harrison@southglos.gov.uk>
Subject: RE: PT18/6450/O Park Farm, Thornbury - Highways England's Final Formal Recommendation [EXTERNAL] (Without Prejudice)

Thanks Chris

I am very grateful for your confirmation.

Many thanks

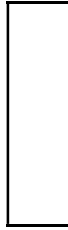
Rebecca

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From: Christopher Rose <Christopher.Rose@southglos.gov.uk>

Sent: 26 January 2021 08:24

To: Rebecca Mitchell <rebecca.mitchell@barwoodland.co.uk>

Cc: Thorne, Neil <neil.thorne@stantec.com>; Catherine Loveday <Catherine.Loveday@southglos.gov.uk>; Myles Kidd <Myles.Kidd@southglos.gov.uk>; Nick Matthews <NMatthews@savills.com>; Felicity Tozer <FTozer@savills.com>; James Causer <james.causer@barwoodland.co.uk>; Helen Harrison <Helen.Harrison@southglos.gov.uk>

Subject: RE: PT18/6450/O Park Farm, Thornbury - Highways England's Final Formal Recommendation [EXTERNAL] (Without Prejudice)

Thanks Rebecca.

I'm happy that the supporting text in the revised TA chapter 3 is now consistent with the distances set out in table 3.1.

Thanks.

Kind regards

Chris

Chris Rose

Senior Engineer

Transport Development Control
Strategic Infrastructure
Department of Environment & Community Services
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From: Rebecca Mitchell [<mailto:rebecca.mitchell@barwoodland.co.uk>]

Sent: 25 January 2021 15:49

To: Christopher Rose <Christopher.Rose@southglos.gov.uk>

Cc: Thorne, Neil <neil.thorne@stantec.com>; Catherine Loveday <Catherine.Loveday@southglos.gov.uk>; Myles Kidd <Myles.Kidd@southglos.gov.uk>; Nick Matthews <NMatthews@savills.com>; Felicity Tozer <FTozer@savills.com>; James Causer <james.causer@barwoodland.co.uk>; Helen Harrison

<Helen.Harrison@southglos.gov.uk>

Subject: RE: PT18/6450/O Park Farm, Thornbury - Highways England's Final Formal Recommendation [EXTERNAL] (Without Prejudice)

Hi Chris

Many thanks for this.

We instructed Stantec to update CH3 of the TA to ensure consistency between the text and the agreed walking distances in Table 3.1. I am not sure if they sent that to you and so it is attached here.

The rest of the Chapter remains as submitted and I am grateful for your confirmation that you are happy to deal with the other points via correspondence to the case officer. To assist, it is worth just noting again that we did respond on those points, including in relation to bus services and committed infrastructure via correspondence and technical notes (including the April 2020 PBA technical note).

I have been trying to contact Cat for a few weeks to discuss the application. We are still of the view that your comments can be addressed with appropriately worded planning conditions at this stage but I will pick up on your comments on the DAS when I can speak to her to make sure she agrees.

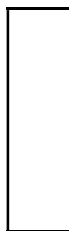
I think we are agreed on the other points you raise and I look forward to hearing back from you in relation to the Travel Plan.

Many thanks

Rebecca

Rebecca Mitchell
Planning Director

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From: Christopher Rose <Christopher.Rose@southglos.gov.uk>

Sent: 25 January 2021 14:53

To: Rebecca Mitchell <rebecca.mitchell@barwoodland.co.uk>

Cc: Thorne, Neil <neil.thorne@stantec.com>; Catherine Loveday <Catherine.Loveday@southglos.gov.uk>; Myles Kidd <Myles.Kidd@southglos.gov.uk>; Nick Matthews <NMatthews@savills.com>; Felicity Tozer <FTozer@savills.com>; James Causer <james.causer@barwoodland.co.uk>; Helen Harrison <Helen.Harrison@southglos.gov.uk>

Subject: RE: PT18/6450/O Park Farm, Thornbury - Highways England's Final Formal Recommendation [EXTERNAL] (Without Prejudice)

Thanks Rebecca.

Yes please, update section 3 of the Revised Transport Assessment so that the supporting text is consistent with the agreed walking distances set out in table 3.1.

TN07- 3.2 and 3.3. We believe that Paragraph 3.6.16 in the revised TA could be misleading about the existing level of bus service provision. I will however cover this in the response to the Case Officer, so although an updated 3.6.16 would be preferable, it is not essential. The same applies to the list of committed infrastructure.

DAS.

It can lead to confusion if details such as street widths and parking standards are not right in the DAS especially if a different Developer submits the RM Application.

My recommendation to Cat is that the DAS should be updated to either show a 2m wide footway along the spine road with cyclists using the road or if a pedestrian cycle provision is proposed it should accord with the latest LTN 1/20 standard which indicates that cyclists and pedestrians should generally be segregated with a small number of exceptions where shared use may be applicable.

