**From:** Rossington, Craig - Environment & Economy [<mailto:Craig.Rossington@Oxfordshire.gov.uk>]   
**Sent:** 26 June 2015 15:03  
**To:** [daniel.simpson@bovishomes.co.uk](mailto:daniel.simpson@bovishomes.co.uk); [timothy.evans@bovishomes.co.uk](mailto:timothy.evans@bovishomes.co.uk)  
**Cc:** Linda Griffiths; Planning Consultations - Environment & Economy; Smith, Mike - Environment & Economy  
**Subject:** FW: App No.:15/00920/F\_KM4 South West Bicester   
**Importance:** High

Dear Daniel and Tim

I’ve now had a chance to look at the additional information supplied in the letter and the plans.  Thanks very much for that.  There’s still some detail that I feel that I need to be able to take a view on whether the proposal will provide safe and suitable access.  I really don’t think it’s a case of me thinking we’ll object to this, but we need to have as full a picture as possible in order to come to a reasoned view.

*Number and timing  of vehicle movements*

I note that the access is due to be in place for 2 years, and you’ve set out what kind of vehicles are going to be using it, but you haven’t said how many.  Could you let me know how much use the access will have and at what sort of time of day – that information is important for me to assess it.

*Vehicle tracking*

I need vehicle tracking for those two vehicle types leaving the access – of particular interest is how close they get to the existing lamp column and also how far they need to encroach onto the eastbound side of Middleton Stoney Road.

*Visibility Splays*

Please can the visibility splays for the access be marked on the proposal plan?  Given that the traffic calming scheme is due to be built in the autumn the vis splay for 30/35 mph is the main one that I’m interested in – I’m sure it can be achieved but I need to see it on the plan please.  For completeness it would certainly also be helpful to see the vis splay for the road without the traffic calming i.e. using the speed surveys already collected that you refer to in your letter (assuming those surveys were done after the speed limit was reduced to 30mph).

Related to this is the information about the bus stop that Linda has asked you to supply.  This will certainly affect the visibility at the access.  We need to see the bus stop on the plan.  The numbers of vehicles using the access is particularly relevant here.

*Access restrictions*

I note the proposal to allow vehicles only to turn right in and left out of the access. Presumably the speed cushions will be constructed to withstand the movement of HGVs in the future.  I wonder therefore whether in terms of limiting the impact on traffic, the restriction on vehicles entering the site should be left in and out only – the right turners in would be likely to delay traffic whilst they wait for a gap in the oncoming traffic.  In which case, can you also show me a track of vehicles turning left in please?

For the vehicles turning left out, I would also expect there to be a routing agreement in place such that the onward journey is not along Howes Lane or through Middleton Stoney village – neither routes are great for large vehicles (due to the tight left turn onto Bucknell Rd and the sensitivity of the village environment respectively).  Along Middleton Stoney Road and then left onto Vendee Drive would be the option.

What signage on site and on highway would you be proposing to install for the life of the access on Middleton Stoney Road?

I look forward to hearing from you – very happy of course to chat if that helps in the meantime.

Many thanks in advance

Craig

Craig Rossington

Senior Transport Planner

Transport Development Control

Cherwell and West Oxfordshire Locality

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**Save money and paper - do you really need to print this email?**

**From:** Linda Griffiths [<mailto:Linda.Griffiths@Cherwell-DC.gov.uk>]   
**Sent:** 24 June 2015 11:41  
**To:** Rossington, Craig - Environment & Economy  
**Subject:** FW: App No.:15/00920/F\_KM4 South West Bicester   
**Importance:** High

Craig

Please find attached a copy letter from Bovis in response to the queries you raised.

In addition I have just received some revised plans in hard copy which I will get scanned today, are you able to access them from our system?

I have also requested an accurate plan indicating the position of the bus stop on the Middleton Stoney Road which is approx. 20m to the east of this access point. I will advise you when that is received.

If you require anything else from me, please let me know.

Thank you

Regards

**Linda Griffths BA (Hons) MRTPI**  
Principal Planning Officer (Major Developments)  
Public Protection & Development Management  
Cherwell District Council  
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Direct Dial 01295 227998  
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**From:** Evans, Timothy [<mailto:Timothy.Evans@bovishomes.co.uk>]   
**Sent:** 24 June 2015 08:33  
**To:** Linda Griffiths  
**Cc:** Simpson, Daniel  
**Subject:** App No.:15/00920/F\_KM4 South West Bicester

**Re:     Application No. :  15/00920/F**

**Location:**       **KM4 South West Bicester Development, Bicester, Oxon**

Dear Ms Griffths,

With reference to the above planning permission I would like to inform you that a letter (see attached) and information response pack to support the original digital submission made on the 20th May 2015th and subsequently validated on 27th May 2015 was posted to you yesterday and should reach you today.

If you require any clarification regarding the information contained within the submission please feel free to contact me and I shell do all in my power to assist.

I would be grateful if you would kindly confirm that the previous timeline set out by yourself on the 5th June to my colleague Dan Simpson is still on track?

I look forward to your reply.

**Kind regards**

**Timothy Evans** *A.C.I.O.B*

Technical Manager

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