

ERECTION OF 35 no. DWELLINGS WITH GARAGES AND ASSOCIATED WORKS AT LAND OF THE SOUTH OF BADMINTON ROAD OLD SODBURY

SUMMARY OF PROOF OF EVIDENCE OF DAVID TINGAY

1. THE COUNCIL'S REASON FOR REFUSAL

- 1.1 Once the S106 has been agreed to address reasons for refusal 3-7, reason for refusal two is the only remaining that relates to transport matters and reads as follows:

"The development would fail to provide safe, useable walking and, or cycling routes to the majority of key services and facilities as set out within Policy PSP11. Furthermore, the site would be inappropriately distanced from many of these facilities and the bus service is very restricted/limited. For these reasons the site is unsustainable as future occupants would have to rely heavily on travel by private car."

2. POLICY

- 2.1 Policy PSP 11 of the SGC Local Plan: Policies, Sites and Places Plan (adopted November 2017) sets out transport impact management. It sets out where development which will generate a demand for travel should be located to be acceptable. It provides appropriate walk/cycle distances to local facilities, which are summarised in table 2.1 below, copied from the main evidence.

TABLE 2.1 – PSP11 Distances – Appeal Site		
Key Services and Facilities	Appropriate Walking and Cycling Distances (PSP11)	Actual Distance from Appeal site main entrance
Retail shops and services and/or Market towns and Town Centres	1,200 Metres	Chipping Sodbury 2.15km
Superstore or supermarket		Chipping Sodbury -2.78km
Smaller food shops		Cotswold Service Station – 250m
Local health services	800 Metres	Yate – 3.9km
Pharmacy		Chipping Sodbury – 2.6km

Community centres	800 Metres	470m to Old Sodbury Village Hall
Post Offices	800 Metres	Chipping Sodbury 2.6km
Public Houses	800 Metres	The Dog Inn – 330m
Secondary School	3 Miles	Chipping Sodbury School – 2.34km (1.45 miles)
Primary School	2 Miles	690m (0.4 miles)
Major employers, Designated Town Centres	2.000 Metres.	Chipping Sodbury – 2.15km

3. LOCATION OF FACILITIES

3.1 All of the facilities in green in the table above are located on a safe walk/cycle route from the site. It is noted that Chipping Sodbury as an employment destination is only just outside the distance for a Designated Town Centre by 150m. which is within the average walk to work distance for South Gloucestershire.

3.2 The bus service from the appeal site far exceeds the requirements of PSP11.

4. COMPARISON OF OTHER SITES

4.1 An analysis of recently consented residential sites in South Gloucestershire shows that those reviewed were considered by SGC to be compliant with PSP11, and they show very similar characteristics to Old Sodbury.

5. IMPACT

5.1 Shopping and working habits are changing, with more households shopping online for food and other goods, and working from home, either full or part-time becoming more common.

5.2 It has been accepted by SGC that the development would not give rise to a severe impact on the road network, or an unacceptable safety risk.

6. CONCLUSIONS

- 6.1 In my professional opinion the highway and transport objections are all appropriately dealt with by the appeal scheme.
- 6.2 In light of the above, I consider that there are no reasonable highway or transport grounds not to allow the Appeal.