

**Bellway Homes – KM7&9, Kingsmere, Bicester**

**App Ref: 12/01787/REM**

**Commentary / Justification for Additional Access off Western Primary Street:**

In terms of the proposed additional link at the western end of the site, we consider that as all the units fronting the Primary Street/Coach bay must be rear served, it would not meet urban design objectives for a permeable and legible layout if they were to be accessed via the single agreed access point further up.

To gain access to the parking from the frontage would involve a circuitous and difficult route, and result in on-street parking demand and dissatisfaction from occupiers/visitors.

By adding an access point we can form an appropriately sized and accessible urban block, whereby cars make the short and fairly direct journey to the parking courtyard from the house frontage.

Should this access not be formed, then for example the vehicle journey from the front door of plot 5 to its parking would be a circuitous 300+m trip, which we believe would encourage on-street parking. We understand that OCC Highways would want to minimise on street parking demand to the Primary Street it being a principle route.

Furthermore the Design Code calls for a 'Gateway Entrance' in approximately the location of the access. Our proposal includes a pair of matching 'gateway' units on either side of the access which will contribute to this Design Code requirement.

We met originally with Linda Griffiths (Cherwell DC) (as part of pre-planning) and explained the reasons why we believe an access point here will be in the best interests of the development in this area in terms of permeability & legibility. She noted it was not identified in the Code but that we should discuss it with Oxfordshire Highways with a view to gaining their acceptance.

We subsequently met with Michael Deadman & Mike Smith (Oxfordshire Highways), who agreed that the access here would be acceptable in principle, and it should have a full access treatment (bellmouth).

We met again with Michael Deadman on 28<sup>th</sup> January, who re-confirmed the access appears to be technically acceptable subject to the inclusion of visibility splays on the layout, which are achievable.

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