

Buckover Garden Village

Workshop 2 July 2018- Local residents

Summary Report





To Falfield

Gloucester Road

Whitfield

To Thornbury

Crossways Lane

Lower Buckover Farm

Old Gloucester Road

A39

Upper Buckover Farm

Whitewall Lane

Brinkmarsh Lane

M5

Cuttsheath Road

Milbury Heath



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Stakeholder workshop 2

Purpose of the event

The team's ethos to Buckover Garden Village is to deliver an exemplar project, not only in terms of design but in all facets including community engagement. Therefore the team are committed to undertaking an extensive range of community engagement measures, above those normally undertaken by other developers.

The team recognise that the development of Buckover Garden Village will raise different issues for those living closest to the site as opposed to the wider community¹. Therefore the team wanted to “go that extra mile” in showing how local people can truly play a part in the master planning process – whether they be for, or against, the current site allocation in the emerging West of England Joint Spatial Plan.

Workshop 2 was therefore organised specifically for those residents living within, or close to, the site, allowing them the opportunity to meet and raise questions directly with the Buckover Garden Village team. The key objectives of the workshop was to understand the issues being raised by local residents. The team were also keen to establish the basis for a longer term working relationship with local residents, in accordance with the community engagement and governance principles of Garden Villages.

That engagement will include discussions on how the construction process can be managed and controlled as well as the design and long term management of the Garden Village.

To help create ongoing trust the team will need to ensure they are able to show how they have responded to any relevant issues raised. This report seeks to inform that process.

¹ Stakeholder workshop 1 was held in April 2018 and involved invited representatives from local clubs, organisations and service providers. The report is available at: <http://www.tortworthestate.com/gardenvillage>

Invitations to residents

197 invitations were hand delivered to local households within, or immediately adjacent to, the proposed site, on the 29th May 2018. Residents were asked to contact Mediation in Planning to confirm interest and to highlight key questions they wished to raise with the team at the event.

26 households, and a total of 44 people, responded to the initial invitation indicating a wish to attend. A summary of the key questions raised is provided, grouped by topics (overleaf).

*Invitations (above)
were hand delivered
to residents*

Buckover
Garden Village

Stakeholder Workshop Invitation

The Buckover Garden Village team (the Tortworth Estate and St. Modwen) would like to invite you to a workshop focusing on the implications for those people living or working on, or immediately adjacent to, the proposed site. This will give you the opportunity to discuss issues directly with our technical and design team.

This is the second in a series of events designed to ensure all interested stakeholders have the opportunity to engage with our team and help inform the proposals. Workshop No1 was held in April and focused on local organisations, councillors, clubs and service providers. A report on this workshop will be available shortly.

We would like to reassure you that attendance at these workshops will not be taken as support for the principle of development. No final decisions have been made regarding the Strategic Development Locations and participation at these workshops will not affect any representations you may have made to the Joint Spatial Plan or new Local Plan in respect of the principle of a Garden Village at Buckover.

If you would like to take the opportunity to meet with our team it would be very helpful if you could let us know:

- How many members of your household wish to attend.
- The key issues you would like to discuss with us.
- Your preference for morning, afternoon or evening workshop.
- Your full address including postcode.

Please reply by the 11th June. This will enable us to plan and organise these next series of workshops. Once we know how many people wish to attend we will contact you with suggested dates and venues.

Please reply to Rob Garnham either by e-mail at: bgv@mediationinplanning.co.uk or by post to: **Mediation in Planning Ltd, c/o 18 High Street, Cheltenham, GL50 1DZ.**

We look forward to hearing from you,

Robert Moreton
Tortworth Estate

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Issues raised by residents

Before the workshop invitees were asked to provide any key issues or questions that they wanted to be addressed at the events. These questions informed the structure of the event and the presentations to ensure the team addressed as many of these items as possible at the events.

Jobs, shops, community facilities

- What infrastructure is proposed for Health Services, Transport, Educational facilities independent of Thornbury?
- GP Services - what is the proposed additional provision for this? We are all getting older and are becoming increasingly dependent on these services. They are currently very good and we would certainly not be happy for this to change.
- Concern over hospital capacity and impact on Southmead Hospital.
- Concern over timing of new GP surgeries and community care set up to cope with extra needs as existing services are already stretched.
- How much affordable housing will be provided, what form of tenure will it be and where will it be located.
- Employment Opportunities - given that a new village of 3,000 homes is proposed, we assume that additional shops, schools, restaurants, etc, will be included within the plans. What is proposed? Our concern is that the majority of new residents will be working in Bristol or Gloucester/Cheltenham, thereby putting additional pressure on the A38.

