

Nick Matthews

Subject: Oldbury Lane, Thornbury - Highway Drainage Improvement Scheme (Without Prejudice) [EXTERNAL]

From: Scott Jones <Scott.Jones@southglos.gov.uk>

Sent: 11 February 2022 14:28

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

Subject: RE: Oldbury Lane, Thornbury - Highway Drainage Improvement Scheme (Without Prejudice) [EXTERNAL]

Good afternoon Rebecca,

Many thanks for your email and I hope you are well.

Firstly, let me apologise for not providing a response sooner. Unfortunately, I have had to focus most of my time this week on a couple of pieces of work with a short turnaround and as such have only been able to consider your email this morning.

You are correct in saying that back around 2018 / 2019 we were considering options to provide drainage improvements to Oldbury Lane, which would have been the basis of your conversation with Michaela Baker and Cat Loveday. One of the options considered back then was to provide attenuation storage within your site in the area you have highlighted in red on the screenshot in your email. Unfortunately, this piece of work did not go any further due primarily to there being a lack of budget to take this work forward.

However, we have recently been allocated some monies with the purpose of using it to carry out drainage improvement work in and around the Thornbury area. This site has therefore come back to the fore and alongside our colleagues in our Highway Drainage Maintenance team we are revisiting the opportunities previously identified to provide drainage improvements. We have appointed an engineering consultants to lead on this for us and they are developing the options further for Oldbury Lane with the aim of having designs in place by the end of April. We would then be looking at implementing the drainage improvement works over the remainder of the next financial year (by end of March 2023) as this is when we need to have spent the allocated funds.

So in answer to your question we would be grateful if you could look to safeguard this piece of land for a period of time so that it would allow us to deliver attenuation within that area of land as part of the overall drainage improvements to Oldbury Lane if it is decided to take this particular option forward. As you will note from our project timescales we should have an idea by the end of April as to whether or not attenuation will definitely be part of the overall drainage improvement works and we can update you then once we have the designs ready.

I hope the above answers your question/ If you have any further queries relating to this matter then please feel free to get in touch.

Best regards,

Scott Jones
Principal Engineer (Flood & Water Management Team)
StreetCare, Transport & Waste
Department of Environment and Community Services

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Postal Address: South Gloucestershire Council, PO BOX 1954, Drainage and Flood Risk Management Team, Bristol, BS37 0DD

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

Sent: 08 February 2022 10:07

To: Scott Jones <Scott.Jones@southglos.gov.uk>

Subject: Oldbury Lane, Thornbury - Highway Drainage Improvement Scheme (Without Prejudice) [EXTERNAL]

Better to be safe than sorry

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Dear Scott,

We were in discussions with Michaela Baker and Cat Loveday a couple of years ago regarding a scheme/schemes that were being developed to provide drainage improvements to Oldbury Lane and the surrounding area. I understand that Michaela left the Authority recently and your colleagues indicated you may be able to assist in providing an update on the highway drainage improvement works planned in this area. I have tried to call the office to speak to you a few times but have been unable to be put through to you, hence this email.

We understand from the attached correspondence that the LLFA was developing a scheme to provide off-site improvements for the eastern end of Oldbury Lane, which may include attenuation within our planning application site at 'West of Park Farm' in Thornbury (roughly shown with the red outline on the extract below). The area of land previously highlighted to us as being of interest is shown roughly on the attached drawing. I was hoping you would be able to confirm whether a scheme has been finalised for this, whether that includes the option of attenuation on our site, and provide an update on the status of the scheme please?



As you may be aware, but in the interests of transparency, we have appealed against non-determination to the Planning Inspectorate in relation to the above development. We need to complete a Section 106 obligation prior to the close of the planning inquiry, which is scheduled to start on 29th March. We are seeking to establish whether providing attenuation on the land shown within our site remains of potential interest to the Council in relation to off-site drainage improvement works (either a current or future scheme). On a Without Prejudice basis, we are willing to include a Section 106 obligation which would safeguard this land for a period of time so that, should planning permission be granted, it would allow the Council to deliver attenuation within that area of land relating to off-site drainage improvement works - This item is not essential mitigation for our scheme therefore it is not essential for it to be included in our appeal Section 106 but if the parties can work within the appeal timescales then we are content to include safeguarding commitments in the unilateral undertaking.

In order that we can make a decision about whether or not to include this in the draft Section 106, I would be grateful for your confirmation as to whether the safeguarding of this land is still considered something that could benefit current/future highway drainage schemes.

Accepting fully that any discussions would be on a Strictly Without Prejudice basis to all parties at this stage, I would be grateful for your confirmation and would welcome a further discussion with you about this and look forward to hearing from you.

Kind regards

Rebecca

Rebecca Mitchell

Planning Director

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