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Lymedale Business Park. Hooters Hall Road,
Newcastle-under-Lyme,
Staffordshire, ST5 9QF

[redacted]

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Your ref:

19th September 2023

Dear Mr Bailey,

Manor Gardens Development, Wrexham Road, Rhostyllen, Wrexham Travel Plan

Further to your previous discussions with our client SG Estates, please find detailed below our proposed amendment to the Travel Plan associated with planning application P/2007/0686. The Travel Plan is for a residential development (223 dwellings), granted in outline under planning application P/2004/0940 and subsequently varied under planning application P/2008/1063.

Condition 10 of the planning consent states:

The recommendations and measures identified in section 5 of the approved Travel Plan (ref V-R5259.00 Rhostyllen – Final Travel Plan) shall be implemented in accordance with a timetable to be submitted and approved prior to commencement of development. Within 12 months of commencement of development and thereafter annually, a 'Monitoring and Assessment Report' of the approved Travel Plan shall be submitted to and approved in writing by, the Local Planning Authority.

As you are aware, our client SG Estates purchased the site from the National Trust at the end of last year. The purpose of this letter is to seek approval to amend the Travel Plan (ref V-R5259.00 Rhostyllen – Final Travel Plan), to enable its successful implementation by the proposed Management Company for the residential site.

Our client seeks to amend the following elements of the approved Travel Plan (ref V-R5259.00 Rhostyllen – Final Travel Plan):

Section 5.3: Management of the Travel Plan: It is proposed that a Management Company will be appointed to run the development. One of the functions of the Management Company will be to employ a warden that will be based on site and their duties will incorporate the review and manage travel information.

It is proposed that instead of an on-site warden, a Travel Plan Co-ordinator (TPC) will be appointed by SG Estates to promote the Travel Plan amongst residents. The scale of resource required to fulfil the role of the TPC will vary throughout the lifetime of the development and it is therefore not cost effective to employ a warden on-site. At the outset of the development, the TPC will need to dedicate a proportionate level of time and resources to the implementation of the Plan and to conduct the initial travel surveys and report the results. At other times the role will reduce in scale, but regular interaction with residents and with the local authority will be necessary to ensure that the Plan continues to be implemented effectively.

The TPC will have overall responsibility for the development and implementation of the final Travel Plan and for monitoring the success of the Plan on an on-going basis. The TPC will be employed from the

initial marketing of the properties at the site for whichever is the later period of five years from first occupation of the site; or six months after full occupation of the site.

Their duties will also include liaison with Wrexham County Borough Council and monitoring the usage of the facilities implemented as part of the Travel Plan. The TPC will be available via email to answer any travel-related queries that residents have and to assist new residents in their travel planning.

Section 5.5 Plan Monitoring and Assessment – Monitoring of the Travel Plan will take place firstly, upon 75% occupation of the site where a snapshot travel survey will be undertaken. This will provide the information base for the initial review of the plan. After the initial survey and review, an annual review of the plan is proposed.

The timetable submitted in association with Condition 10 of planning application P/2008/1063

SG Estates wish to clarify the timescales and timetable for monitoring the Travel Plan and seek to replace all elements of Section 5.5 and the information submitted in association with Condition 10, with the following:

The Travel Plan will be formally monitored annually by the TPC, for a five year period. The monitoring of the Travel Plan will be based upon resident travel surveys which will be arranged by the TPC. The initial baseline travel survey will be conducted when 33% of the dwellings are occupied (i.e., prior to occupation of the 74th dwelling, based on 223 units). The format of the travel questionnaire will be agreed with Wrexham County Borough Council. Additional travel surveys will then be undertaken by the TPC annually thereafter for a period of five years, to assess the success of the Travel Plan measures.

Following the completion of the travel surveys and analysis of the survey results, the TPC will be responsible for the preparation of an annual monitoring report for issue to Wrexham County Borough Council. The annual report will be issued to the Council within three months of completion of the surveys. The annual monitoring report will set out a comparison of the residents' modal splits against the agreed target modal splits and will provide a summary of the travel plan measures that have been implemented throughout the previous year and their effectiveness.

If the agreed target modal splits have not been achieved, the TPC will prepare a detailed action plan setting out which additional travel plan measures would be implemented at the site, together with dates for their implementation, to seek to achieve the targets. Within three months of the additional measures being implemented a review will be undertaken to assess the effectiveness of these measures, to allow changes, if necessary, to be made prior to the annual survey being undertaken.

The TPC will attempt to set up a residents' management group, who could take on the monitoring of the Travel Plan once the TPC role has ceased, after the formal monitoring period.

I would be grateful if you could confirm the amendments above are acceptable. If you require any additional information, please do not hesitate to contact me.

Yours Sincerely

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