The Planning and Development Process

- What is the scale and nature of the proposal? How many homes and what other uses are proposed?
- Why was Buckover and this area selected or felt to be the most appropriate site for a village? Were other areas of the Estate considered, including east of the M5?
- What is the timescale of the planning process?
- What is the proposed timeline should building go ahead?
- How will the development process be managed?
- How will access to properties be maintained?
- How will the outlook and amenity of existing residents be protected?
- What, if any will the restrictions be for the areas adjacent to the Quarry?
- Concern over possible depreciation in property values.
- Querying whether compensation be offered for disruption whilst the works take place, potential loss in value of our property as a result of this development.
- What measures will be put in place to minimise air pollution, noise pollution and light pollution.
- What security arrangements will be put in place to ensure that our property is safe/secure, during construction?

Green Infrastructure / Open Space

- What is the proposed distance and nature of the Green Gap between Buckover Garden Village and Thornbury to include the ongoing proposals/plans for Thornbury currently and in the future?
- If the proposal goes ahead where will the open spaces be sited?
- What ecological surveys have been done and what will be retained on the site?
- Concern over loss of agricultural land.
- Concern over possible loss/diversion of public footpaths.

Utilities

- Will the proposed infrastructure improvements be in place prior to the building of any houses?
- Will electricity pylons be removed or placed underground?
- Will mains drainage be provided – and can existing houses be connected?
- What broadband/internet provision will be in place?
- How will the increased demands on water supply be managed?
- Concerns over increased risks of surface water flooding from the covering of green space with solid surfaces. Specific concern over flooding in Whitewall Lane.

Transport

- Concern over general level of traffic already on the A38 and M5 and that Buckover Garden Village will make this worse.
- Has consideration been given to how extra traffic will access the motorway network, particularly with road traffic accidents/incidents and holiday times when the A38 and M5 is regularly gridlocked during weekends?
- Concern that the proximity of A38 to proposed development, noise and pollution, will make it difficult to create a high-quality place.
- Scepticism that the A38 can be changed from a fast and busy section of road to something slower and less busy that people can safely cross and live alongside.
- Concern over inadequate car parking in Thornbury if more people drive to the town.
- Concern that increased road traffic will make the area less attractive for walking and cycling.
- Has consideration been given to diverting the A38 to remove it from the village centre?
- Has a new access or new junction to the M5 been considered?
- How will rat-running through local lanes be prevented?
- Is there a commitment to delivering Metrobus?
- Can you use the railway line at Tytherington?

Attendance at workshops

The team wanted people to have a choice of when they attended to reflect differing personal commitments, such as child care and working patterns. Therefore workshops were planned for an afternoon or evening. Based on the responses received two sessions were held on, Thursday 19th July 2018 - 7pm to 9pm and Friday 20th July 2018 - 1pm to 3pm.

25 people initially opted to attend the Thursday evening workshop with 19 people opting to attend on the Friday afternoon. Final attendee numbers at each session were:-

- Thursday Evening Session 21
- Friday Afternoon Session 13

One person attended both sessions. Apologies were given from families where the number of attendees was lower than originally indicated. Due to matters of Data Protection the names of those who attended will not be published.

Buckover

Garden Village

Workshop 19th/20th July 2018 “The Gables” Hotel, Falfield, GL12 8DL

Agenda

Part 1. Rob Garnham - Mediation in Planning - Housekeeping and introduction
Robert Moreton – Custodians of the Tortworth Estate

Series of three mini-presentations from the team to cover:-

Garden Village principles.

Planning & development process including:-

Local plan and planning application timetable.
Construction timetable, general measures for reducing impact during construction.

Infrastructure including:-

Transport – e.g. Walking and cycling. Metrobus & Local buses. Jn 14, A38.
Services – e.g. Gas, electricity, drainage, water, sewerage, broadband.
Community – e.g. Health, education, affordable housing, shops and services
Green – e.g. Ecology, playing fields, open space, allotments, agriculture.

There will be an opportunity to ask questions after each mini-presentation and before we move into Part 2.

Part 2. An opportunity for group working to address more detailed issues that have been raised.

Present:-

St. Modwen Properties:-

Mark Thorne (Senior Planning Manager),
David Moore (Senior Development Manager),
Jessica Holt (Development Assistant)

NEW masterplanning:-

Geraint Hughes
Andy Ward

Phil Jones Associates:-

Jon Tricker (Transport Planning Director)
Mike Poland (Land Development Director)

The Importance of the Workshop.

Buckover Garden Village is now one of the allocated Strategic Development Locations in the emerging Joint Spatial Plan (JSP), for which the final consultation ended in January. The JSP will undergo a public examination early next year before being brought back to the four Councils for final adoption in 2019.

