

Nick Matthews

From: Rebecca Mitchell <rebecca.mitchell@barwoodland.co.uk>
Sent: 25 January 2021 15:49
To: Christopher Rose
Cc: Thorne, Neil; Catherine Loveday; Myles Kidd; Nick Matthews; Felicity Tozer; James Causer; Helen Harrison
Subject: RE: PT18/6450/O Park Farm, Thornbury - Highways England's Final Formal Recommendation [EXTERNAL] (Without Prejudice)
Attachments: 210118_Thornbury_Updated Transport Assessment_Chapter 3_ISSUE.pdf

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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Office: Badminton Road, Yate, BS37 5AF

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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
South Gloucestershire Council
✉: PO Box 1954, Bristol, BS37 0DD
Office: Badminton Road, Yate, BS37 5AF
☎: 01454 86 3727
✉: christopher.rose@southglos.gov.uk
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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

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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

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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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