

Briefing note

11 October 2022

Bus Services at Park Farm, Thornbury

The bus route through Park Farm (BDW Site) from Butt Lane to Park Road, was agreed under a separate legal agreement (known as The Bus Link Agreement) from PT11/1442/O (BDW site) and was reliant on 3rd party land (currently used as a Care Home) being re-developed to enable the bus link. The third party land is the Alexandra Way Residential Home, which is operated by South Gloucestershire Council.

The bus link is unlikely to come forward in the short term as the Care Home is still open and operational with no redevelopment plans. Until such time that the link is in place, busses will only enter the Park Farm site from Butt Lane, drive through phase 2 (driving into Phase 3 is excluded in the application below) before turning and exiting the site back onto Butt Lane as a loop service. This route and bus stops within Park Farm development were secured through the legal agreement and conditions attached to PT11/1422/O and PT17/2342/RVC

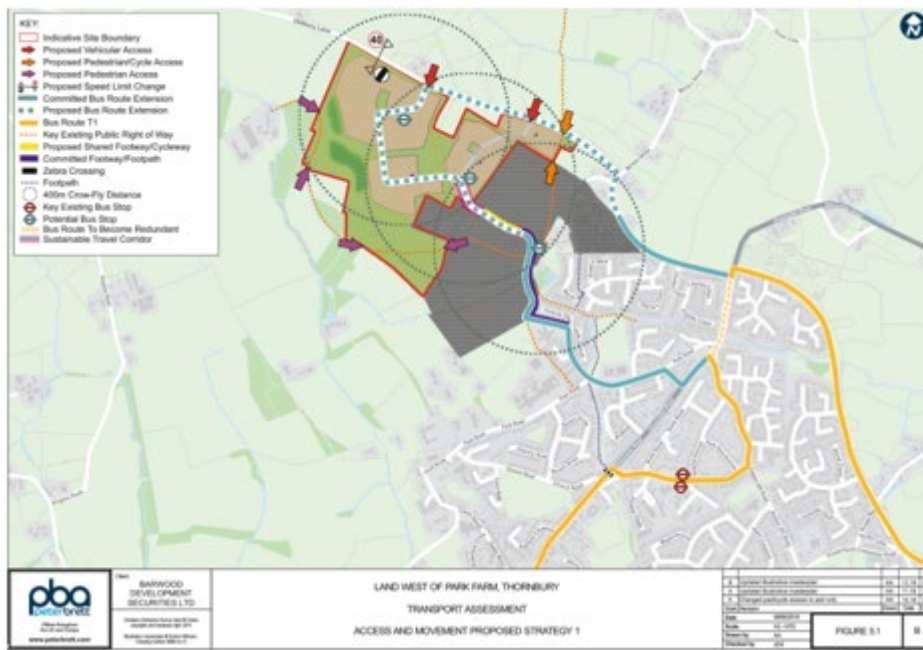
It is understood from the bus operators that driver shortages are affecting the bus service delivery to the Park Farm development, which may be delayed until April 2023. The Council is also seeking a Deed of Variation to alter the S106 wording for the Park Farm development as the bus services referenced have changed.

There is a current application in (P22/05463/RVC) to reduce the number of bus stops being provided within the Park Farm Development from 2 to 1. See Plan 1.

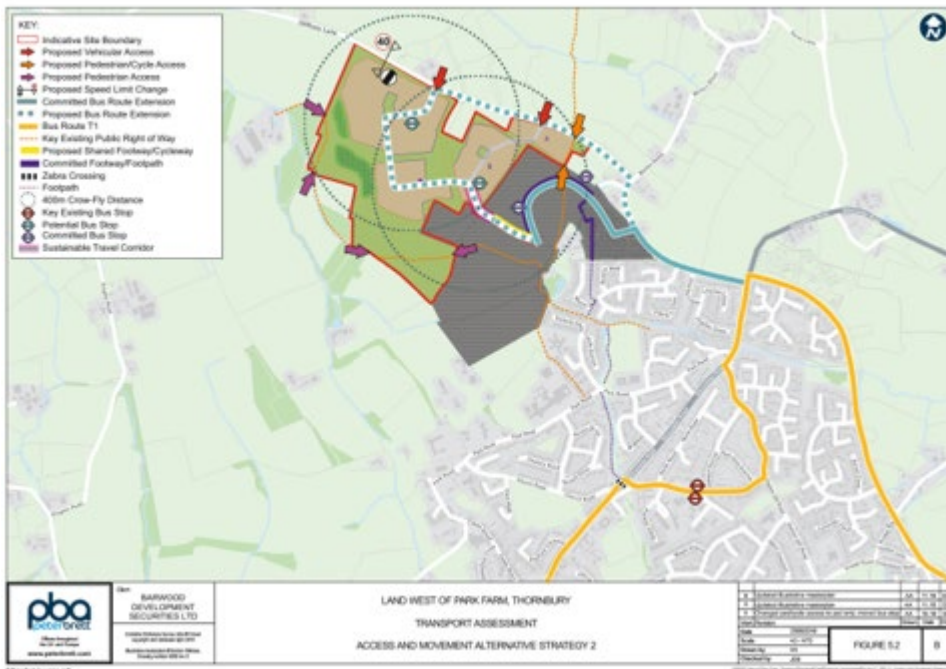
Please see the plans referring to the 2 options of bus linkages around Park Farm and the Inquiry site (Plans 2 & 3). Plan 2. Shows potential bus routes should the Bus Link Agreement be delivered and Plan 3. without it, which shows a bus route through the BDW Park Farm Development, which turns north into the Inquiry site. Plan 4. shows this linkage and works to be undertaken to secure the link into the inquiry site with suitable adaptation, to be controlled by way of planning condition from the Inquiry site, should the appeal be allowed.



