

Yarnton, Cherwell

Public Rights of Way Statement

162751/N03

Introduction

1. This Public Rights of Way Statement has been prepared to support the outline planning application for the residential led development 'Land West of Yarnton', Cherwell, on behalf of Merton College ('the Proposed Development').
2. This statement focuses on the existing Public Rights of Way (PRoW) that cross through or near to the Site; demonstrates how the Proposed Development could facilitate their retention; and refers to opportunities for enhancements to PRoW as part of the Proposed Development.

Existing Public Rights of Way

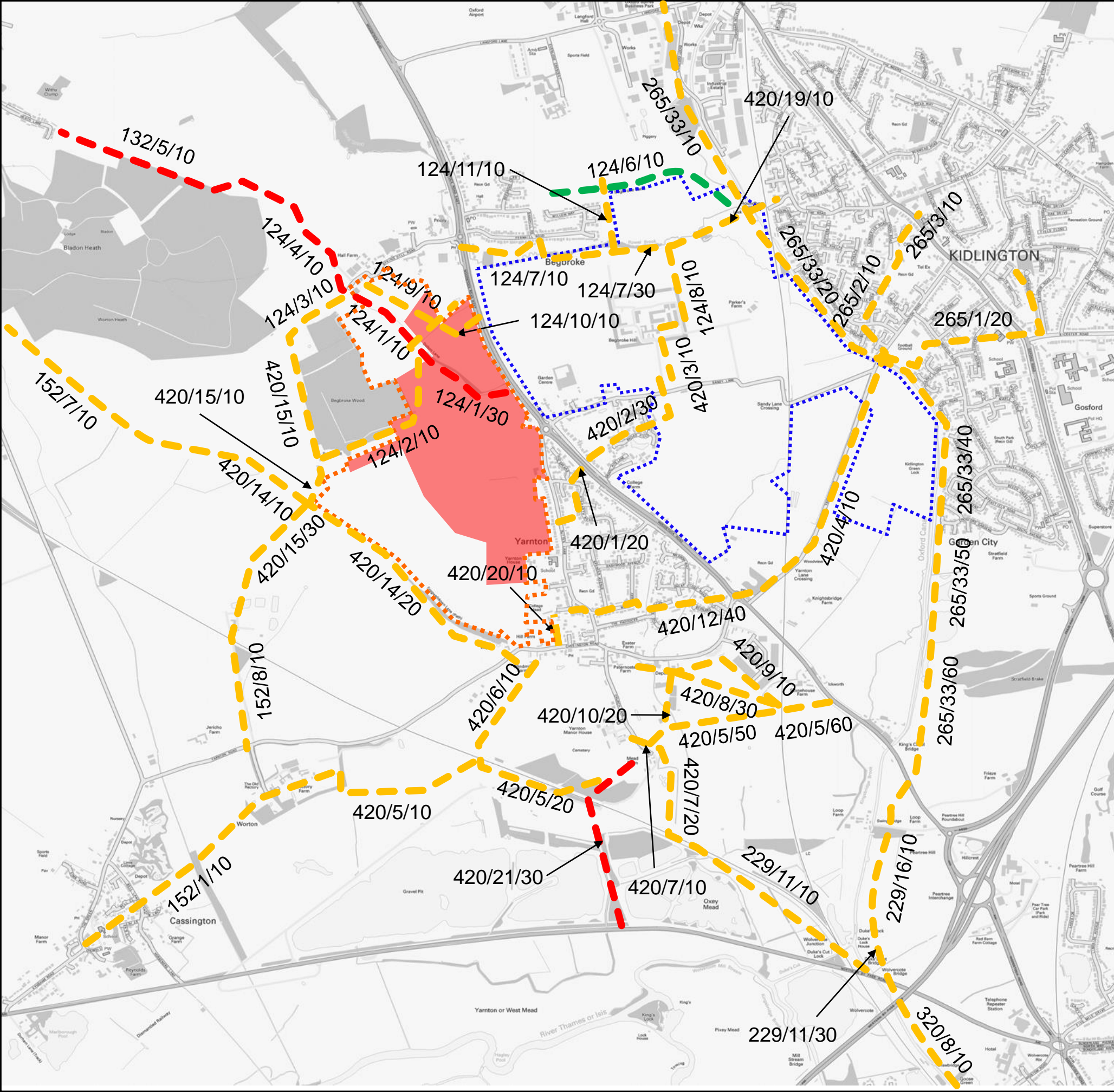
3. The existing PRoW network in close proximity to the Site is shown on Figure 1 at **Appendix A**. This confirms:
 - two footpaths pass through the Site to the west (420/14/20) and northwest (124/2/10) in a NW/SE and NE/SW direction, respectively; and,
 - a Bridleway (124/1/30) crosses the northern tip of the Site on a NW/SE direction.
4. Figure 1 demonstrates that these PRoW provide connections to Begbroke Wood, Bladon Heath and Burleigh Wood. All of these benefit from informal tracks that can be used for recreational purposes.
5. In addition to this, Figure 1 also confirms that the PRoW listed above provide onward connections to the wider PRoW network to the west and south. The connections facilitate circular walks to/from Yarnton and Worton.

