



# RIGHTS OF WAY STATEMENT

October 2014

Land at  
Wykham Park Farm  
Banbury

GALLAGHER  
ESTATES

**Introduction**

- 1.1 This Public Rights of Way Statement is prepared on behalf of Gallagher Estates, in support of an outline planning application for a residential led, mixed use development on land east of Bloxham Road (A361) and south of Salt Way, Banbury.
- 1.2 This statement references the existing rights of way that cross through the site; demonstrates how the proposals could facilitate their retention; and refers to opportunities for improvements to public rights of way as part of the design and layout of the proposals for Land at Wykham Park Farm.
- 1.3 Further detail in respect of the footpath and cycle links as a key part of the movement strategy for the site are contained within the Design and Access Statement that supports this outline application.

**Existing Rights of Way**

- 1.4 A footpath (120/47) and a bridleway (137/11) cross the eastern part of the site, in a north-south direction, connecting into Wykham Lane to the south and Salt Way to the north. A further footpath follows the western site boundary running north-south along the Bloxham Road (120/49).
- 1.5 The Salt Way (120/41) to the north of the site is part of the National Cycle Network traffic free route and is known as Route 5 which connects with villages such as Bodicote to the east and Bloxham to the south. The Salt Way, facilitates pedestrian access to White Post Lane to the east, which leads to Banbury Cricket Club Pavillion, beyond which is the village of Bodicote.
- 1.6 These existing rights of way are shown on the Definitive Map (appendix 1) and reproduced at Figure 3: *Existing Infrastructure Plan* within the DAS.

**The Proposals**

- 1.7 Figure 16: *Green Infrastructure Strategy* within the DAS illustrates how the proposals could accommodate both existing and opportunities for new public rights of way.
- 1.8 Where possible and appropriate, the routes of Public Rights of Way within the site would be maintained along their existing course, for example, the illustrative layout

**Outline Planning Application**Gallagher Estates

---

demonstrates retention of the bridleway 137/11 through the site as part of a retained north-south green link at the eastern edge of the site.

