

WYKHAM PARK FARM

**Public Path Order
Justification Statement
120/49/10 & 120/47/10**

Gallagher Estates Ltd
Gallagher House
Gallagher Way
Warwick
CV34 6AF

OCTOBER 2021 – Rev A

REVISION RECORD

Revision	Description	Issued
•	First Issue	
A	Updated to include footpath widths	19/10/21

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1.0 DESCRIPTION OF PROJECT

1.1 Site Location

1.1.1 The site is located off the A361 Bloxham Road, approximately 2km south of Banbury.

1.1.2 The location of the site is at approximate National Grid Reference SP444387.

1.2 Planning

1.2.1 The scheme was granted outline planning permission on 19/12/2019 (ref. 14/01932/OUT).

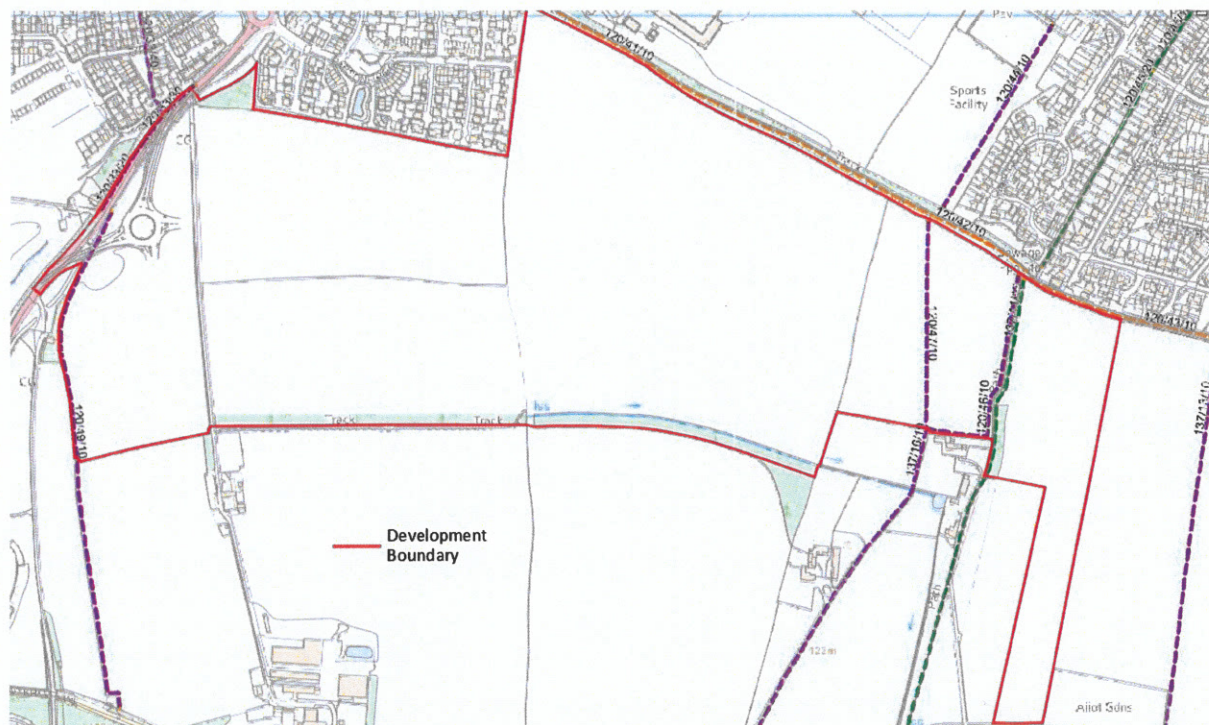
1.2.2 The scheme comprises up to 1000 dwellings together with a mixed use local centre; primary school; secondary school playing field land; green infrastructure including formal and informal open space, landscape and amenity space; sustainable drainage systems; highway, cycle and pedestrian routes; infrastructure including utilities; engineering works including ground remodelling.

