

Andrew Lewis

From: Bbosa, Rashid - E&E <Rashid.Bbosa@Oxfordshire.gov.uk>
Sent: 28 September 2016 14:08
To: Andrew Lewis
Subject: RE: Heyford-Buildings 103 and 315-16/01545/F

Hi Andrew,

Yes, I did go through your draft report and seems fine. However, the report (in condition 6) has dismissed the parking layouts proposed in the application but instead included a condition requiring revised parking layouts. My concern in relation to this is, parking levels with respect to provision are informed by trip generation which comes under a Transport Statement. The report does not require the developer to submit a TS, so any parking provision that the amended layout will come up with wouldn't be substantiated by the expected demand.

The report neither asks for any tracking of the expected HGV's to Building 315. Storage/distribution as we know shall involve large vehicles for which we are not sure if they can safely manoeuvre on site.

I hope these issues will find a way into your report.

Many thanks on this.

Kind regards,

Rashid

Rashid Bbosa

Transport Engineer - Transport Development Control
Cherwell and West Localities Team - Oxfordshire County Council
County Hall
New Road
Oxford OX1 1ND
Mobile: 07917 53 4264

From: Andrew Lewis [mailto:Andrew.Lewis@Cherwell-DC.gov.uk]
Sent: 28 September 2016 12:29
To: Bbosa, Rashid - E&E
Subject: RE: Heyford-Buildings 103 and 315-16/01545/F

Rashid

Apologies for not previously acknowledging.

Its fine. Did you see my draft conditions? They ok?

Andrew

From: Bbosa, Rashid - E&E [<mailto:Rashid.Bbosa@Oxfordshire.gov.uk>]
Sent: 20 September 2016 15:36
To: Andrew Lewis
Subject: RE: Heyford-Buildings 103 and 315-16/01545/F

Hi Andrew,

Here is my response regarding the issues raised in your email below.

With regard to why I questioned this being a full application, I noticed that it is part of a previous outline consent (10/01642/OUT) which sought for development of 1075 dwellings including retention and change of use of some specified buildings. I therefore considered that this application should have been aligned to the principles of the outline consent previously approved.

It was made clear in the planning statement that it is a resubmission. However, my comments were based on a relatively clearer picture of what developments are planned compared to the comments made on the lapsed application in 2011. Like I mentioned, with the junction onto Camp Road in use in future as opposed to gated (as it is currently), and the link road running north of building 103 proposed to be carrying considerably more traffic than at present, including buses and lorries, traffic conditions are expected to be different, hence the differing comments from the ones made then.

I overestimated the extent of demolition works on Building 103 – hence the inclusion of the CTMP. I however agree with you that this is not required for the scale of development. We would be happy therefore to remove the recommendation of this condition from our consultation response.

Could you please disregard my colleagues (Chris Nichols) earlier email asking if you would like him to look at it.

I hope you find this helpful.

Kind regards,

Rashid

Rashid Bbosa

Transport Engineer - Transport Development Control
Cherwell and West Localities Team - Oxfordshire County Council
County Hall
New Road
Oxford OX1 1ND
Mobile: 07917 53 4264

From: Andrew Lewis [<mailto:Andrew.Lewis@Cherwell-DC.gov.uk>]
Sent: 15 September 2016 15:27
To: Nichols, Chris - E&E; Bbosa, Rashid - E&E
Cc: White, Joy - E&E; Flavin, David - E&E
Subject: Heyford-Buildings 103 and 315-16/01545/F

Chaps

Thanks for your comments dated 30.08.16.

I had meant to say a bit sooner than this but your comments are a bit perplexing!

- The application is a resubmission as permission 11/01428/F had lapsed.
- Your comments are somewhat different from the ones made then
- The application has to be a full. It's a change of use.
- If it is a c/u why is a construction travel plan required?

In terms of the other matters, I understand the applicant will be providing more info to clarify traffic levels, access and parking. But certainly I see no problem with using similar conditions as before to overcome your concerns.

Regards

Andrew Lewis
Principal Planning Officer (Major Developments)
Development Management
Cherwell District Council
Telephone (direct line): 01295 221813
Andrew.Lewis@Cherwell-DC.gov.uk

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