This workshop is targeted specifically at households who live within, or immediately adjacent to, the proposed site. A full report of the day will be available for the everyone to see in due course. This is not the end of the engagement process and we will hold a full Public Exhibition, open to everyone, before submission of an outline planning application.

No final decisions have been made and participation will not affect any representations you may have made to the Joint Spatial Plan or new Local Plan in respect of the principle of a Garden Village at Buckover. Therefore, we want you to play a full part in this workshop and make your contribution.

“Buckover can deliver on true Garden Village principles, and be innovative and different from the usual development because we have just one land-owner, the Tortworth Estate, with 400 years of experience in the stewardship of land and buildings, and of providing leadership. By choosing St Modwen as its developer partner the Estate has found a company that not only believes in what they are trying to achieve but has experience of successful delivery and a proven track record in supporting new communities even after they are established.”

The agenda (left) was circulated to residents in advance of the workshops.

Structure of the workshops

In order to address the issues raised by the invitees, the workshop was structured into 2 parts:

Part 1.

Introduction:

- Rob Garnham - Mediation in Planning
- Robert Moreton –Tortworth Estate

Presentations:

- Garden village principles & vision
- Planning & development process
- Infrastructure and utilities

Part 2.

Workshop:

- Opportunity for group working to address more detailed issues.

At each workshop, Rob Garnham thanked the residents for attending and introduced the presentations which were designed to address the main questions that had been raised by invitees prior to the workshop. It was emphasised that a lot of the survey work is still on-going so whilst the team would do their best to answer all the questions raised, some of the technical information was not yet available.

There was the opportunity for invitees to ask additional questions of the team during and after the individual presentations. Part 2 responded to the request of residents and became an extended discussion between the invitees and the team, considering specific questions raised during the workshop.

Both workshops lasted approximately three hours, rather than the scheduled two hours. This reflected the lively discussions that took place, and a desire from attendees to have a more free flowing discussion around each presentation. Strong opinions were voiced and as well as opposition to the proposals, there was also some support for the emerging principles for Buckover Garden Village.

A number of attendees voiced the need for the team to provide greater clarity over how it will commit to Garden Village principles and share the detail of some of the proposals as they emerge. There was a suggestion and a willingness from some of those present to participate and be involved in a liaison group going forward.

Summary of the Workshop Content & Discussions

Households were given the opportunity to submit their topics of interests, concerns and questions in advance, and these are summarised on pages 3 and 4 of this report.

The remainder of this report outlines the key issues that were discussed and the responses given and includes extracts of images used in the individual presentations.

Planning & delivery process

Although the team have been living with the Buckover Garden Village proposals on an almost daily basis, as have some of the attendees, the team did not want to assume that everyone had the same level of knowledge and therefore took time to give an explanation of how the concept of the Buckover Garden Village arose, along with an explanation of the planning process involved.

Rob Garnham and Robert Moreton explained that Buckover Garden Village had been proposed as part of the Joint Spatial Plan (JSP) 'call for sites'.

In response to specific questions they outlined the constraints on development east of the M5 and explained some of the heritage, planning and environmental constraints which exist within that area, also within the ownership of the Tortworth Estate.

Mark Thorne of St. Modwen explained that the site is identified in the emerging West of England Combined Authority - Joint Spatial Plan which was submitted to the Secretary of State in April 2018. There will be an Examination in Public into the Plan next year to consider all the sites that have been put forward and to hear arguments for and against their allocation. The key dates are expected to be as follows:

- January 2019: Examination session into JSP Housing Numbers
- Post May 2019 Local elections: Examination session into Strategic Development Locations & Policies
- Late 2019: Inspector's final report due (TBC)

The post-May 2019 Examination in Public session will consider the more detailed policies for the Strategic Development Locations (SDLs).

Draft JSP Policy 7.8 Buckover Garden Village includes reference to:

- Garden Village Principles
- 3,000 dwellings (35% affordable)
- Strategic gap to Thornbury and green infrastructure
- Schools, employment, community facilities, infrastructure

Submission of a planning application

Tortworth Estate and St. Modwen have been working with South Gloucestershire Council and supporting the plan making process. A considerable amount of detailed technical and design work is on going.

Although the amount of work required for the Examination in Public is comparable to the work required to support an outline planning application, there is currently no intention to submit a planning application before the JSP Examination sessions. If the JSP is delayed further, then this strategy will need to be kept under review. It is possible that the Councils, and Inspectors, may seek firmer evidence that the proposals are deliverable and this could lead to pressure for an application to be submitted during, or shortly after the Examination in order to assist the Inspectors.

