

Town and Country Planning Act 1990

**APPEAL BY BARWOOD DEVELOPMENT SECURITIES LTD AND THE NORTH WEST THORNBURY CONSORTIUM
(The "Appellant")**

**IN RELATION TO LAND AT WEST OF PARK FARM, BUTT LANE, THORNBURY GLOUCESTERSHIRE, BS35 1RA
(APP/P0119/W/21/3288019)**

**PROPOSED S106 UNILATERAL UNDERTAKING – REGULATION 122 COMPLIANCE STATEMENT
ADDITIONAL INFORMATION REQUESTED BY INSPECTOR CHRISTINA DOWNES**

CONTRIBUTION	INFORMATION REQUIRED
Highway Improvements	
Highway Contribution Sch 1 Part 1.6	<ul style="list-style-type: none">• How has the sum of £171,208 been calculated? This is a pro-rata amount based on the development impact at those junctions and contributions secured in earlier S106 Agreements for Cleve Park and Land west of Gloucester Road. Total cost of the two schemes was estimated to be £275,000. In addition to these already secured contributions, this requested contribution secures this full amount required to deliver these identified improvement schemes. The West of Park Farm Transport Assessment demonstrates that these improvements mitigate the impacts of all 3 developments. <p>Since agreement to this mitigation, the Authorities are progressing with proposals for wider improvements along the A38 corridor, which includes capacity, public transport, walking and cycling improvements, as set out within the Appellants Transport Statement. As part of the Business Case for funding, the Council is required to source local funding towards the</p>

	<p>A38 corridor works, including from S106 and it's anticipated that the £171,208 would now contribute towards that scheme at the identified junctions. The contribution still meets the CIL tests as the Council scheme addresses the congestion contributed to by this and other developments in Thornbury by providing sustainable travel and junction capacity improvements. Should, for whatever reason, the wider scheme proposals not come forward, the contributions would be used to deliver the originally identified improvement works. See costs breakdown for A38 junctions.</p> <ul style="list-style-type: none"> • What works will be undertaken? • Is there a plan showing the works? Plans of the subsumed schemes attached. Latest scheme designs for A38 corridor scheme available here, with more detailed design work currently being progressed by the Authorities: https://consultations.southglos.gov.uk/A38/consultationHome
<p>Bus Waiting Contribution Sch 1 Part 1.1 and 1.2</p>	<ul style="list-style-type: none"> • How has the sum of £20,500 been calculated and what will it be spent on? This is based on two new bus shelters at Rock Street in the town centre. £6,000 for each shelter, £6,000 for Real Time Information at one shelter including electrical connection (the other stop already has this) and £2,500 Officer time.
<p>Bus Service Contribution Sch 1 Part 1.1</p>	<ul style="list-style-type: none"> • How is this sum justified? This is justified in Appendix F Transport Assessment J05 (a) 17.9. The £2,000 per annum is the additional cost to extend the service into West of Park Farm for 5 years. The service would then be commercially viable.
<p>Car Club Contribution Sch 1 Part 1.4 Sch 1 part 1.5</p>	<ul style="list-style-type: none"> • How has the sum of £38,000 been calculated? See attached sheet. These costs are taken from those required for a similar car club scheme at Lyde Green. • Is this a policy requirement? If so, which policy? Core Strategy Policy CS8 requires all new developments of a sufficient scale to reduce greenhouse gas emissions through a range of measures including car clubs. • What will the money be spent on? Approximate cost to get up and running is £38,000 which includes the cost a car club would charge to have the car on site for at least 4 years with free membership for residents, driving credit offers + TPO time to set this up.