The minimum car parking standard for 5 bed houses is 3 spaces. There should be reference to an Electric Vehicle Charging Strategy, however this can be covered by condition.

Travel Plan.

My colleague is reviewing the updated TP. I'll respond on this as soon as I've heard back from them.

The Car Club cost of £38,000 would cover all associated costs including free membership offers and driver credit. It can be capped. There would need to be some wording in the s106 to ensure that the funds are offered to Car Club operators to provide a car for the 4 years. If a car club could not be provided we would need to see evidence of all the reasonable efforts made to provide one.

Thanks.

Kind regards

Chris

Chris Rose

Senior Engineer

Transport Development Control
Strategic Infrastructure
Department of Environment & Community Services
South Gloucestershire Council

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From: Rebecca Mitchell [<mailto:rebecca.mitchell@barwoodland.co.uk>]

Sent: 14 January 2021 17:10

To: Christopher Rose <Christopher.Rose@southglos.gov.uk>
Cc: Thorne, Neil <neil.thorne@stantec.com>; Catherine Loveday <Catherine.Loveday@southglos.gov.uk>; Myles Kidd <Myles.Kidd@southglos.gov.uk>; Nick Matthews <NMatthews@savills.com>; Felicity Tozer <FTozer@savills.com>; James Causer <james.causer@barwoodland.co.uk>
Subject: RE: PT18/6450/O Park Farm, Thornbury - Highways England's Final Formal Recommendation [EXTERNAL] (Without Prejudice)

Chris

Many thanks for coming back to us so quickly on this and setting out the options you consider to be appropriate. I will review and it is something we can discuss and I am hopeful we will reach agreement on when we are able to progress s106 discussions.

Are you able to confirm whether the Travel Plan is now agreed, with the amendments we issued last week?

Can you also let me know if you will accept Stantec amending Chapter 3 of the TA to ensure that the distances in the 'supporting' text are amended to be consistent with the distances stated in the Table that you have agreed? That can form an appendix to the TA and supersede and replace the previous version of that Chapter. Subject to your agreement, I would hope we can submit that Monday/Tuesday next week at the latest.

I think that is the final piece of information you need to finalise your comments on the application but if there is anything further then please let me know.

Many thanks

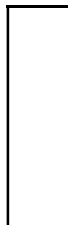
Rebecca

Rebecca Mitchell

Planning Director

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From: Christopher Rose <Christopher.Rose@southglos.gov.uk>
Sent: 14 January 2021 14:21
To: Rebecca Mitchell <rebecca.mitchell@barwoodland.co.uk>
Cc: Thorne, Neil <neil.thorne@stantec.com>; Catherine Loveday <Catherine.Loveday@southglos.gov.uk>; Myles Kidd <Myles.Kidd@southglos.gov.uk>; Nick Matthews <NMatthews@savills.com>; Felicity Tozer <FTozer@savills.com>; James Causer <james.causer@barwoodland.co.uk>
Subject: RE: PT18/6450/O Park Farm, Thornbury - Highways England's Final Formal Recommendation [EXTERNAL] (Without Prejudice)

Hi Rebecca.

Thank you for agreeing to the principal of making provision for a zebra crossing on Gloucester Road. I have attached a general breakdown of costs for what is required to provide a suitable zebra crossing at this location.

As you can see the cost is £73,500.

If this is to be a contribution we really need to agree on the figure in the s106. The trigger point is negotiable.

You could pay the £73,500 and have a clause which required us to provide you with a final cost of the works once completed with the difference either being paid back or paid to the Council should the cost be more than the original estimate.

An alternative would be to agree a scheme in the s106 to be delivered via a s278 agreement.

For this we would need to see details of an outline design and a completed stage 1 Road Safety Audit.

Many thanks.

Kind regards

Chris

Chris Rose

Senior Engineer

Transport Development Control
Strategic Infrastructure
Department of Environment & Community Services
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Office: Badminton Road, Yate, BS37 5AF
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From: Rebecca Mitchell [<mailto:rebecca.mitchell@barwoodland.co.uk>]
Sent: 08 January 2021 16:42
To: Christopher Rose <Christopher.Rose@southglos.gov.uk>
Cc: Thorne, Neil <neil.thorne@stantec.com>; Catherine Loveday <Catherine.Loveday@southglos.gov.uk>; Myles Kidd <Myles.Kidd@southglos.gov.uk>; Nick Matthews <NMatthews@savills.com>; Felicity Tozer <FTozer@savills.com>; James Causer <james.causer@barwoodland.co.uk>
Subject: FW: PT18/6450/O Park Farm, Thornbury - Highways England's Final Formal Recommendation [EXTERNAL] (Without Prejudice)

Dear Chris

Happy New Year, and I hope that you are keeping well!

Thank you for your reply to Neil, below. Thank you for forwarding also the email you sent to Cat – Please correct me if I am mistaken but it would appear to confirm that SGC Highways has no objection to the application on highway grounds (subject to resolving the further minor queries and comments you have set out in your email, as well as securing appropriate s106 obligations and planning conditions)?