Property prices, phasing of construction & disruption

In terms of impact on property prices, reference was made to research which indicates that the longer term impact of high quality, mixed-use development does not result in a decline in house prices.

In terms of phasing, it is anticipated that development would start in the centre of the site, at the village centre, with local facilities in place early on. This would help with changing perceptions of the A38. A more detailed phasing plan, traffic and construction management plan would need to be agreed with South Gloucestershire Council as part of the planning application process.

The team listened to the concerns of how construction and construction traffic would need to be managed to ensure safety and to minimise disturbance. A commitment was made for regular meetings with local residents to discuss this further at the appropriate time. St. Modwen also reaffirmed their commitment to schemes such as the Considerate Constructors Scheme and stated they would naturally fully comply with local council policy in terms of providing a Construction Method and Access statement as part of the planning application.

Garden Village principles

Town & country

A presentation was made by NEW masterplanning to outline the principles of Garden Cities and Garden Villages. Reference was made to the origins of Garden Cities over 100 years ago and the objective of tackling the housing and health issues of the time by creating new communities which provided ‘the best of town and country’.

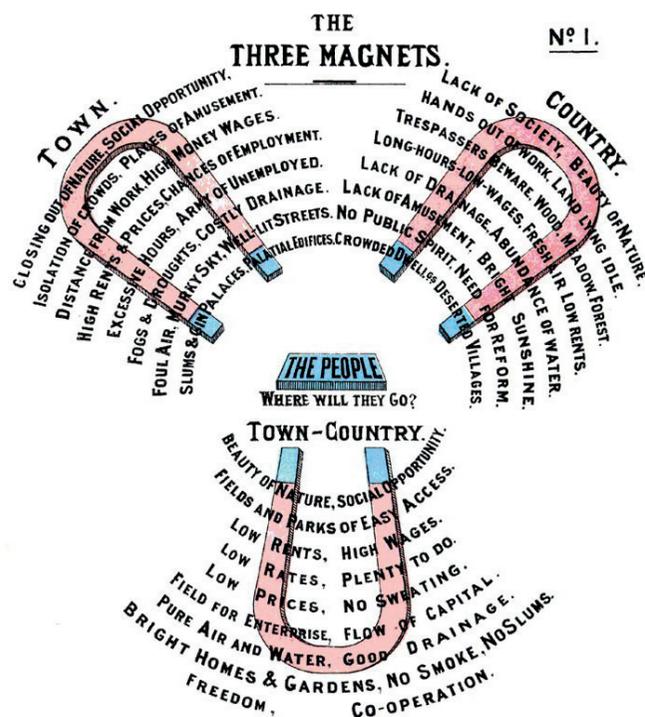
The team believes that Buckover Garden Village can help address 21st century housing and health problems, including affordability, mental health and childhood obesity in accordance with the objectives of Public Health England and the Town and Country Planning Association (TCPA).

Reference was made to the guidance prepared on 21st Century Garden Cities and Garden Villages by the TCPA. The guidance states that Garden Villages should:

- Be holistically planned.
- Be planned for healthy living.
- Have a vibrant social life.
- Have high quality material and attention to detail.
- Provide affordable homes close to employment.
- Provide services for day to day needs within walking distance of homes.
- Be in single landownership with a long term stewardship organisation.

The presentation outlined Tortworth Estate’s principles for a 21st Century Garden Village at Buckover. These include:

- A **strong vision** rooted in the landscape.
- A separate and **distinct identity**.
- Green space, agriculture and food production at the heart of a **healthy community**.
- A range of **local jobs**.
- A range of **shopping, cultural, and leisure** facilities.
- Meeting **health, education and community** needs.
- **Walkable** neighbourhoods.
- Strategic **cycle** connections.
- Strong **bus** connections.
- A comprehensive **green infrastructure** strategy which enhances the natural environment.



