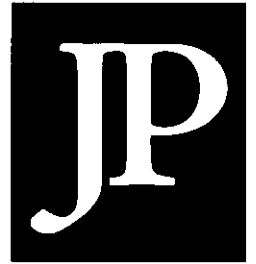


Our Ref.: DOR/JPP/186

28th August 2012

Mr D. Rothery
Major Applications Officer
Planning Services
Vale of White Horse District Council
Abbey House
Abbey Close
Abingdon
OX14 3JE



**JULIAN
PHILCOX
PLANNING**

By email (david.rothery@southandvale.gov.uk): letter only

Dear Mr Rothery,

**West Way, Botley
Comprehensive redevelopment proposals
On-going pre-application discussions**

Further to our previous meetings, telephone conversations and correspondence I am mindful that we need to formalise the on-going pre-application negotiation process. To that end I attach the requisite pre-application form and fee of £1200.00.

As an aide memoire I also attach a site location plan with the extent of the redevelopment site shown edged in red.

I am grateful for your time to date and look forward to progressing matters with you.

During our last conversation we talked through the notion of producing a Development Brief for the site. We saw this as an ideal vehicle for developing the scheme and providing a focus for continued dialogue. Its scope would cover existing and emerging policy context, the likely mix of proposed uses, extent of site, key urban design, transport and development control issues, financial contributions and reference to delivery of the development including mention of the Council's CPO powers.

As mentioned at the time this would also serve us well in hopefully informing the emerging Core Strategy and to follow the Managing Development Document. The draft Brief is being produced at present and will be forwarded to you for your comments shortly, David. I have discussed the prospect of the Brief with Mark Williams, Team Leader Planning Policy. He was also supportive of the approach.

For your information I am liaising with the County Council on likely developer contributions. I am awaiting a response to my enquiry of early August. Once that is received I will be able to share that with you. This is alongside our on-going discussions with County Highways.

Once we have the Development Brief with you in draft, some indicative elevations and a more resolved layout I would like to meet you at the site to discuss more detailed urban design and development control matters.

Finally, in one of our more recent discussions I asked if you felt that the proposals amounted to EIA development and whether therefore an Environmental Statement would be required. You felt, like me, that given the brownfield nature of the site, the site's context, the existing array of uses and extent of current development it would not amount to EIA development. As we discussed I have nevertheless advised my client that we should submit a request for a Screening Opinion to you as a matter of course to hopefully formalise that view.

I look forward to continued liaison with you on this exciting urban redevelopment opportunity.

Yours sincerely



Julian Philcox
Director

Mobile 07986 350974

cc. client

Enc.

Pre-application form
Cheque
Site location plan