

Mandy Dando

From: Sarah James
Sent: 13 December 2010 18:57
To: Development Control
Subject: FW: 101129 13039 10/04015/FUL - Cautletts Close, MSN - S106 Highway contributions

Highway Comments 26th Nov

From: david archer [david@pad-design.com]
Sent: Monday, November 29, 2010 11:04 AM
To: Sarah James
Cc: Geoff Webber; Adrian Clarke; Amanda Hall; 'Hughes, Cecelia'; Tim Blythe; neil.bromwich@osborneclarke.com
Subject: 101129 13039 10/04015/FUL - Cautletts Close, MSN - S106 Highway contributions

Sarah

Thanks for your email, I confirm on behalf of my client this revised contribution is now agreed and I attach below contact details of my clients solicitor.

Neil Bromwich
Senior Associate

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Kind Regards
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pad Design Ltd CV1 The Tobacco Factory Raleigh Road Southville Bristol BS3 1TF

-----Original Message-----

From: Sarah James [mailto:Sarah_James@bathnes.gov.uk]
Sent: 26 November 2010 17:57
To: david@pad-design.com
Cc: Geoff Webber; Adrian Clarke; Amanda Hall
Subject: RE: 10/04015/FUL - Cautletts Close, MSN - S106 Highway contributions
Importance: High

David

Further to the concerns you have raised with me with regard to the Highway contributions we have sought I can advise you that we have scrutinised the position in depth and considered the issue with regard to the Circular advice, SPD and the CIL (as far as it is relevant). I can advise that Amanda has produced a revised Highway contribution which has reduced the Strategic contributions sought. I can confirm I am confident that this revised contribution meets with all relevant Planning Legislation, Guidance and Advice. I can advise the contributions sought are in my view entirely necessary in order to make the development acceptable and unless agreed I would have no option but to return the application to committee and recommend refusal. I would appreciate your confirmation that your client agrees the contribution as below and that you can provide me with details of your solicitor to enable this agreement to be completed as I have lodged the necessary paperwork with legal and subject to agreeing this matter with you a decision should be able to be issued quickly.

Regards

Sarah

From: Amanda Hall
Sent: Friday, November 26, 2010 9:45 AM
To: Sarah James
Cc: Geoff Webber; Adrian Clarke
Subject: 10/04015/FUL - Cautletts Close, MSN - Strategic highways contributions

Sarah

Further to our meeting this morning, I have reviewed the general strategic highway contribution in regard to the latest census data, which indicates the percentage of trips from the MSN Redfield Ward to both Bristol and Bath.

The census data shows a 16.26% for travel to Bath, and 5.49% for travel to Bristol.

In the list of schemes in the SPD, the funding gaps for the three schemes are set out below:

Greater Bristol Bus Network (GBBN) - £258,000 Bath Package (BTP) - £4839,000 Rossiter Road (RR) - £1200,000

I have previously indicated my views on the relevance of the GBBN scheme to the development, which will provide improvements to the transport network for trips between Bristol-MSN-Bath, and also the functional link between works to the Bath Package, as residents of the development would also benefit from improvements in the City when travelling into Bath for commuting and leisure. The census data also shown trips to the Widcombe ward and therefore this demonstrates the relevance to the Rossiter Road scheme.

Applying the percentage of trips from the census data, it can be shown that 16.26% (Bath trips) + 5.49% (Bristol trips) = 21.75% can be applied to the GBBN, and 16.26% (Bath trips) can be applied to the BTP and RR.

The general strategic contribution previously requested was £192,821.95, and applying the above percentages would give a total revised contribution of 21.75% + 16.26% = 38.01% x £192,821.95 = £73,291.62

For clarification on the use of this contribution, it would be put towards the list of schemes, as set out in the SPD, and will fund whichever scheme has the highest priority, or for which full funding has been secured to enable its implementation. However, all these schemes will help mitigate the impact of increases in traffic on the network.

The full list of highway contributions, and their associated schemes, would therefore now be as follows:-

£20,000 towards improvements to the Steam Mills/Redfield Road/Withies Lane junction, to be paid prior to commencement of development.

£22,000 towards improvements to the bus stops on Withies Park, to be paid prior to commencement of development.

£24,000 towards the upgrading of the street lighting on the riverside walk, to be paid prior to commencement of development.

£134,000 towards the Five Arches Scheme, or an extension of this scheme, or an appropriate alternative scheme to deliver sustainable transport measures, to be paid prior to the commencement of the development.

£73,291.62 towards general strategic highway and transportation measures.

Regards

Amanda

Amanda Hall

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