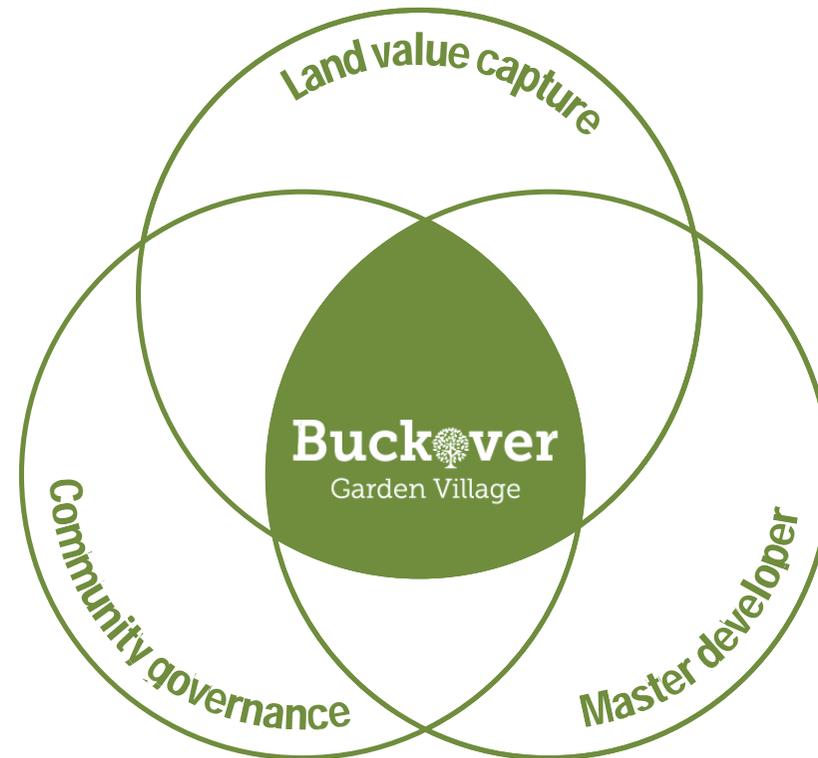
20th Century Garden City Principles
“The best of town and country”

Governance, Stewardship & Land value capture

The team emphasised that at the heart of the Garden Village principles is a commitment to Community Governance, Land Value Capture and stewardship of the community and its assets. These values will be realised through the unusual circumstances of the land being promoted by a single landowner, the Tortworth Estate, who will retain a long-term interest in the community and some of the new properties; and the nature of its development agreement with St. Modwen, which allows for a phased drawdown of development parcels.

The Tortworth Estate and St. Modwen jointly act as Master Developer and are responsible for managing the planning, development and asset management processes and delivering on the overall vision. Both are committed to commencing development from the core of the new Garden Village, delivering infrastructure (i.e. parks as well as roads, utilities, drainage etc.) in advance of the first residential phases and establishing an environment for the long-term stewardship of the community. An example was provided of the Master Developer providing a new farm shop and café early on in the development which could also be utilised as a community hub to create a sense of identity from day one.

We will have employees on site whose role will be to engage with the new community, encourage participation in the activities and governance of the stewardship body and co-ordinate initiatives (car share, recycling etc.) that, if adopted early on, can become embedded in behaviours.



Extract from the workshop highlights Tortworth Estate and St. Modwen's strategy for delivering the Garden Village Principles at Buckover.

Green infrastructure

The team explained the need for a separate and distinct identity at Buckover Garden Village. The intention is for it to be physically separate from Thornbury and to maintain a green gap between the two communities.

A plan, taken from the TRAPP'D¹ website (titled “Is this the future for Thornbury”) was shown and in response the team presented the alternative strategy showing a larger green gap, based on the layouts of the schemes currently permitted or allocated (in draft) on the edge of Thornbury (shown on page 12).