2.0 PUBLIC RIGHTS OF WAY

2.1 Existing Public Rights of Way

2.1.1 There are several Public Rights of Way within the development boundary. These include Footpaths 120/46/10, 120/47/10, 120/49/10 and Bridleway 137/11/10. These are shown in Figure 1.

Figure 1: Existing Public Rights of Way

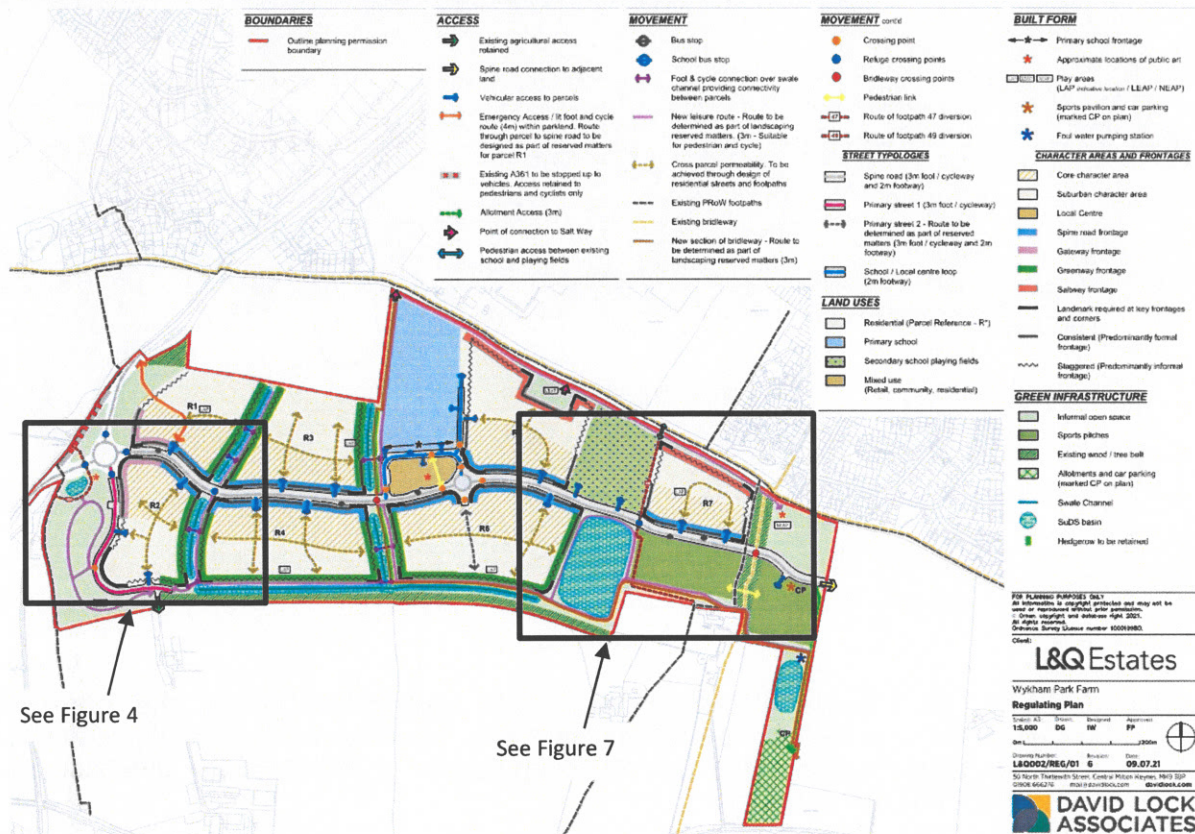


3.0 PROPOSED DEVELOPMENT

3.1 Master Plan

3.1.1 The proposed development is shown in the master plan in Figure 2 and included in Appendix 1.

Figure 2: Proposed Development Master Plan

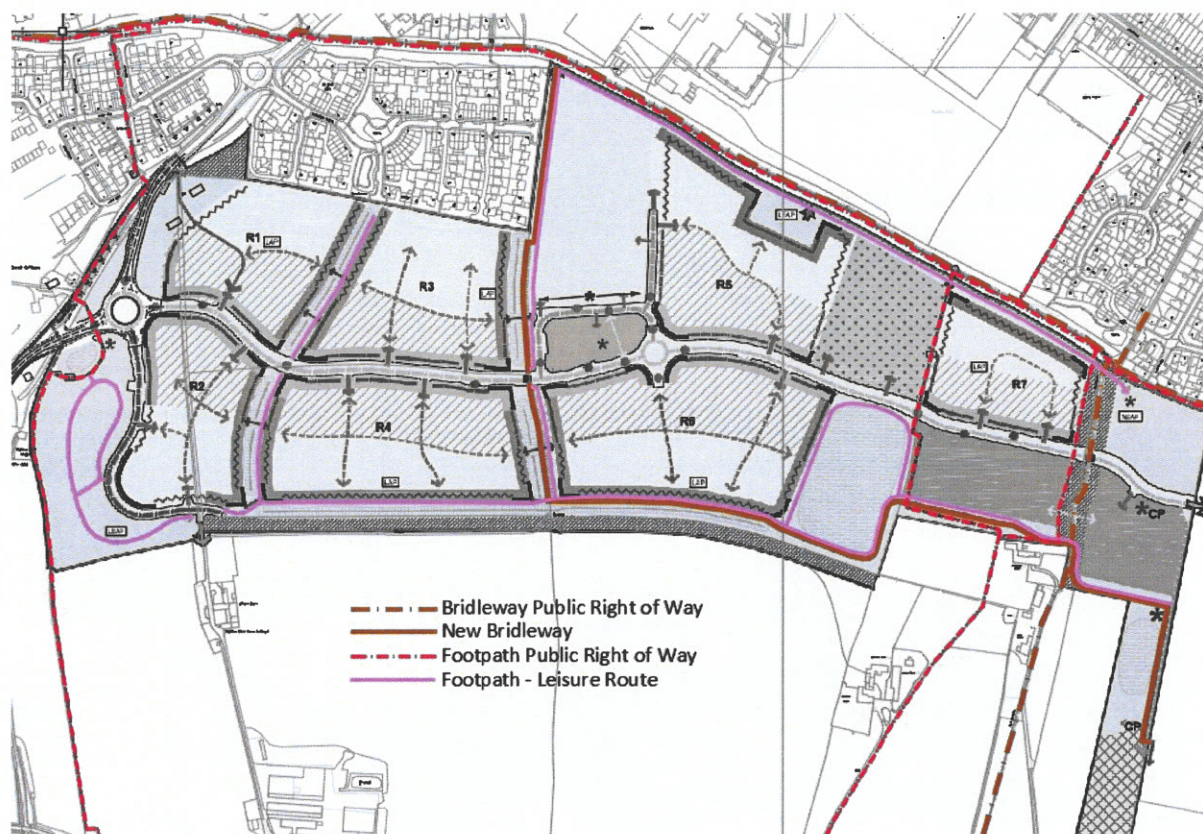


3.1.2 The development will promote accessibility to adjacent areas of development. A network for footpaths and cycleways will connect to existing routes within and adjoining the site. Where possible, the routes of Public Rights of Way within the site have been maintained along their existing course. The layout allows for a circular bridleway link between Salt Way to the north and the southern edge of the site.

3.1.3 As well as the Public Rights of Way, the development will provide additional leisure routes throughout (indicated in purple in Figure 3) and an additional bridleway (indicated in brown in Figure 3).

3.1.4 Appropriate crossing points will be provided across the spine road for pedestrian routes and bridleways.

3.1.5 The routes of footpath 120/46/10 and bridleway 137/11/10 will be unaffected by the proposals. A priority zebra and horse / cycle crossing on a raised table will be provided at the highway crossing point and will include equestrian holding areas behind the footway.

