

21st July 2017



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Dear Stuart,

**Redevelopment of Botley Local Centre
Provision of Temporary Local Centre and Temporary Changes of Use - P17/V1507/FUL**

Following a review of the consultation responses received to date, I write to clarify a number of points and provide some minor amendments to the above application. As a result of these amendments we suggest the description of development is amended to the following:

“Temporary planning consent for a period of 3 years for the change of use, relocation and addition of units at Botley Local Centre. Works also include alterations to access and egress arrangements, provision of 43 car parking spaces, partial demolition of Grant Thornton House and Seacourt Hall and installation of a portacabin (A1 use).”

Please find enclosed:

- Updated Planning Application Form;
- Design and Access Statement Update 1 (21st July 2017);
- Revised Proposed Site Plan 1205-R-P02-C;
- Revised Proposed Floor Plans (Ground and First Floor - Grant Thornton House) 1205-R-P04-A;
- Revised Proposed Floor Plan (Second Floor – Grant Thornton House) 1205-R-P05-A;
- Proposed Access Routes 1205-R-P08-A Phasing*; and
- Origin Transport Consultants Technical Note 10 v2 - Response to Oxfordshire County Council's Highway Authority Consultation Response.

*This drawing is issued as a separate drawing for the first time, although it was previously included in the D&A Statement.

All other submitted drawings remain unamended.

For the avoidance of doubt, this application includes the new access (east of Elms Parade) and the relocation of the pedestrian crossing which are already approved by the consent for the main application. However, the drawings are included as an Appendix to Technical Note 10 so that consultees are clear as to the intentions.

Amendments

The amendments are as follows:

- The portacabin building (which is likely to be used as a pharmacy) has been relocated to the north west corner. This allows more space at the entrance to the temporary shopping area, which will reduce the opportunity for conflict.
- A direct pedestrian access is now provided from West Way (adjacent to the portacabin).
- We clarify that the West Way pedestrian crossing will need to be relocated for the temporary centre.
- Cycle parking is provided outside unit 28, adjacent to the Grant Thornton entrance and along the northern boundary. There are now 9 cycle hoops which will provide 18 cycle spaces and 2 bolted stands on the northern flank of Elms Court.
- A raised area is provided adjacent to the Grant Thornton and Unit 25 entrance to ensure accessibility. Mobility scooters could park here. The space outside Unit 25 is undercover (due to the canopy overhang outside this unit).
- Improved route through the site towards Grant Thornton House.
- Minor amendment to positioning of telecoms mast.
- Minor internal change to 2nd Floor Grant Thornton House (to meet operator requirements).
- As a result of the reorganisation, there is another parking space (total now is 43 spaces – 39 plus four 'disabled' spaces).

These changes are relatively minor and generally improve the accessibility of the scheme. They do not affect the planning justification put forward in our original covering letter.

Phasing

I included in my letter dated 29th June a summary of the proposed phasing. However, to ensure it is available to all as part of your consultation on these amendments, I set it out again below:

- Temporary relocation works will take 3 months (i.e. to carry out the works the subject of this temporary uses application and ready the temporary buildings for their tenants)
- Phase 1 will then commence and will take some 30 months (2.5 years) in total
- However, within that 30 month period Block F and the ground floor units of Blocks B, C and D will become available from about 18 months onwards. At that point the community uses and retail uses can be moved into the new development.
- At that point (some 18 months after the commencement of Phase 1), the temporary uses will have been moved and work can commence on Phase 2 (and by that stage the ground floor units of Phase 1 will be open and trading).
- So it is anticipated that the 'temporary uses' will be in place for around 18 – 24 months.

County Council and Highways

Please find attached Technical Note 10. This deals with the highways comments made by Oxfordshire County Council. It concludes that the junction will work within capacity and will have no material impact on the operation of the highway. It also demonstrates that the separation distance between the access and the crossing complies with technical guidance.

Public Toilets During Temporary Phase

Various consultees have asked for the provision of public toilets during the temporary phase. We have identified three possibilities and can confirm that at least one of the three possibilities will be available as a public toilet for the duration of the temporary centre:

- (a) the toilet on the ground floor of Grant Thornton House will be available to the public
- (b) there may be a toilet in the pharmacy which could be available to the public
- (c) the toilet in the community cafe will be available to the public (subject to agreement with operator)

Construction Access

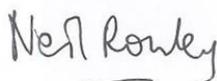
The submitted drawings show potential routing for construction vehicles for the main redevelopment (blue hatched line on the plan 1205-R-P08). They would enter from Church Way and then into the hoarded area. They would then exit onto Westminster Way. That proposal is shown on these plans for information only. We are not applying to you for this proposed construction routing at this time, which relates to the main development and will need to be agreed through condition 12(c) of planning consent P16/V0246/FUL.

You will notice that we propose to demolish Seacourt Hall and part of Grant Thornton House as part of the temporary uses application. This is because service vehicles for the temporary uses will exit via Westminster Way (orange hatched line on the attached plan 1205-R-P08). They will use the loading bays as shown (i.e. outside Elms Court) before entering the hoarded area (attended by a banksman as shown) and then leaving via Westminster Way. This avoids them having to turn around within the site. Seacourt Hall and part of Grant Thornton House need to be demolished to accommodate this.

Nothing in this temporary uses application predicates the construction access route for the main development, which needs to be agreed by your Council via condition 12(c).

I trust this is helpful but please do not hesitate to contact me should you have any further questions.

Yours sincerely,



Neil Rowley
Director