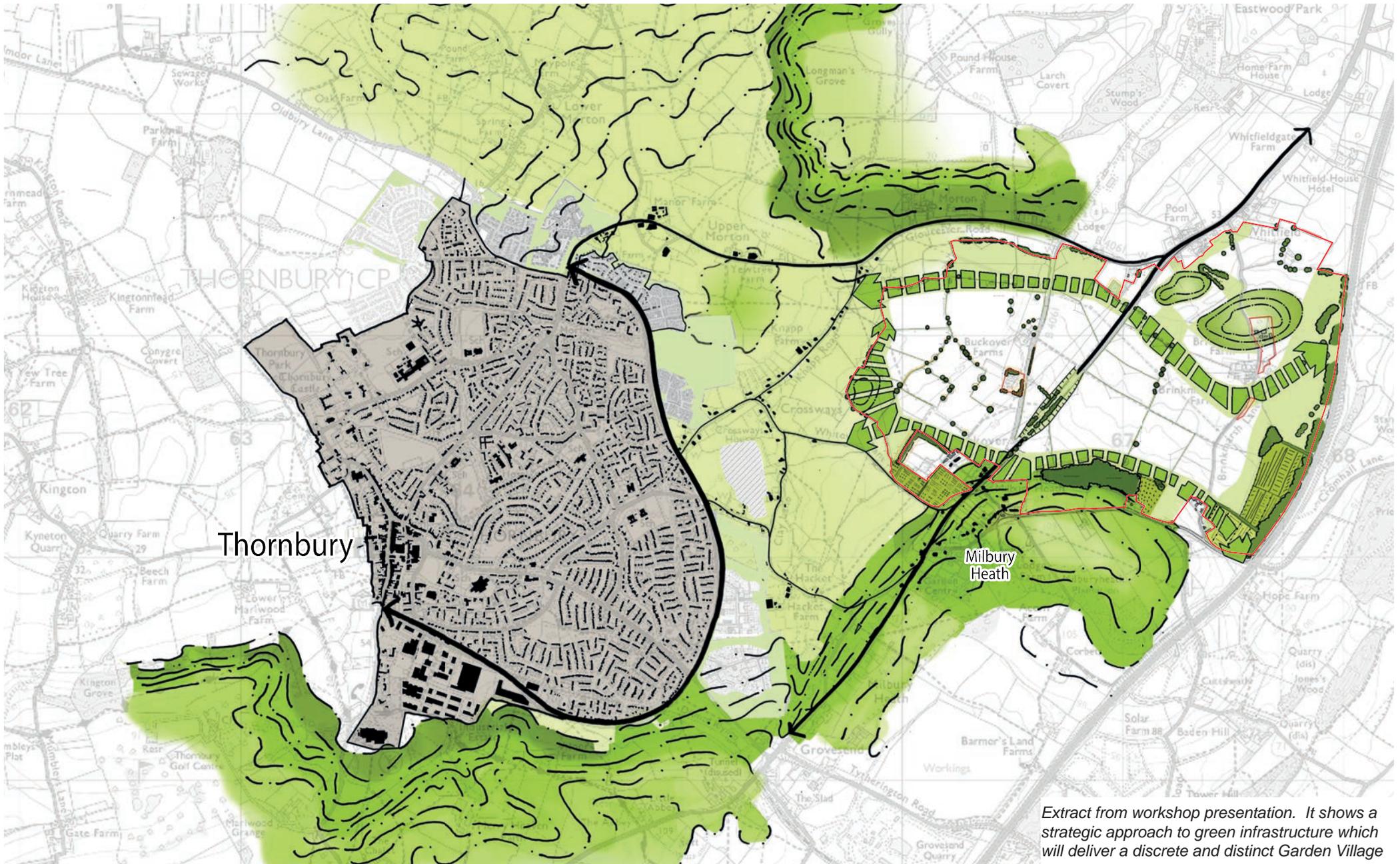
Protecting the character of the rural lanes in this area is an important objective. The team are keen to explore with local residents how existing and future traffic might be better managed in these lanes and offered to meet with residents of the lanes to consider possible ways of achieving this.

Studies are underway into the ecological and landscape qualities of the site. The vision looks to retain these qualities as part of a distinctive and healthy Garden Village with a strong green infrastructure. The objective is to retain the highest grade agricultural land where possible and to retain an element for food production within the Garden Village.

In response to questions it was emphasised that much of the survey work is still on-going, and that the results will be made publicly available once they are complete.

However, the team are happy to reinforce their commitment to providing a green infrastructure that has more meaning and purpose over and above the standard design and delivery of open spaces. This includes developing a strong relationship between health, wellbeing and nature, and involving the long term management of the green infrastructure.

¹ *Thornbury Residents Against Poorly Planned Development*



Extract from workshop presentation. It shows a strategic approach to green infrastructure which will deliver a discrete and distinct Garden Village