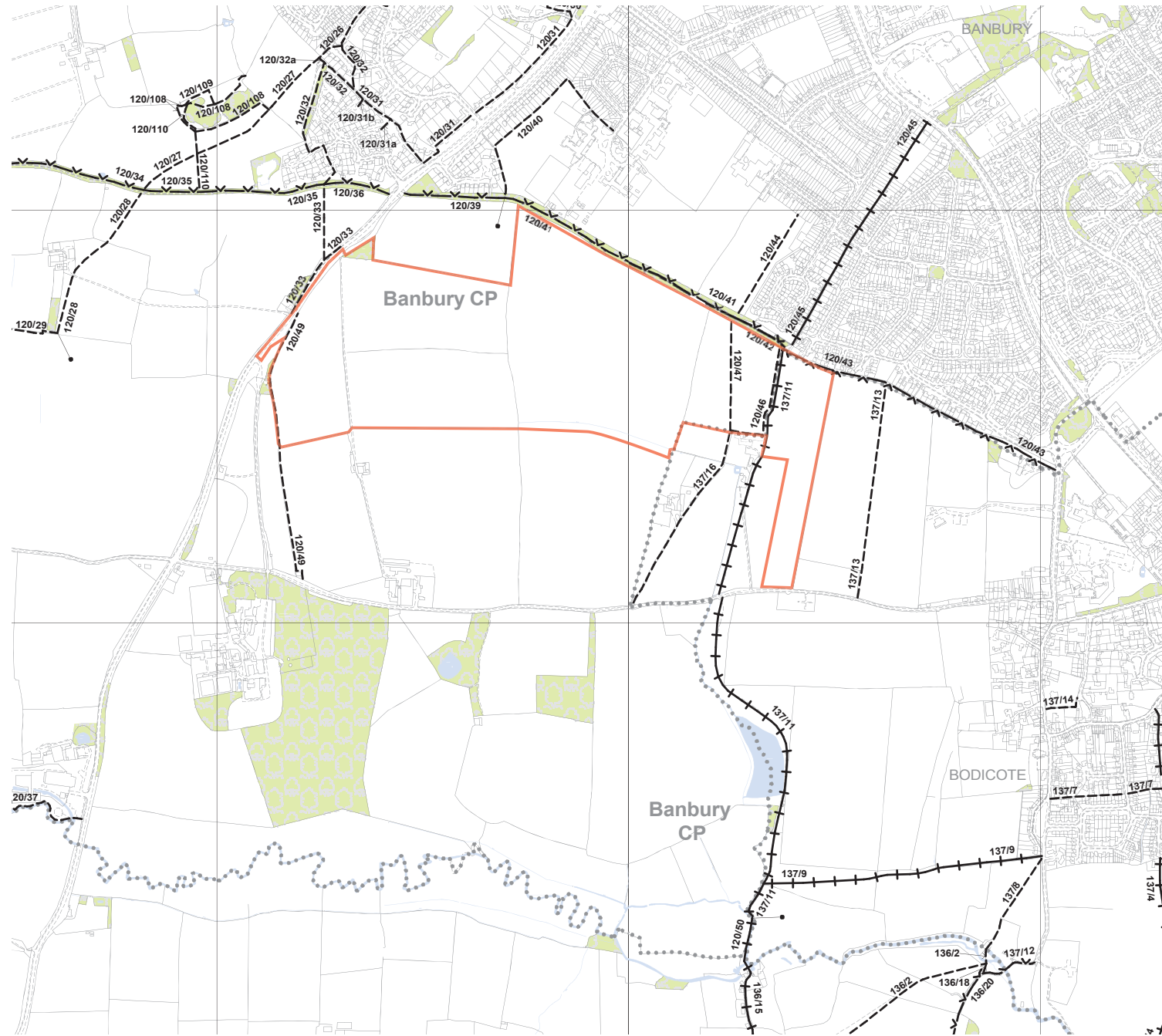
- 1.9 The footpath 120/47 could also be retained within the development, but may require a slight realignment at the southern edge of the development to traverse the sports pitches.
- 1.10 The footpath 120/49 which follows the western site boundary along the Bloxham Road could be retained and enhanced by the new landscape parkland setting at the entrance to the site.
- 1.11 The Design and Access Statement demonstrates how the development proposals reinforce the character of Salt Way as an attractive footpath and cycleway. There are opportunities to create additional links from the site to forge connections with the existing communities to the north of the site, at Easington and Banbury Academy and Blessed George Napier Catholic School.
- 1.12 The layout of the proposals is arranged with the local centre at its heart with streets, footpaths and green spaces radiating out towards the edges. The school is located near to the local centre, but at the northern edge of the site, where it could create positive linkages into Salt Way to facilitate connections to the wider residential communities and schools.
- 1.13 In addition, the layout accommodates a route for a circular bridleway link between Salt Way and the southern edge of the site an aspiration referenced in the emerging site specific local plan policy Banbury 17.
- 1.14 In summary, all existing Public Rights of Way could be retained and enhanced by the development proposals to ensure that safe and attractive pedestrian, bridle and cycle links between existing and new developments are created.



EXTRACT OF DEFINITIVE MAP OF PUBLIC RIGHTS OF WAY FOR OXFORDSHIRE (SHEETS SP 43 NE & SP 43 NW)

RELEVANT DATE: 21ST FEBRUARY 2006

REPRODUCED BY PERMISSION OF ORDNANCE SURVEY ON BEHALF OF HMSO, CROWN COPYRIGHT AND DATABASE RIGHT  
 OS DATA LICENCE EXPIRATION: 28/07/2011  
 ALL RIGHTS RESERVED. LICENCE NUMBER AL100012293



**KEY:**

- Public Footpath
- + + + + + Public Bridleway
- v---v---v--- Road Used as Public Path  
(To be redesignated under Countryside & Rights of Way Act 2000, section 47, to Restricted Byway.)
- ^ ^ ^ ^ ^ Byway Open to all Traffic
- County Boundary
- - - District Boundary
- ..... Parish Boundary
- (where shown) Right of Way either:  
crosses administrative boundary,  
reaches terminus or  
changes status.
- Site boundary

Map taken from Oxfordshire County Council website  
[www.oxfordshire.gov.uk](http://www.oxfordshire.gov.uk)  
 Accessed 03.11.14

**SLR**   
 LANGFORD LODGE  
 109 PEMBROKE ROAD  
 CLIFTON, BRISTOL, BS8 3EU  
 T: 01179 064280  
 F: 01173 179535  
 www.slrconsulting.com

LAND EAST OF BLOXHAM ROAD, BANBURY  
 GALLAGHER UK LTD  
**EXTRACT OF PUBLIC RIGHTS OF WAY  
 MAP FOR OXFORDSHIRE**  
**416.04892.00001.16.008.A**

Scale AS SHOWN Date NOVEMBER 2014

Wykham Park Farm  
Banbury

GALLAGHER  
ESTATES