In order to seek to address the additional comments you have made, we have responded to each point on your attached email. Our response is shown in the yellow highlighted text. As you will appreciate, this response is provided on a Without Prejudice basis, including in relation to matters relating to CIL 122 compliance and the S106 obligations and planning conditions which require further detailed discussion with the Council after the planning committee makes its resolution.

You will note that we have agreed to make the vast majority of the further minor changes you have requested to the Travel Plan, which is attached with the further amendments shown in track changes. I would be grateful for your confirmation that you now consider this to be acceptable and we will then remove all track changes and submit this as a final Travel Plan document for determination by the local planning authority.

In relation to your query about Highway England's requested condition for a 100 home occupation trigger for that mitigation scheme, we are willing to accept this.

I hope this is helpful and please can you confirm that this addresses all of the remaining comments you have on the application, sufficient to confirm that the local highway authority has no objections to the planning application? If further discussion is needed then, of course, please do give Neil or myself a call.

Many thanks

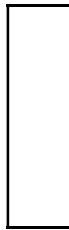
Rebecca

Rebecca Mitchell

Planning Director

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From: Christopher Rose <Christopher.Rose@southglos.gov.uk>
Sent: 16 December 2020 16:23
To: Thorne, Neil <neil.thorne@stantec.com>
Cc: Rebecca Mitchell <rebecca.mitchell@barwoodland.co.uk>; Catherine Loveday <Catherine.Loveday@southglos.gov.uk>; Myles Kidd <Myles.Kidd@southglos.gov.uk>; Nick Matthews <nmatthews@savills.com> <nmatthews@savills.com>; FTozer@savills.com
Subject: RE: PT18/6450/O Park Farm, Thornbury - Highways England's Final Formal Recommendation [EXTERNAL]

Hi Neil.
I'm fine thanks, hope you are too.
I haven't sent my final response to Cat yet.
My latest comments and draft HOT on the revised details are attached. I don't appear to have had any feedback on these as yet.
Have you agreed to HE's condition?

Thanks.

Kind regards

Chris

Chris Rose

Senior Engineer

Transport Development Control
Strategic Infrastructure
Department of Environment & Community Services

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From: Thorne, Neil [<mailto:neil.thorne@stantec.com>]
Sent: 16 December 2020 15:35
To: Christopher Rose <Christopher.Rose@southglos.gov.uk>
Cc: Rebecca Mitchell <rebecca.mitchell@barwoodland.co.uk>; Catherine Loveday <Catherine.Loveday@southglos.gov.uk>; Myles Kidd <Myles.Kidd@southglos.gov.uk>; Nick Matthews (nmatthews@savills.com) <nmatthews@savills.com>; FTozer@savills.com
Subject: FW: PT18/6450/O Park Farm, Thornbury - Highways England's Final Formal Recommendation [EXTERNAL]
Importance: High

Warning

Clicking links or opening attachments you do not recognise can infect your computer with malicious software. If you are unsure, please contact the [South Gloucestershire Council ICT Service Desk](#).

Hi Chris, I hope you are well.

I've just left you a voicemail having spoken to Myles just now. I was just wondering whether you had completed and issued your SGC Highways consultation response to Cat for the Barwood application at Thornbury (PT18/6450/O). I understand that you were awaiting the HE response before finalising, which I assume you will have seen (see below and attached for convenience).

I'd be grateful if you could also send a copy of your response to me direct. Should you have any queries, please do not hesitate to contact me.

Many thanks.

Neil Thorne

Director of Transport

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From: Garnier, Chrystèle <Chrystele.Garnier@highwaysengland.co.uk>
Sent: 11 November 2020 09:15
To: 'Catherine.Loveday@southglos.gov.uk' <Catherine.Loveday@southglos.gov.uk>;
'planningapps@southglos.gov.uk' <planningapps@southglos.gov.uk>; 'Myles.Kidd@southglos.gov.uk'
<Myles.Kidd@southglos.gov.uk>
Cc: Lowe, Oliver <Oliver.Lowe@highwaysengland.co.uk>; Sandy, Rachel <Rachel.Sandy@highwaysengland.co.uk>;
'transportplanning@dft.gov.uk' <transportplanning@dft.gov.uk>; Thorne, Neil <neil.thorne@stantec.com>
Subject: PT18/6450/O Park Farm, Thornbury - Highways England's Final Formal Recommendation
Importance: High

Catherine,

Please find attached a copy of Highways England's final formal recommendation on this planning application.

We would appreciate if you could please ensure this HEPR is drawn to the attention of the applicants and their consultants.

Regards,

Chrystèle Garnier, Administrator

Performance Assurance & Business Services Team

Highways England | Brunel House | 930 Hempton Court, Aztec West | Bristol | BS32 4SR

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