Figure 3: Bridleways and Footpaths in development

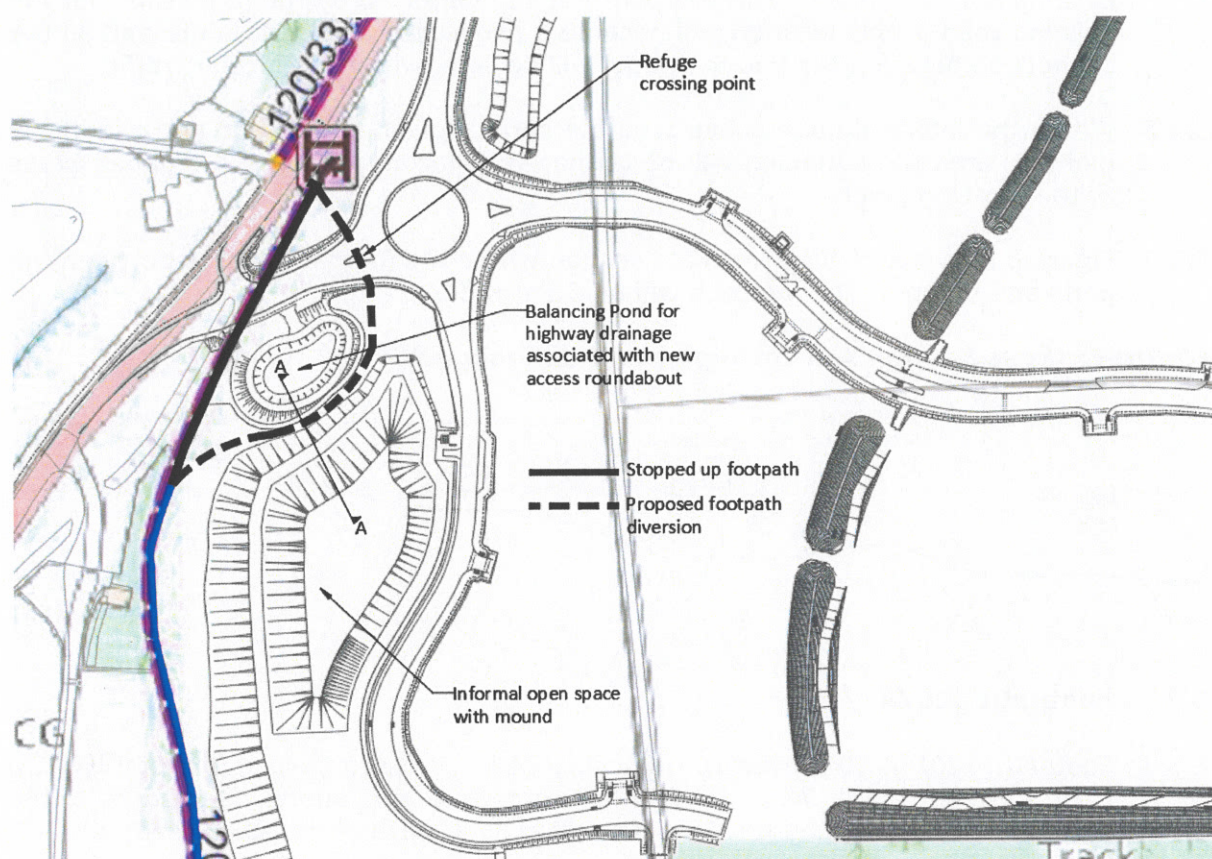
3.1.6 In order to provide attractive routes for footpaths through the proposed development and to facilitate the delivery of community facilities and sustainable drainage features, footpaths 120/47/10 and 120/49/10 will require diversions for part or all of their routes.

