



Our Ref: OXF7993

E-mail: barry.odonnell@rpsgroup.com
Direct Dial: 00353 21 4665963
Date: 6 August 2015

Mr Alex Keen
Principal Planning Officer
Cherwell District Council
Bodicote House
Bodicote
Banbury
OX15 4AA

Dear Alex

Planning application Ref. 14/02156/OUT - 95 No new homes at Land South of Cotefield Business Park Oxford Road Bodicote

Following your email dated 7th July 2015, please find attached additional information as follows:

- 1) An additional montage plan which provides greater detail on the relationship between the application site and the north-adjointing development;
- 2) An amended indicative site layout plan identifying the location of the combined LEAP/LAP;
- 3) An additional plan which identifies footpaths and cycle routes throughout both the application site and the north-adjointing development, the location of connections between both sites for both walking and cycle routes;
- 4) Confirmation of our client's legal team, for the purposes of Section 106 negotiations.

I discuss each of these additional items individually below.

1. An additional montage plan which provides additional detail on the relationship between the application site and the north-adjointing development

The attached additional montage plan Ref. 7993-0071-01 provides greater detail on the relationship between the proposed development and the north-adjointing development.

Properties fronting directly onto the open space in this area will be provided with small, defined front gardens, in order to delineate private gardens from public space. The building line has also been staggered, along with design of buildings of varying shapes and sizes, to provide an irregular distribution of buildings in this area. These proposals were agreed at our meeting on 1st April 2015 and were discussed in my letter dated 3rd June 2015.

As part of the landscaping scheme we envisage the green space in this location also serving as a green connection for walkers wishing to access the extended public footpath network, as shown on Walking Routes Plan Ref. 7993-0060-01 and Figure 22 (Page 47) of the Design and Access Statement. As you are aware, the landowner has proposed to extend the existing walking route network in the vicinity of the site, including creating a walking route through the woodland belt which spans the western and southern boundaries of the site. This green connection will provide a useful and convenient route for walkers to access the extended network.

Detailed design of the area will be agreed with the Council at Reserved Matters stage, both in terms of the design and distribution of buildings and also the landscaping of the open space.

2. An amended indicative site layout plan identifying the location of the combined LEAP/LAP

Updated indicative site layout plan Ref. 7993-0047-04 now identifies the location of the combined LEAP/LAP in the public open space area at the centre of the proposed development.

3. An additional plan which identifies footpaths and cycle routes throughout both the application site and the north-adjointing development, the location of connections between both sites for both walking and cycle routes

The attached Pedestrian and Cycle Routes plan Ref. 7993-0070-01 identifies all walking and cycling routes within both the proposed development and the north-adjointing development; the location of connection points between both sites; and, connections to the A4260.

There are a number of connection points available between the proposed development, the north-adjointing development and the existing road access off the A4260 Oxford Road, which offer future residents convenient options to either walk or cycle to Bodicote village or Banbury.

The north-adjointing development provides a direct pedestrian connection to Molyneux Drive, in the northern corner of the site, which in turn offers pedestrian and cycle connections to Bodicote and Banbury, via both existing footpaths and cycles lanes and also via Sustrans Route 5. Molyneux Drive also provides a conveniently located convenience store (Bodicote Stores) and a bus stop which provides regular connections to Banbury.

Footpath connections to the A4260 Oxford Road, to be provided as part of the north-adjointing development, also provide direct connections for pedestrians and cyclists travelling to Bodicote and Banbury to the north and to Adderbury to the south. The proposed development will connect directly onto these footpath connections.

We have agreed that the exact design and location of the identified connections will be agreed at Reserved Matters stage.

It should be noted that as part of this proposal the applicant has agreed with Oxfordshire County Council to provide a contribution towards the cost of connecting the site with the

existing cycle lane network north of Broad Gap and also a contribution towards the cost of relocating the nearest northbound bus stop on the A4260 and providing bus shelters on both sides of the road. Both measures involve a substantial financial outlay on the part of the applicant and serve to further enhance the site's connectivity with Bodicote and Banbury.

Please note that Pedestrian and Cycle Routes plan Ref. 7993-0070-01 does not replace the already submitted Walking Routes plan Ref. 7993-0060-01, which identifies the applicant's proposals in respect of footpath improvement extensions associated with the proposed development. Plan Ref. 7993-0060-01 remains part of this planning application and will be required as part of s.106 negotiations, to secure these improvements and extensions to local walking routes.

4. Confirmation of our client's legal team, for the purposes of Section 106 negotiations

Our client's legal team are Wragge, Lawrence, Graham & Co, Two Snowhill, Birmingham, B4 6WR.

Please note all correspondence related to the s.106 should be directed to Stephen Turnbull.

I trust this is now sufficient to allow you to proceed to a recommendation for approval to the Planning Committee. If you have any further queries please give me a call to discuss.

Yours sincerely
For RPS

A handwritten signature in black ink, appearing to read 'Barry O'Donnell'.

Barry O'Donnell
Senior Planner

Enc. Updated illustrative site layout plan Ref. 7993-0047-04
Additional Montage Plan Ref. 7993-0071-01
Pedestrian and Cycle Routes plan Ref. 7993-0070-01

CC: Mr. O Wells – Applicant
Mr R Bratt - Landowner