The Proposed Development

6. The Indicative Movement Parameter Plan ('IMPP') prepared by Define provides details with respect to how the PRoW network will be incorporated within the Proposed Development. A copy of this is provided at **Appendix B**.
7. Where possible and appropriate, the routes of PRoW within the Site will be maintained along their existing course. For example, the IMPP demonstrates retention:
 - of Bridleway 124/1/30 through the Site as part of a north-south green link between the A44 and Spring Hill Road.
 - footpaths 420/14/20 and 124/2/10 being retained within the Site and incorporated within a wider network of circular recreation routes.

8. In addition to this, the IMPP confirms that the Applicant will deliver:
- a new connection point to Footpath 420/14/20 to the west of the Site across land that is within its control;
 - a new connection point to Footpath 420/14/20 to the south of the Site across land that is within its control; and,
 - an interconnected network of recreational routes within the Site that will link to the pedestrian and cycle routes that will serve the Proposed Development.
9. The Design and Access Statement prepared by Define demonstrates how the internal network of pedestrian and cycle routes will connect the new community with the existing built up area of Yarnton. It also shows how the Proposed Development will be connected to another site allocated for development; namely, the adjacent PR8 site at Begbroke. For example:
- direct links are provided to William Fletcher Primary School and there are new pedestrian/cycle connections onto Rutten Lane adjacent to the Yarnton Medical Centre and Yarnton Residential and Nursing Home.
 - new crossing points will be provided across the A44 both at the proposed site access with the existing A44/Begbroke Science Park signals, and adjacent to the bus stops that are located to the north of the A44/Rutten Lane Roundabout.
10. In summary, all existing Public Rights of Way will be retained and enhanced as part of the Proposed Development, and where reasonable and appropriate will be maintained along their existing course, ensuring that existing and future residents will be able to enjoy the countryside for recreational purposes.

Appendix A



- Key:**
- Site Location
 - PR8: Land East of the A44
 - PR9: Land West of Yarnton
 - Key PRoWs
 - Bridleway
 - Restricted Byway

