

## Rachel Tibbetts

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**From:** Linda Griffiths  
**Sent:** 02 January 2024 10:01  
**To:** DC Support  
**Subject:** FW: 23\_03073\_HYBRID (Ludlow Road Kingsmere Extra Care Home)

Happy New Year  
Please can you put in DEF

Thanks  
Linda

**Linda Griffiths BA (Hons) MRTPI**  
**Principal Planning Officer (Major Developments)**  
**Communities Directorate**  
Cherwell District Council  
Direct Tel: 01295 227998  
Email: [linda.griffiths@cherwell-dc.gov.uk](mailto:linda.griffiths@cherwell-dc.gov.uk)  
Web: [www.cherwell.gov.uk](http://www.cherwell.gov.uk)

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**From:** Paul Troop <pault@gclaw.co.uk>  
**Sent:** Tuesday, January 2, 2024 5:32 AM  
**To:** Linda Griffiths <Linda.Griffiths@Cherwell-DC.gov.uk>; White, Joy - Oxfordshire County Council <joy.white@oxfordshire.gov.uk>; Will.Madgwick@oxfordshire.gov.uk; JacquiCox (OCC) <jacqui.cox@oxfordshire.gov.uk>  
**Cc:** chair@bicesterbug.org  
**Subject:** 23\_03073\_HYBRID (Ludlow Road Kingsmere Extra Care Home)

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Dear Linda, Joy, Will, and Jacqui

Thank you for drawing this planning application to our attention. We have a number of concerns:

- Many of the cycle paths around Kingsmere and in the proximity of the site have access barriers that are no longer recommended and which amount to an obstacle to disabled and vulnerable users as well as users of non-standard bikes. We would be grateful if confirmation was provided that nothing of this sort will be used, other than perhaps a single post in the centre of any access that leaves adequate space either side for pedestrian, disabled, and cycle access.
- The location of the bike parking seems inaccessible. It would seem preferable to locate this closer to the access points to the development and building.
- The bike parking seems small given the size of the development. Given the type of provision, it would seem that double stacked parking would not be appropriate here. This will require a more sizeable footprint. In addition, the cycle parking seems only designed for standard bikes, not adapted, cargo, tricycles, or other forms of wheeling. Given the nature of the development, this needs to be rethought to accommodate a wider range of cycles.

- We would be keen to ensure that the permeable access is included in the design and access statement.

Yours sincerely

Paul Troop  
Secretary, Bicester Bike Users' Group

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Paul Troop, Barrister  
Garden Court Chambers  
57-60 Lincoln's Inn Fields, London, WC2A 3LJ  
DX: 34 London Chancery Lane  
Twitter: @GardenCourtLaw @GardenCtPublic @GCC Housing @GCC Civillibs  
Switchboard: 020 7993 7600 | Direct Tel: 020 7993 7867  
My Profile: <https://www.gardencourtchambers.co.uk/barristers/paul-troop>



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