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PMcL/3584.01

30th July 2025

Ms. S Wong
RPS Consulting
20 Farringdon Street
London, EC4A 4AB

BY EMAIL ONLY

Dear Summer,

MORRISON SUPERMARKET 41-67 HIGH STREET YIEWSLEY
Application 2370/APP/2023/1727

We refer to a query from the Council stating that the scheme is not Air Quality Neutral with regards residential vehicle trips. The Council are referring to 189no daily trips for residential sourced from the Transport Assessment. Whereas, the Air Quality Assessment Table C.1 refers to 27,740 / 365 = 76no daily movements for the residential element of the development. We note the Council are not considering any traffic movements to the foodstore and are not reflecting a reduction in traffic movements based on the previous use of the site.

The Council have calculated the traffic emissions and thus the AQ obligation, based on 189no daily traffic movements in relation to the residential only (158no units, 24no car parking spaces) as shown in the Transport Assessment Table 5.12. Reviewing our Table 5.12, we have found a miscalculation in Table 5.12 which shows that it had not been adjusted to reflect the much-reduced level of vehicle traffic generation resulting from 24no car parking spaces.

The daily residential traffic flows for this application utilised the previous 2018 application which proposed 144no dwellings with 88no residential parking spaces generating for that application 291no vehicles per day (arrivals and departures). This later application subsequently significantly reduced car parking provision to 24no residential spaces. Therefore, daily residential vehicle trips for this application should have been reduced proportionally in Table 5.12 to 79no vehicle trips per day (291x24/88). The discrepancy of 3no vehicle trips per day is considered immaterial.

We trust this corrected information and clarification is now sufficient to satisfy the Council that the daily residential vehicle trip generation from the development site is considered to be 79no vehicle trips per day. In the meantime, please do not hesitate to contact us if you require any further clarification.

Yours sincerely,

P. McLaughlin BSc Hons MICE
Director
Redwood Partnership Transportation Limited