

Lynne Baldwin

From: Planning
Sent: 04 January 2022 11:39
To: DC Support
Subject: FW: 21/03947/F

From: Rowland Bratt <rowland-bratt@btconnect.com>
Sent: 31 December 2021 14:58
To: Planning <Planning@Cherwell-DC.gov.uk>
Cc: Jim Bailey <Jim.Bailey@rpsgroup.com>; Plater, Roger - Communities <roger.plater@oxfordshire.gov.uk>; arashali.fatemian@oxfordshire.gov.uk
Subject: 21/03947/F

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For the attention of James Kirkham

Dear James

This email should be read in conjunction with the submission by Jim Bailey of RPS who are dealing, on my behalf, with the adverse technical issues raised by the above application.

Separately to Jim, I refer to the HVJ Technical Note dated November 2021 and in particular to the appended conveyance. Critically you should note that this conveyance, dated December 1961, was between the WVS and OCC and is **not** 'a copy of the original Conveyance Deed', as stated by HVJ (TN para 2.3). The original conveyance was completed in June 1957 and any reliance on this 1961 conveyance will be misleading and for that reason it and the comments derived from it should be totally disregarded.

For clarity, the roadway will remain a single-track road as set by the width of the gates, featured at the time of the original conveyance, and as signed by my father R T Bratt. Improvements to the road and an intensification of use would be impossible to contain and would result in conflicts with planning conditions relating to the existing permissions of Cotefield Farm Business Park. Also, in my opinion and experience, it would recreate a considerable hazard on the A4260.

Best regards

Rowland Bratt

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