

South Gloucestershire Council

South Gloucestershire Core Strategy Examination

SUPPLEMENTARY STATEMENT OF COMMON GROUND

BETWEEN

SOUTH GLOUCESTERSHIRE COUNCIL

AND

The Highways Agency

In respect of the Cribbs Patchway New Neighbourhood
and additional retail development at Cribbs Causeway

Declaration

The contents of this paper are agreed for the purposes of South Gloucestershire Core Strategy.

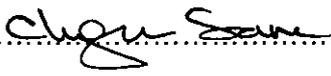
Signed on behalf of the Highways Agency


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Position..... Asset Manager.....

Date..... 10th July 2012.....

Signed on behalf of the South Gloucestershire Council


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Position... Head of Transport and Strategic Projects.....

Date..... 10th July 2012.....

Cribbs/ Patchway New Neighbourhood Additional Retail Development at Cribbs Causeway

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1 Introduction

- 1.1 South Gloucestershire Council (SGC) has sought to confirm points of agreement with the Highways Agency in advance of the Examination in Public of the Council's Core Strategy (incorporating Post-Submission Changes, December 2011). To this end a Statement of Common Ground was submitted to the Examination in Public on 18th June 2012.
- 1.2 SGC and the Agency agree on the importance of fully assessing the impacts of traffic generated by expansion of retail at Cribbs Causeway. Impacts during weekday peak periods have already been assessed and are addressed in the Statement of Common Ground dated 18th June 2012.
- 1.3 However, the Agency has highlighted the importance of undertaking assessment for the periods of peak retail demand during Saturdays, including impacts on the Strategic Road Network (SRN). This supplementary statement sets out the matters of agreement between SGC and the Agency on this issue.

2 Matters of Agreement

- 2.1 If the Inspector finds that the location and quantum of retail expansion at Cribbs Causeway is acceptable, it is agreed that the impacts on the transport network will need to be comprehensively addressed. A full transport assessment will be required to determine appropriate mitigation measures at a detailed level. This will include assessment of the impacts during peak shopping periods on Saturdays.
- 2.2 SGC has developed a detailed Saturday traffic model for the Cribbs Causeway area, including local roads and Junctions 16 and 17 of the M5 motorway. This is based on SGC's Core Strategy Model that was developed for weekdays. The Agency agrees that SGC has adopted a robust approach and used appropriate assumptions in the model.
- 2.3 The model demonstrates that additional traffic will be generated as a result of the increase in retail floorspace. A proportion of this traffic will use the motorway network, routing via M5 Junctions 16 and 17. The analyses indicate that the additional traffic generated on Saturdays could impact on the operation of these junctions including interaction with the mainline and it will be necessary to adopt a combination of mitigation measures over and above those required to accommodate weekday flows.
- 2.4 The Agency and SGC already have a successful management scheme for peak shopping periods such as those before and during Christmas. The Agency and SGC will build on this successful partnership by collaborating in developing appropriate tools to manage future travel demand. These will include promoting alternatives to travel by car (including smarter choices travel campaigns), parking controls,

development of traffic access and circulation strategies within the Cribbs Causeway area and management of traffic demand through control of access onto the Strategic Road Network and real time information. These measures will need to be considered alongside any traditional infrastructure mitigation that may be required.

- 2.5 It is agreed that the phasing of development in the North Fringe and the timing/phasing of public transport enhancements needs to be monitored to ensure that additional traffic does not result in unacceptable performance of the Strategic Road Network at this location.

3 Process

- 3.1 SGC will ensure that the Agency is consulted in the development of the area-wide masterplan through the Supplementary Planning Document for the Cribbs Patchway New Neighbourhood. SGC will also ensure that the Agency is consulted in respect of all significant development proposals in the Cribbs Patchway New Neighbourhood, including any relating to significant retail development.
- 3.2 The Agency will continue to plan, manage and monitor the performance of the Strategic Road Network and will review individual site planning applications related to the development proposals in the Core Strategy when they are submitted (as per the Agency's statutory duty).
- 3.3 As a result of these discussions and if the Inspector is minded to agree that this level of retail development should be provided at this location, the HA is of the view that it will continue to make no objection to the Core Strategy on the basis set out above and agrees that the work undertaken by SGC is adequate to support the Core Strategy process.