

## Rachel Tibbetts

---

**From:** Lucinda Babij  
**Sent:** 07 December 2021 14:57  
**To:** DC Support  
**Subject:** FW: 21/01454/F (Graven Hill Super Surgery)

---

**From:** David Lowin <David.Lowin@Cherwell-DC.gov.uk>  
**Sent:** 07 December 2021 14:01  
**To:** DC Scanning <DCScanning@Cherwell-DC.gov.uk>  
**Subject:** FW: 21/01454/F (Graven Hill Super Surgery)

Please pace on DEF as a Consultee response from Bicester Bicycle Users Group

---

**From:** Paul Troop <[pault@gclaw.co.uk](mailto:pault@gclaw.co.uk)>  
**Sent:** 07 December 2021 13:12  
**To:** David Lowin <[David.Lowin@Cherwell-DC.gov.uk](mailto:David.Lowin@Cherwell-DC.gov.uk)>  
**Cc:** Madgwick, Will - Communities <[Will.Madgwick@Oxfordshire.gov.uk](mailto:Will.Madgwick@Oxfordshire.gov.uk)>  
**Subject:** 21/01454/F (Graven Hill Super Surgery)

**CAUTION:** This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Mr Lowin

We remain very concerned about this application and maintain our objections. Given that many of the existing local surgeries are supposed to relocate to this point, it would be incumbent on the planning and highways authorities to ensure that the active travel links here are excellent. However, the links are currently very poor, and there is very little proposed to address this by the applicant.

Given that the Rodney House Roundabout, the A41, and the southern part of the London Road are practically unnavigable on foot or bike, few users will approach from this direction. Rather, many are likely to approach via the A41 underpass adjacent to Langford Cottages. Graven Hill Development Company have a right of access over the land owned by Leda on the other side, and access will need to be provided when this land is developed for housing.

It would therefore make sense, and probably be cheaper for the applicant, to provide access via the existing access to the site via the north eastern corner (marked on the map as the haul route). This has trees either side and would be very attractive to walk or cycle. Given the existing surface, the cost of upgrading this route for walking and cycling would appear minimal. It would have the advantage of being accessible from the north via either the underpass or south via the site entrance. Thereafter, a path could be safely routed between the public and staff carparks to the entrance to the surgery.

The currently proposed pedestrian and cycle route via the nature park and swale seems problematic for a number of reasons. The route is elevated and quite steep in parts, so unsuitable for the disabled, elderly, and vulnerable. Currently the path is loose ironstone commensurate with the nature area. Changing this to a wider tarmacked path is hardly in keeping with the area. The need for lighting would also detrimentally affect the character of the semi-wild area.

The paths to the development do not comply with either the design code or LTN 1/20 in that the paths are shared rather than segregated and the crossings are virtually non-existent, as previously noted. To the extent that OCC have

offered their view to the planning authority that the design is compliant with standards, they have made an error. It is incumbent on the planning authority to note a consultee's view, but reject it if it is wrong.

Yours sincerely

Paul Troop  
Secretary, Bicester Bike Users' Group

-----  
Paul Troop, Barrister  
Garden Court Chambers  
57-60 Lincoln's Inn Fields, London, WC2A 3LJ  
DX: 34 London Chancery Lane  
Twitter: [@gardencourtlaw](#) [@GardenCtPublic](#) [@gcchousing](#) [@GCCcivillibs](#)  
Switchboard: 020 7993 7600 | Direct Tel: 020 7993 7867  
My Profile: [www.gardencourtchambers.co.uk/barrister/paul-troop/](http://www.gardencourtchambers.co.uk/barrister/paul-troop/)



Regulated by the Bar Standards Board

This electronic mail message is intended only for the use of the addressee and may contain information which is privileged and confidential. Any disclosure of the same is prohibited by law. If the reader of this message is not the intended recipient, please note that any dissemination, distribution or copying of this message is strictly prohibited. If you have received this message in error can you please notify the sender immediately. Thank you for your co- operation and please contact us on +44 (0) 20 7993 7600 or email [info@gclaw.co.uk](mailto:info@gclaw.co.uk)

-----  
This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail(and/or any attachments).

Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action..

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail(and/or any attachments).

Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action..