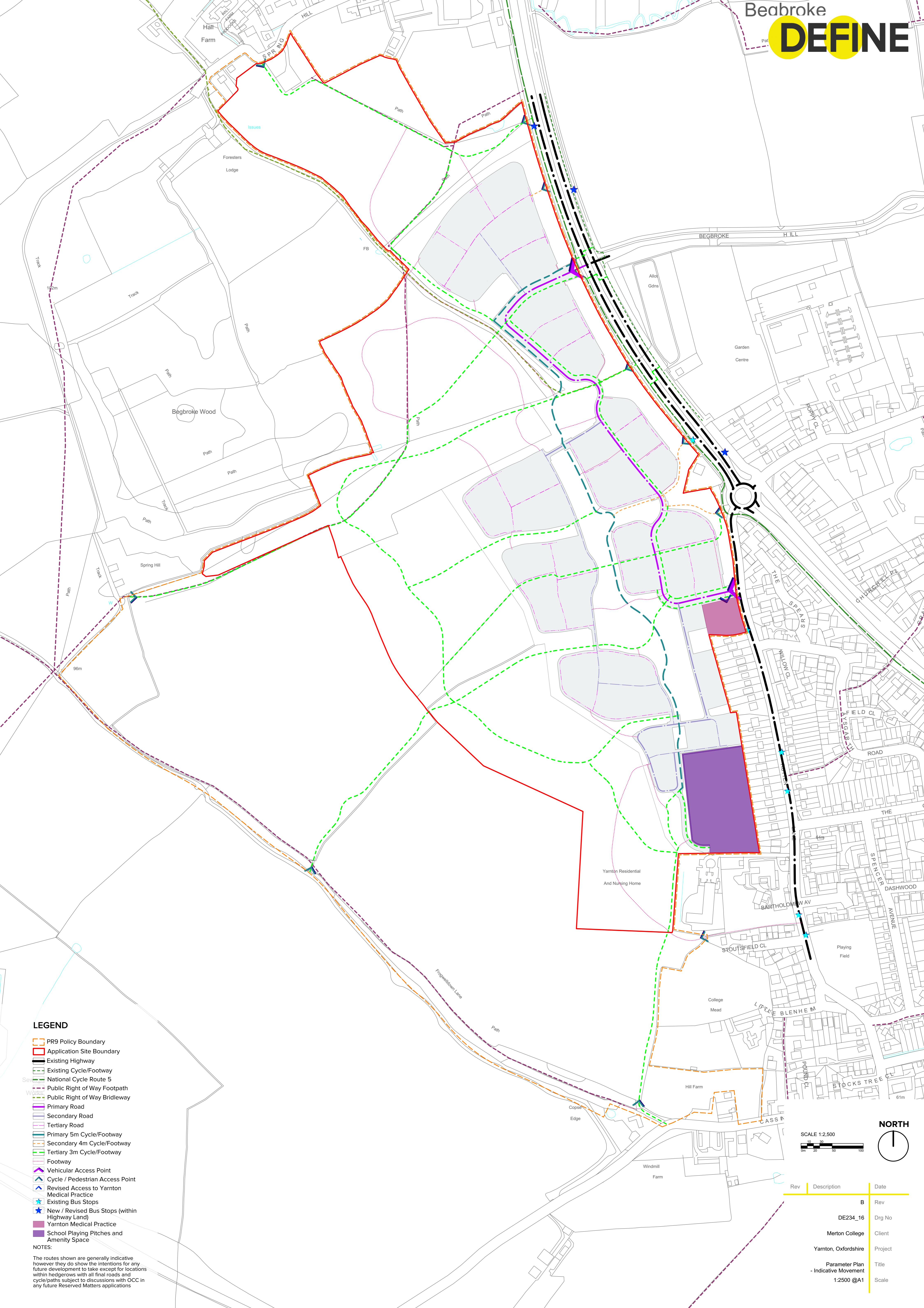
Land West of Yarnton, Cherwell
Merton College, Oxford
Existing Public Rights of Way

SCALES: NTS			
DRAWN: AT	CHECKED: RB	DATE: 02/09/2020	REVISION: .



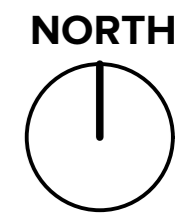
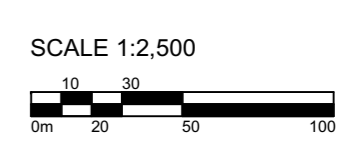
DRAWING REFERENCE: **Figure 1**

Appendix B



- LEGEND**
- PR9 Policy Boundary
 - Application Site Boundary
 - Existing Highway
 - Existing Cycle/Footway
 - National Cycle Route 5
 - Public Right of Way Footpath
 - Public Right of Way Bridleway
 - Primary Road
 - Secondary Road
 - Tertiary Road
 - Primary 5m Cycle/Footway
 - Secondary 4m Cycle/Footway
 - Tertiary 3m Cycle/Footway
 - Footway
 - ▲ Vehicular Access Point
 - ▲ Cycle / Pedestrian Access Point
 - ▲ Revised Access to Yarnton Medical Practice
 - ★ Existing Bus Stops
 - ★ New / Revised Bus Stops (within Highway Land)
 - Yarnton Medical Practice
 - School Playing Pitches and Amenity Space

NOTES:
 The routes shown are generally indicative however they do show the intentions for any future development to take except for locations within hedgerows with all final roads and cycle/paths subject to discussions with OCC in any future Reserved Matters applications



Rev	Description	Date
B	Rev	
DE234_16	Drwg No	
Merton College	Client	
Yarnton, Oxfordshire	Project	
Parameter Plan - Indicative Movement	Title	
1:2500 @A1	Scale	