Facilities & connections

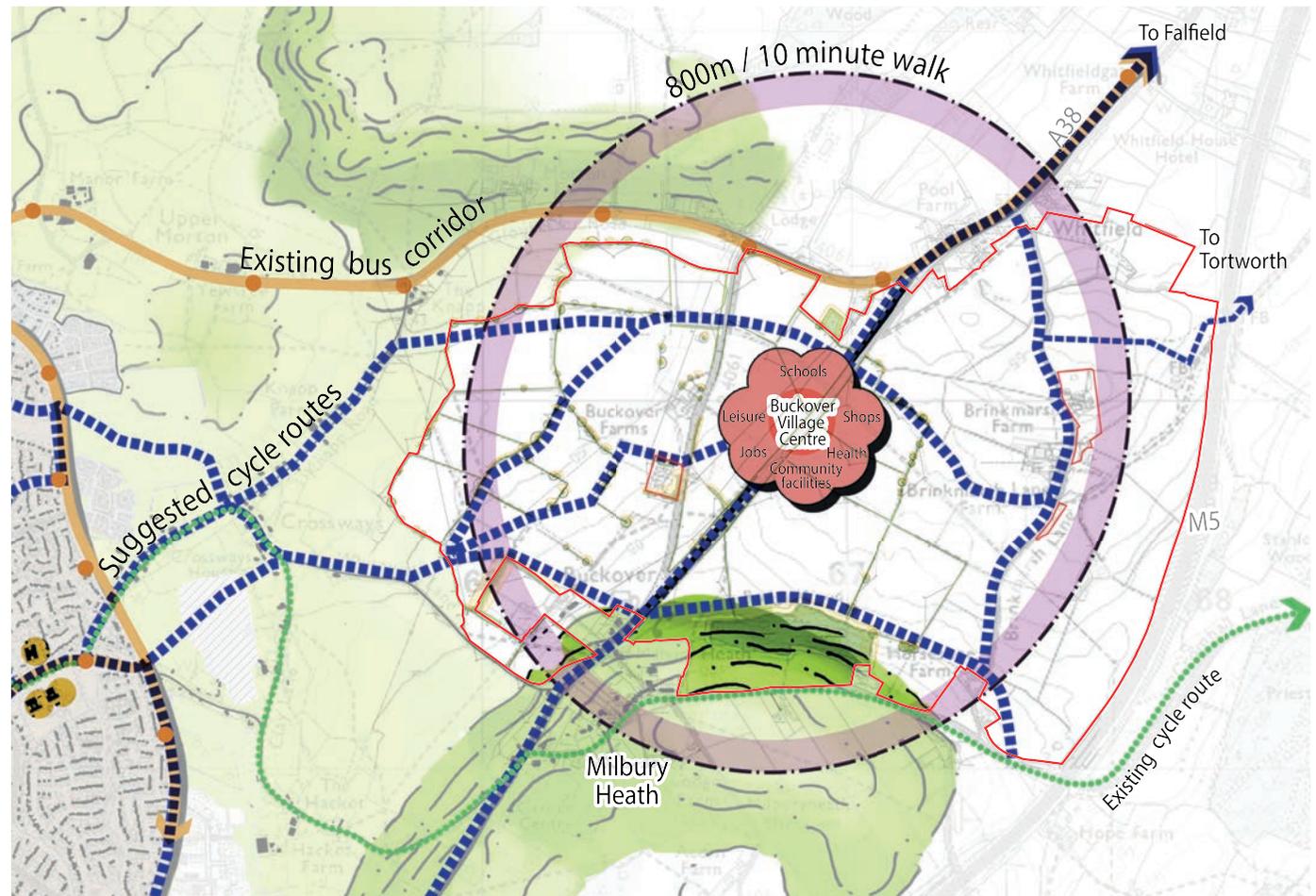
Buckover Garden Village will provide a range of facilities to ensure that unacceptable pressure is not placed on existing health, education or other social services in the area.

The Garden Village will include a range of employment and community facilities within walking distance of the new homes. It will include shops and services to meet local, day-to-day needs but should not compete with existing centres. The nature of all these facilities will be worked up in partnership with the local authority and the neighbouring towns and communities.

There will be a 'functional' relationship between Buckover Garden Village and the surrounding communities, particularly Thornbury. For example, it is expected that some residents of Buckover Garden Village will wish to work in, shop in or visit Thornbury. The vision prioritises walking, cycling and bus services for these journeys.

South Gloucestershire Council has asked for land to be safeguarded for a possible secondary school but there is no timescale for when this may be required. Two primary schools will be provided.

The team advised that they have been sharing information with the relevant Health providers and Clinical Commissioning Groups to ensure they are fully aware of the proposals. The team are aware of the proposals regarding Thornbury Hospital and those proposals should not be affected by the Garden Village.



Buckover Garden Village will meet Local Plan policy requirements for affordable housing. Provision and tenure mixes are still being explored. As part of the Land Value Capture, The Tortworth Estate would like to ensure some affordable housing is maintained in perpetuity for the benefit of the community and it is exploring how this might be achieved.

Extract from workshop presentation. It illustrates the vision for a walkable and well connected Mixed use Garden Village with sustainable cycle and bus links to Thornbury.

The team wishes to ensure that the vision for Buckover Garden Village responds to the site's history and heritage. There is an opportunity to reuse the listed farmhouse at Lower Buckover Farm, and potentially to re-establish some of the historic orchards along Old Gloucester Road.

Concepts are being considered which would complement the older farmhouses with a modern farm shop run by the Estate and fronting the A38. This could potentially be built very early on in the development.

The team has been looking at the alignment and character of the A38 and identified an area where a new local centre could be created, away from the cutting and the sites of special scientific interest (SSSI). The team has been looking at historic 'High Streets' such as Chipping Sodbury and Moreton-in-Marsh which have considerably more traffic than this section of the A38. Modelling is also being undertaken to establish how traffic can be slowed through this section without reducing overall capacity along the A38.