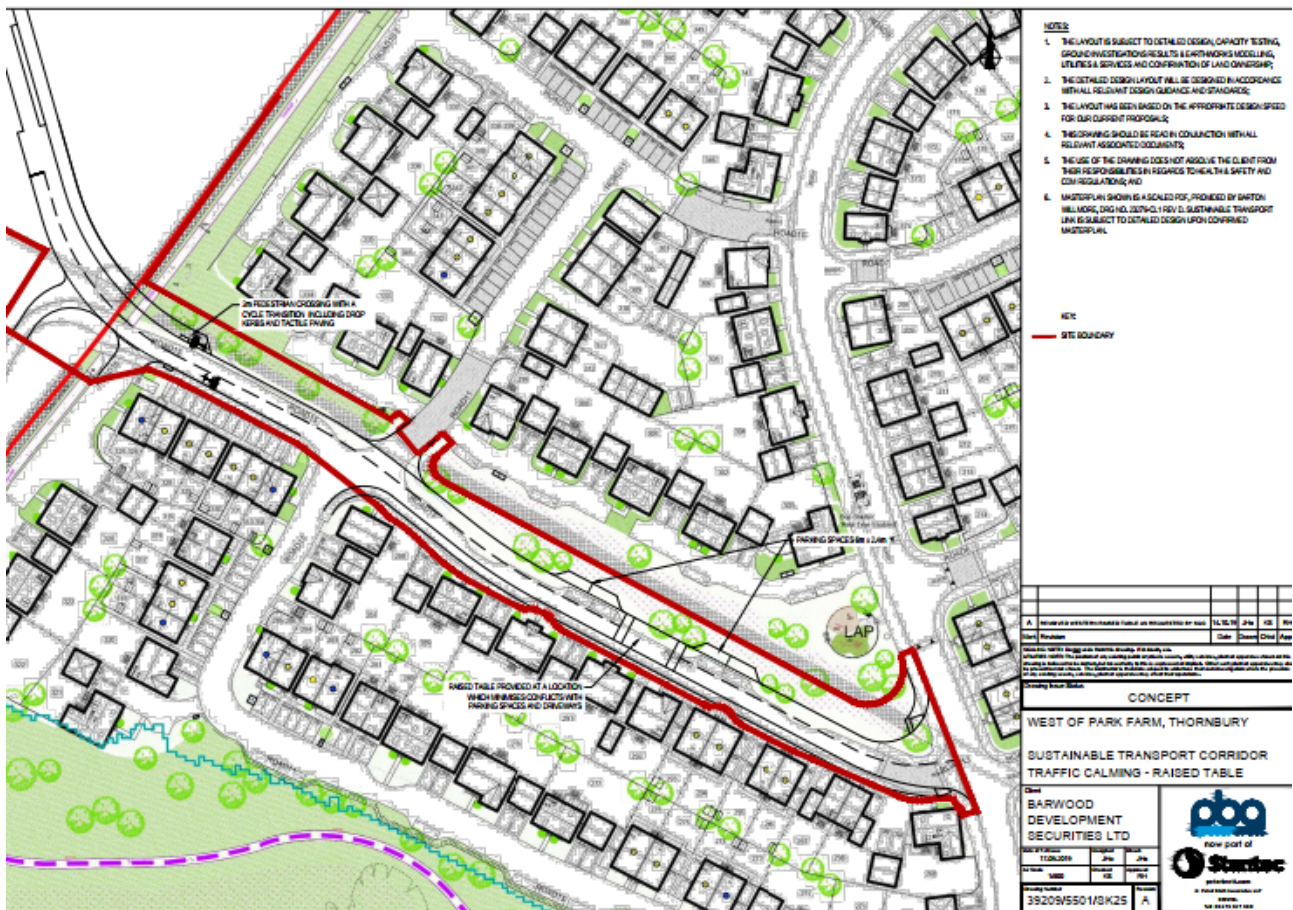
Plan 1. Location of Bus Stops in Park Farm development. The one hand-circled in red is to be retained under P22/05463/RVC. The one to the SW outside 303 and with text hi-lighted in yellow is to be removed via this application.



Plan 2. Potential Bus Routes if 'Bus Link Agreement' is delivered.



Plan 3. Potential Bus Routes without 'Bus Link Agreement' ie Current situation.



Plan 4. Works to link the BDW Park Farm development into Inquiry site.