

15th July 2015

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Planning, Housing and Economy
Cherwell District Council
Bodicote House
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OX15 4AA

Dear Sir/Madam,

**Re: Planning Application: 14/02004/HYBRID (CDC)
14/02063/OUT (WODC)**

Applicants Name: The Vanbrugh Trust and Pye Homes Ltd

Proposal:

Outline planning application for a mixed use development comprising; up to 1,200 dwellings, including affordable housing and up to 120 unit care villages (C2) with associated publically accessible ancillary facilities; site for a new primary school; up to 930sqm of retail space; up to 13,800sqm of locally led employment (B1/B2/B8) including transport interchange; site for a Football Association step 5 football facility with publically accessible ancillary facilities; public open space; associated infrastructure, engineering and ancillary works.

LOA Ref: 2015/06

I refer to your letter dated 15th June 2015, received in office on the 19th June 2015

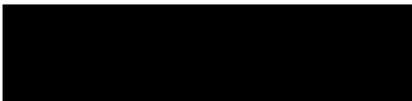
The proposed development has been examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria. We therefore have no objection to this proposal subject to the following conditions being subject to no material change to the development:

- There shall be adequate measures in place to prevent, wherever possible, an increase in bird activity. Such an increase has the potential to heighten the risk of a bird hazard to aircraft. Things to take into account are trees and shrubbery. Any trees planted must not be of a species not likely to attract large numbers of birds, including berry-bearing species and those likely to grow to over 15m in height which may encourage a rookery. See advice notice <http://www.aoa.org.uk/wp-content/uploads/2014/02/AN03-Birds-Landscaping-August-2006.pdf>.
- Measures shall be implemented and monitored in order to control wildlife and bird activity during site preparation, construction, and post construction ensuring the site does not become a wildlife or bird attractant.

- The developer shall ensure adequate control of waste which may cause a hazard to aircraft (FOD). Adequate controls shall be implemented in order for construction waste materials or packaging from entering the airport boundary.
- Construction dust or any smoke from waste fires which may obscure the take off and approach surfaces which cross the development site must be controlled and adequate control measures implemented.
- Any floodlighting and/or street lighting that is installed during, or as part of the completed project should be hooded and angled downwards as to not distract aircrew. We should be informed of any heights of said lights to check they do not infringe on any safeguarding surface.
- If cranes are used during construction, there will be a need for the developer to liaise with the Airport in accordance with the British Standard Institute Code of Practice for the Safe Use of Cranes (BS 7121). See advice notice <http://www.aoa.org.uk/wp-content/uploads/2014/02/AN04-Cranes-August-2006.pdf>.
- The developer should take into account any increased wildlife activity associated with large bodies of water. Whilst there is no plan to introduce larger bodies of water, this should be taken into account should these be introduced as part of an excavation or as part of the end plan. Measures to prevent bird activity could include netting the water.
- Given the scale of the development, security of the airport infrastructure and Aviation Security generally, the developer must consider and (in conjunction with the Airport) fully risk assess the increased security requirements. The developer must provide enhanced approved security as a result of an increased risk.
- The construction area is under the training and flight testing route for helicopters, the use of cranes is highly likely to severely impact helicopter operations and introduce a serious hazard when in use. The developer shall ensure the lines of communication with the airport are robust. The developers and any contractors employed shall take into consideration that crane operations may be required to be suspended at short notice as required by the airport in order to facilitate based helicopters operators and service providers operational and business needs.

If you have any further question please contact me in the first instance

Yours sincerely,



Mike Sparrow
Airport Manager
London Oxford Airport