



Persimmon Homes South Midlands

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FAO Linda Griffiths

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23rd December 2022

Dear Ms Griffiths,

RE: Thames Valley Police comments on application 22/02068/REM Persimmon Homes response

Site Address: OS Parcel 7400 Adjoining and South of Salt Way, Bodicote (Wykham Park Farm, Banbury – Parcels 1 and 3)

This letter has been prepared in order to address the comments from Kevin Cox of Thames Valley Police received on 17 August 2022. Thames Valley Police are currently objecting to the proposed scheme for a number of matters, which are set out below with our response of how these will be addressed.

Persimmon Homes is committed to providing a well-designed and secure development, that creates safe and accessible environments for the Local Community and mitigate crime and disorder, the fear of crime and aids the quality of life and community cohesion.

Parking

The parking on site has been design to provide safe and secure parking to all plots, while complying with the principles set out in the Design Code, as approved by condition 3 of the outline planning permission (14/01932/OUT).

The parking courts on the site are required by the Design Code to allow for a strong built frontage along the spine road. While we have tried to keep the size of the parking courts to a minimum, they are required in order to provide allocated parking to plots along the spine road. In order to maximum the security for these areas, careful consideration has been taken to increase the surveillance from the surrounding properties. This includes the addition of gates to from back gardens, giving home owners direct access to their parking area, 'hit-and-miss' fencing will also be utilised from backgrounds, brick walls and fences will be used between parking courts the keep them separate – please see enclosure plan, and electric gates will be used to stop unauthorised access. A lighting scheme is being drawn up and will the parking courts will be lit using column lighting and fed from the adopted highway. Only one access point in and out, which will be overlooked by properties of future phases to the south of the spine road.

We have minimised the use of tandem spaces with in parking courts, when these have had to be retained they have been fully tracked to ensure they are convenient and usable.



Landscaping has been carefully considered, with detailed landscaping to be submitted in due course, this has taken into account the species of the trees and the future management, to ensure longevity, safety and security, by avoiding shadowing and pooling of light.

Rear access routes

Rear access routes have been avoided where possible, but in order to accord with requests from the Planning Officer some are required in order to avoid small gaps between plots, where appropriate ginnel paths have been utilised between plots, to avoid long paths round gardens.

Emergency access route

The Emergency access route has been approved as part of an infrastructure application for the spine road (20/03702/REM) which was approved on 21 July 2021. Removable barriers will be used, with a universal key which the emergency services have. Landscaping will be used round the entrance of the emergency access to further limit the route.

Bin stores/collection points

The site has been designed to incorporate well designed and located bin stores and collection points. They have been situated to meet the requirements set out by Cherwell District and Oxfordshire County Council's, as well as being conveniently located for the new home owners. Long garden paths have been avoided where possible to limit the risk of bins being left out.

Defensible Space

Plots have been designed to work with the road layout and in line with the design code, with corner turning plots to ensure there is sufficient surveillance and overlooking to limit

Where the private ownership meets the public realm there will be a change in materials, such as tarmac to grass, and planting where appropriate, please refer to the detailed landscaping and external materials plans for these details.

Tree planting and landscaping has been carefully considered, including location of planting, species of trees and long-term maintenance. It is a requirement of National Planning Policy to have street trees, but also a requirement by Oxfordshire County Council to not have trees located too close to the highway, therefore there has had to be a balance of suitable planting.

Surveillance

Surveillance has been maximised where possible, with active rooms such as kitchens and living rooms being located in key locations in the house to overlook open space and increase the active

Blank gables have been avoided, with window placements, please refer to the house type pack for where these are located. With corner turning plots being dual aspect to enhance the natural surveillance of the site.

LAP/POS

Detailed landscaping will be agreed with Cherwell District Council officers. The two parcels covered by this application site within a larger site, where additional open space will be provided, the location for the LAP's is set out within the Design Code and are being provided in accordance with policies set out in the Cherwell Local Plan.

Individual and plot specific comments have been addressed where appropriate.

I trust this is acceptable and addresses your concerns, please do not hesitate to get in touch using the contact details below if you would like to discuss any of the points further.



Yours sincerely,

Elliot Rowen

Elliot Rowen | Planner

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