

Subject: Land West of Park Farm, Thornbury - J14 Improvement Works and Delivery Trajectory

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From: "Nick Matthews" <NMatthews@savills.com>

To: "Catherine Loveday" <Catherine.Loveday@southglos.gov.uk>

Hi Cat,

Following our discussion on Friday last week, I have spoken with Rebecca at Barwood Land and together we have pulled together the programme below for delivery of the development which dovetails with the programme for the Junction 14 Improvement Works.

When we spoke I had it in my head that the Junction 14 works would require a financial contribution and that the works themselves would be undertaken by Highways England. In fact the works would be undertaken either by Barwood or the incoming developer. Whilst there will be a greater degree of control in respect of the physical delivery of the works, they would still be reliant upon obtaining the requisite S278 highway detailed design and road safety approvals, as well as programming (including booking of road space), which is outwith Barwood Land's control.

In order to enable swift progress with the delivery of the development, Barwood Land is willing to progress the work to prepare the detailed designs for the mitigation and commence the s278 approvals process delivering the junction improvement works as soon as the Section 106 agreement is signed and planning permission granted. They have done this elsewhere on larger schemes to facilitate delivery. With a cautious estimate that these works would take 18 months to complete, they would be finished prior to the occupation of the first dwelling on the site.

On that basis, Barwood would be willing to accept a condition attached to the planning permission that restricts the first dwelling occupation until such time as the Junction 14 improvements works have been completed. As we discussed, this condition should have a 'pre-occupation' rather than 'pre-commencement' trigger as the impact only arises once the properties have been constructed and the vehicle movements commence. A pre-commencement condition would also unnecessarily delay the start of the development, and therefore also the delivery of new homes, the other infrastructure and benefits that this scheme will deliver.

This offer is made on a Without Prejudice basis as it would deliver the works in advance of the condition trigger that Highways England has set out as being required in its formal response on the application and before it is demonstrated to be necessary by the modelling work which has been undertaken.

Date	Milestone
April 2021	Planning Committee
July 2021	Section 106 signed
August 2021	Commencement of Junction 14 improvement works (estimated 18 months programme)
January 2022	Developer appointed and acquisition complete
April 2022	Reserved Matters and pre-commencement condition information submitted (three month pre-application period)
September 2022	Reserved Matters and pre-commencement conditions discharged (five month determination period)
October 2022	Commencement of Development on site (site preparations and ground works completed)
April 2023	Completion of Junction 14 improvement works and first dwelling completions ready for occupation

Monitoring Period	Dwelling completions (cumulative)
2023/24	91
2024/25	91 (182)
2025/26	91 (273)
2026/27	91 (364)
2027/28	91 (455)

2028/29	91 (546)
2029/30	49 (595)

For the purposes of calculating the housing delivery trajectory I have calculated the average rate of delivery on the Park Farm site over the years 2016/17 – 2019/20. Based on the Housing Monitoring Report of the Council, this would give 91 dwellings per annum. These are average assumptions but a reasonable estimate at this stage given that they are based on actual delivery from the neighbouring site.

Based on these assumptions, if there was a resolution to grant on 1 April 2021, the site would add 273 dwellings immediately to the housing land supply calculation, increasing to 364 the following year, and to a maximum of 455 in 2023/24. Capacity would then reduce as the scheme is built out. Overall the scheme would consistently provide a significant contribution to the housing land supply position within South Gloucestershire.

We have a call in approximately an hour so if you have any questions we can talk it through then.

Kind regards,

Nick

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