<p>Car Club Monitoring Contribution Sch1 Part 1.5</p>	<ul style="list-style-type: none"> • How has the sum of £1,000 been calculated? This figure is based on £250 per year for a total of 4 years to cover Officer time. • What monitoring will be undertaken? Checking that all reasonable efforts are being made to secure a Car Club at the development and monitoring ongoing marketing, advertising and take up of the scheme. This contribution is only required if the Developer elects to secure a car club themselves and does not apply if the £38,000 contribution is made to the Council to secure the car club.
<p>Town Centre Cycle Parking Contribution Sch 1 Part 1.8</p>	<ul style="list-style-type: none"> • How was the sum of £4,000 calculated? This money will provide 3 cycle stands in the town centre area (High Street Regeneration scheme, with exact details to be confirmed through future design and consultation) each accommodating 2 cycles. These will be made out of high quality cast iron to match existing stands.
<p>Travel Plan Contribution Sch 1 Part 1.9</p>	<p>How was the sum of £375 per Dwelling calculated? This is the figure the Council charges per dwelling to set up, manage and monitor the Residential Travel Plan for its whole life cycle. It includes Sustainable Travel Vouchers (£150 value) for each dwelling. See attached breakdown.</p> <ul style="list-style-type: none"> • Is this a policy requirement? If so, which policy? Yes, Core Strategy CS8. • What will the Travel Plan do/what is its purpose? It will promote sustainable travel to and from the site with a range of measures, initiatives and incentives. It will contain targets for modal shift. It includes the appointment of a Travel Plan Coordinator who will manage the TP and arrange monitoring surveys and questionnaires to establish if the targets are being met. • Does the Council have a Travel Plan team and what is their role? Yes. It manages and monitors Development Travel Plans amongst other thing. <p>Will the Travel Plan cover travel to the new primary school and local secondary schools? It will cover travel to and from the dwellings to all destinations. It is not a School Travel Plan. A separate School Travel Plan can be agreed with the school at a later date.</p>

<p>Zebra Crossing Contribution Sch 1 Part 1.7</p>	<ul style="list-style-type: none"> • How was the sum of £73,500 calculated? Spreadsheet of estimate attached.
<p>Open Spaces</p>	
<p>Inspection Fee Sch 2 Part 2 2.1</p>	<ul style="list-style-type: none"> • How is the sum calculated? • How often will the Open Spaces be inspected and by who? • Is the £500 service fee necessary? <ol style="list-style-type: none"> 1. Only the value of the open space inspection fee has changed and £21.43 per 100sqm is now sought and this revised figure is included in the draft s106 changes 2. The value of other contributions has not changed but further evidence is provided by the Council as requested see attached note
<p>Outdoor Sports Facilities Contribution Sch 2 Part 2 2.2</p>	<p>See attached notes on how contribution calculated and why it is required. The Council maintains its offsite outdoor open space contribution request and the appellant maintains its objection. The Council has provided further evidence and the appellant has responded to that evidence. Also see note regarding the shortfall on the 2 km buffer zone which is attached for clarification. The requested sum is included in the s106 subject to the strike out clause.</p>
<p>Primary School Site</p>	
<p>Primary School Contribution Sch 4 Part 2 2.2</p>	<p>Please explain why there is no contribution payable or obligations in respect of Secondary School education? No secondary school contribution was required because there were significant levels of surplus places in the secondary schools in this planning area. This is still the position.</p> <ul style="list-style-type: none"> • How was the sum calculated? See para 4.26 in the committee report. There is no secondary contribution. The sum for the primary contribution was calculated using our S106

	<p>education contribution calculator which takes expected child yield figures arising from residential development and multiplies these by BCIS build costs to generate a financial contribution.</p>
<p>Nursery Contribution Sch 4 part 2 2.1</p>	<ul style="list-style-type: none"> • How was the sum calculated? See para 4.26 of the committee report. The sum for the nursery contribution was calculated using our S106 education contribution calculator which takes expected child yield figures arising from residential development and multiplies these by BCIS build costs to generate a financial contribution.
<p>Primary School Site</p>	<ul style="list-style-type: none"> • Where will children go to school until the new school is built? Until the additional places are delivered in the area it is expected that pupils will be accommodated at existing Thornbury Primary schools which have surplus places.