

CIL Planning Obligations Compliance Statement – Prepared by Jonathan Weekes, Aitchison Raffety on behalf of the Local Rule 6 Party

8 July 2024

Planning Obligations (main provisions in bold)	Test 1 – Necessary to make the development acceptable in planning terms	Test 2 – Directly related to the proposed development	Test 3 – Fairly and reasonably related in scale and kind to the development
<p>Birchmoor Parking Scheme To cover parking surveys, parking study, Traffic Regulation Order, scheme design and implementation £125,000 (TBC)</p>	<p>North Warwickshire Local Plan Policy LP20 and Dordon Neighbourhood Plan Policy DNP1 seek to ensure developments protect the amenity of surrounding users and that new developments harmonise with the immediate setting and wider area. DNP14 expects developments to consider and mitigate for impacts, including to highways.</p> <p>There is congestion at the M42/A5 junction, and even with the proposed mitigation to this junction, delays to journeys will still occur. The B5000 provides an alternative vehicular route avoiding the M42/A5 congestion point, particularly for more local traffic. Due to the highway network, there is an expectation that some future employees at the development site would choose to park in</p>	<p>The proposed development is anticipating between 1,000 – 1,400 employees at the site, a high proportion of which are expected to travel by car. This provides scope for a significant number of vehicles parking off-site, with Birchmoor potentially representing a more accessible location due to network congestion issues.</p> <p>The current situation does not result in highway safety issues due to excessive parked vehicles in Birchmoor. The introduction of further employment building closer to Birchmoor would directly affect the current on street parking arrangements.</p>	<p>The obligation has been recognised by the appellant as a fair request and the financial figure stated calculated by the appellant.</p> <p>The figure included allows for appropriate monitoring of the situation to establish baseline information and how the development affects this, if delivered in a staged approach. It also covers the design and implementation works, along with any necessary orders.</p> <p>There is a matter of judgement of the extent of obligation versus harm, but both the Local Rule 6 Party and Appellant are in agreement that the request is necessary to make the scheme acceptable.</p>

	<p>Birchmoor as a more convenient option, and walk the short distance via the upgraded A45 Bridleway south to the new development. This will provide parking pressure on Birchmoor and given the scale of the development, even a small percentage will result in significant increases in parking pressures in Birchmoor. Uncontrolled parking at high levels would pose highway safety issues to the village.</p> <p>There are already some incidences of staff in Relay Park and Moto Services opting to park in Birchmoor and walk to these areas. The proposed development is closer to Birchmoor indicating a higher propensity for this to occur.</p>		<p>The obligation is considered to meet the test of the Framework and Regulation 122(2) of the CIL regulations.</p>
<p>Birchmoor Highway Signage To cover a signage study, signage design and construction works £27,500 (TBC)</p>	<p>North Warwickshire Local Plan Policy LP20 and Dordon Neighbourhood Plan Policy DNP1 seek to ensure developments protect the amenity of surrounding users and that new developments harmonise with the immediate setting and wider area. DNP14 expects developments to consider and mitigate for impacts, including to highways.</p>	<p>The proposed development will generate a significant number of HGV movements; this increases the potential for mis-directed HGVs accessing Birchmoor unless appropriate measures to rectify the issue are put in place.</p>	<p>The proposal requires the relocation / provision of clear signage for HGV drivers prior to entering Birchmoor. The request only covers the minimum necessary to enable this to occur, and thus ensure that the development does not impact negatively upon Birchmoor in this respect.</p>

	<p>HGVs regularly enter Birchmoor as part of movements within the highway network. As a dead-end though, vehicles become stuck causing issues to residents and damage trying to manoeuvre.</p> <p>This development will introduce a substantial number of additional HGVs onto the highway network and thus increase the potential for HGVs to incorrectly enter Birchmoor.</p> <p>Such issues appear to occur due to the poor signage location into Birchmoor restricting HGVs. Provision of replacement signage will prevent the existing situation escalating as a result of the development.</p>		<p>The obligation is considered to meet the test of the Framework and Regulation 122(2) of the CIL regulations.</p>