

Caroline Ford

From: Emma Lancaster <emma.lancaster@quod.com>
Sent: 05 May 2022 12:11
To: Caroline Ford; Johnathan Welton; Simon Parfitt - David Tucker Associates (Warwickshire) (SP@dtatransportation.co.uk); Mr Bill Bailey (wb@bjh.co.uk)
Cc: Kelvin Pearce (kelvinpearce@albionland.co.uk); Chris Smith (chris.smith@cornisharchitects.com)
Subject: RE: 21/03177/F - Albion Land at NW Bicester
Attachments: TP_004P_Green Infrastructure Plan_20019.pdf; 14042-48 Response to OCC Highways.pdf; 14042-60N2-GA.pdf; TP_002R_Proposed Site Plan_20019.pdf; TP_003L_Proposed Site Finishes Plan_20019.pdf

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Caroline

Highways / Transportation

Further to our exchange earlier this week, please find attached:

- Highways Technical Note
- Access General Arrangement
- Site Plan
- Site Finishes Plan
- Green Infrastructure Plan

The amendments to the plans are modest but directly respond to all the comments raised by OCC Highways (as detailed in the accompanying Highways Technical Note).

The OCC Highways response was clear that they considered that their objections could be overcome and the Applicant's team has responded accordingly.

@Simon Parfitt - David Tucker Associates (Warwickshire) (SP@dtatransportation.co.uk) at DTA has a call arranged with Joy White this afternoon to talk her through the amendments and ensure she is both satisfied and able to respond quickly to confirm removal of OCC Highways objection ahead of your report for committee being finalised next week.

This should not, therefore, delay reporting of the application on 19th May.

Flood Risk / Drainage

In relation to flood risk and drainage matters, I understand you have issued the latest plans and documents following receipt of the file share link yesterday.

Again, @Mr Bill Bailey (wb@bjh.co.uk) is making contact with the LLFA to ensure a timely response on this issue.

Given the planning history of the site, agreement of flood risk and drainage matters will no doubt be achievable and there is certainty that the objection can be overcome. This should not, therefore, delay reporting of the application on 19th May either.

PV Provision

In response to your query below, the level of PV has been carefully considered in the design of the scheme.

Significant provision is necessary (and is made) to enable the achievement of net zero carbon – which is a “high bar” to pass. We have demonstrated through the submission that net zero carbon will be achieved by the development and the requirements of ESD5 are met through the significant areas of PV already proposed -notably the policy does not require all roof slopes to be covered or provision to be maxed out in any other way.

Notwithstanding, the objective of maximising the benefits of energy being generated/recovered through the installation and operation of PV needs to be carefully balanced with the need to minimise energy consumption in the first place. The remainder of the roof slopes are given over to roof lights that will allow natural light to penetrate into the workspaces below, avoiding the need for artificial lighting (and unnecessary consumption of electricity).

Planning Committee

As detailed above, it remains our view that the application is ready to be reported to Planning Committee on 19 May – I look forward to confirmation tomorrow, once you have spoken with your manager.

In anticipation of the application being progressed, I look forward to receiving your draft conditions schedule and proposed s106 heads of terms early next week.

As always, I will make myself available to discuss any / all of the above if helpful for moving matters forward.



Emma Lancaster
Director
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From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

Sent: 03 May 2022 16:05

To: Emma Lancaster <emma.lancaster@quod.com>; Johnathan Welton <johnathan.welton@quod.com>

Subject: RE: 21/03177/F - Albion Land at NW Bicester

Many thanks Emma.

I will await the submission of the FRA and then get a reconsult to OCC – the FRA can be sent via a wetransfer link or similar and we should be able to access this.

I have just had a conversation with my Senior Manager who asked about the coverage of PV across the roofscape of the buildings given the requirements of Policy ESD5. Our understanding of this Policy is evolving, partly as we are facing regular challenges from local Members on this matter, especially in light of the climate emergency declared by the Council. Policy ESD5 is a standalone policy which requires a feasibility assessment of the potential for significant on site renewable energy provision for ... all applications for non-domestic developments above 1000sqm floorspace. Where feasibility assessments demonstrate that on site renewable energy is deliverable and viable, this will be required as part of the development unless an alternative solution would deliver the same or increased benefit.

It is acknowledged that the scheme proposes sufficient PV alongside other solutions to meet the true zero carbon requirement, however it is clear that the provision of PV has not been maximised as the roof slopes are not covered (even the southern roof slopes). Are you able to provide a response considering whether it would be feasible to provide further PV given the requirement of Policy ESD5?

I will continue working on the report for now. My time is limited this week as I have election commitments on Thursday but I do have a meeting with my Senior Officers on Friday where I will discuss this and whether it is appropriate to report the application with outstanding objections. I will confirm later this week following this discussion and whether I will have time to finalise a report.

This advice is of course provided without prejudice.

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division

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From: Emma Lancaster <emma.lancaster@quod.com>
Sent: 03 May 2022 10:21
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>; Johnathan Welton <johnathan.welton@quod.com>
Subject: RE: 21/03177/F - Albion Land at NW Bicester

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I will speak with my client / rest of team and revert ASAP re cycling. Given the minor nature of the outstanding comments, which I would expect to be resolvable since they relate to a matter of detail, I anticipate we will still wish to proceed to committee on 19th May.

Slightly confused by the comments from drainage, since plans were included in the last updated plans submission? Further updated plans are, however, attached and I would be grateful if these could be published and an updated consultation sent to OCC drainage without delay.

There is an amended FRA to support but this is a large file – can you confirm how we can send to you and @Johnathan Welton will get this to you at once.

Can you confirm you are happy with all of the other design amends and these are the only outstanding matters to be addressed ahead of committee?



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From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 29 April 2022 16:16
To: Emma Lancaster <emma.lancaster@quod.com>
Subject: 21/03177/F - Albion Land at NW Bicester

Emma,

Please see attached which has just come through from OCC. There remains a Transport and a Drainage objection. Please could you consider and advise your thoughts/ a response? Committee reports for the May 2022 meeting are due by the end of next week so it is likely that I will need to re-consider if it is possible for the application to be reported to that meeting.

I look forward to hearing from you and must stress that this is provided without prejudice.

Kind regards
Caroline

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