

Thomas Webster

From: Bill Bailey <wb@bjh.co.uk>
Sent: 12 July 2024 13:34
To: Thomas Webster
Cc: prow; Emma Lancaster; kelvinpearce@albionland.co.uk; James Griffiths
Subject: CATALYST PHASE 4 - 24/01372/F
Attachments: 240711 - Existing PRow Route.pdf; 240712 - Existing PRow Photographs.pdf; 240711 - WB Photo References.pdf; S1502 - 01G - External Works & Levels.pdf

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S1502/240712em/WB/LDD



Thomas Webster
Cherwell District Council

Dear Tom

**Re: CATALYST BICESTER, CHARLES SHOULER WAY, BICESTER – PHASE 4
PLANNING REFERENCE: 24/01372/F**

Following on from Judith Humphrey's note of Wednesday 10th July 2024, I confirm the following:

1. PRow 161/8/20 (see Footpath Map attached) seems to terminate in my Client's Site. I attach my photographs showing the sign on Wendlebury Road and on Site pictures. Please note that there is no indication of a footpath and certainly no sign of usage.
2. At the other side from the closed off A41 Access Road, there are no signs at all and the route/site is accessed down a steep bank and through a low-lying "boggy" area which is subject to flooding. Certainly no signs of usage.
3. PRow 161/8/10 between Chesterton Road and Wendlebury Road at Bowler's Copse is not signed from Chesterton Road and there is no evidence of the pathway through the wooded area. The route is not through the Park Home Site or off Chesterton Road. Again, please refer to my attached photographs. There is a pathway sign off the Park Home Site entrance road but when past the site, there is no evidence of a pathway or any usage. Beyond the Park Home Site, (pictures 31/32) there is again no path existing.
4. Although not appearing to be used, the PRow passing through the corner of my Client's Site is clearly not evident or used and, if it were, is presently accessed/egressed on the existing narrow Wendlebury Road.
5. I attach our Plan S1502-01G which shows the small footpath diversions around Unit 13 Car Park and then connecting into our Pedestrian routing through our Site and forming clear connectivity to the recently constructed adopted pathway system adjacent to the Catalyst Phases 1, 2 and 3 Roundabout/Development Area. Surely we are proposing a betterment to what exists.

6. I trust that you will find our proposals to be sensible/appropriate given the current rather strange PRow arrangements/routes which are not actually being used.

Any queries at all, please call me.

Best regards.

Yours sincerely



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