Extract from workshop presentation. It illustrates a concept for the centre at Buckover Garden Village which reflects the site's heritage by linking the historic farm with orchards, food production and a farm shop.

Infrastructure & utilities

Local movement & sustainable transport

It is an aspiration for Buckover Garden Village that as few people as possible should need to leave the area for commuting to work purposes. The provision of high speed broadband, changing work patterns as well as the creation of local jobs being delivered alongside new homes, and with the local retail, education and community facilities we are planning, will all help to reduce the need to travel for new residents.

Measures will be put in place to facilitate home working, employment opportunities on-site and a focus on walking and cycling around the garden village. Improving sustainable links to Thornbury is a further important feature and the team is exploring a range of options to improve the walking and cycling links from Buckover to Thornbury. Ongoing modelling work, still to be finalised, suggests around 30% of trips will be contained within the garden village, whilst around 30% will travel to Thornbury.

Work is being undertaken on exploring the use of sustainable electric vehicles, park and share (ride), Metrobus routes and autonomous shuttle vehicles. Overall, sustainable transport could account for more than 50% of all trips.

Through the land use and sustainable transport strategies highlighted, local traffic impacts will be minimised, including in the rural lanes.

Improving the existing road network

In publishing our concept document early in 2016 the team were very aware of the need to address transport issues associated with Junction 14 of the M5 and the dual role of the A38 as both a local road and a relief route when there has been an incident or closure on the M5. At that early stage, our engagement with local authorities and the public clarified those challenges, as well as those from any future growth.

The team fully understood the need to provide a demonstrable evidence based solution to all stakeholders, as we explain how the difficulties voiced at that time could be overcome, both strategically and practically.

Nearly three years later we consider we do have potential solutions, as mentioned at the workshop, but we fully acknowledge that these will need to be tested by the various transport authorities, including South Gloucestershire and Highways England, as we move forward.

The A38 Spine

It was confirmed that the A38 would remain on its current alignment and will not be diverted to a by-pass road. Instead, it is proposed to transform the road into a new urban street with a lower speed limit, creating smooth and steady traffic conditions. The BGV team confirmed that significant technical work to date had shown that the capacity of the A38, and its ability to cope with M5 closures, seasonal fluctuations and development traffic could be maintained if the A38 is “tamed”.

By reducing the speed limit and having a village centre adjacent to, and including relevant commercial frontages built either side of the A38, with associated access roads and Dutch-style roundabouts etc, would not affect the capacity of the A38. In short, speeds will be lowered but capacity will remain.

Successful High Street examples at Moreton-in-Marsh, Thornbury and Chipping Sodbury were all highlighted. In addition, changes to the sequencing and upgrade of traffic lights further down the A38 towards Bristol will also help create a smoother traffic flow and reduce the “stop start” problem that causes traffic problems now.

This will be fully demonstrated as part of the future engagement process.

M5 and Junction 14

The importance of upgrading Junction 14 is fully recognised. The Tortworth Estate owns land on three sides of the junction and is committed to working with Highways England, the local authorities, and the developers at Charfield, to explore possible solutions. The aim is to ensure that the best of the public sector comes together with the best of the private sector in partnership to help in solving the longstanding problems that exist now and also future proofing of the junction.

Drainage & utilities

Any new development will need to ensure there is no increase in surface water run-off. Key drainage routes have been identified and the aim is to incorporate these as multi-functional green corridors. The team agreed to meet with any residents or individual landowners who have specific localised concerns regarding drainage or flooding.

Mains sewerage will be provided to the Garden Village and the team will work to see how residents wishes might be accommodated in terms of whether any new provision can be extended to existing households. The same principles would apply to any improved broadband or main gas network connections that could be made. Questions were asked in respect of the use of the electricity pylons and the likelihood of them remaining.

Next steps

Commitment to continuing dialogue

At the workshops the team gave a commitment to continue the dialogue as follows:

Individual residents

An offer was made to meet with householders on an individual basis to listen to any specific concerns they may have about the development, and to consider how these could be addressed through the detailed masterplanning of the proposals. The team has since met with four individual households to consider their specific issues, and the offer remains open to all residents adjoining the site.

Liaison Group

The team suggested that a 'liaison group' could be set up with local residents as a forum for continued dialogue. The aim is to establish the liaison group before the end of 2018. A number of householders expressed some interest in taking part and all households who attended one of the resident workshops will be invited to participate in the liaison group.

On-going engagement

The team place real value on what they heard from residents and are keen that people stay involved and contribute further to the masterplanning process. Anyone wishing to take up these offers can contact Rob Garnham at:

rob@mediationinplanning.co.uk