3.2 Footpath 120/49/10

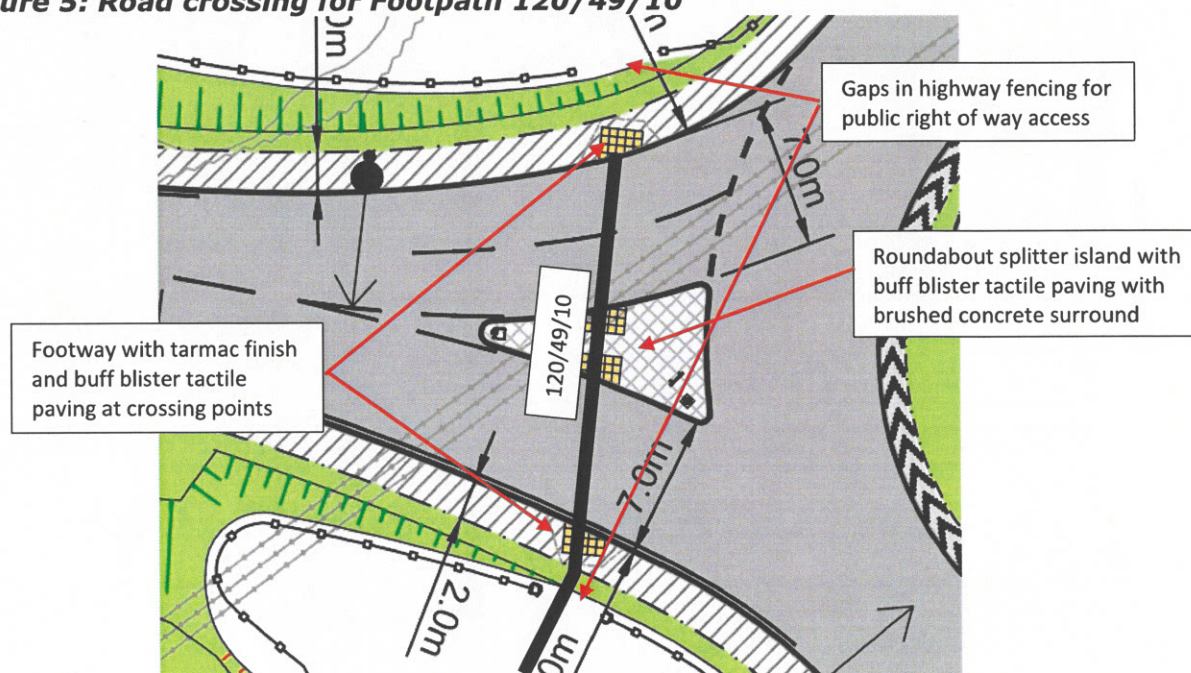
3.2.1 Footpath 120/49/10 currently runs along the field boundary, and for most of the length this will be maintained. At the northern end of the route, prior to where it meets Bloxham Road opposite Crouch Cottages, a new access to the development is to be constructed comprising a 4 arm roundabout and associated sustainable drainage features.

3.2.2 The existing footpath needs to be diverted to enable the roundabout and balancing pond for the highway drainage to be constructed and to provide a safe location to cross the highway.

3.2.3 Figure 4 shows the layout of the proposed roundabout and the associated balancing pond, with the route of the proposed diversion for 120/49/10.

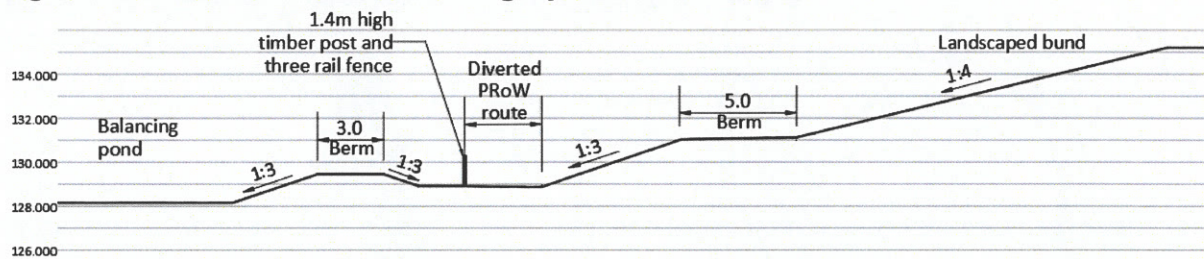
Figure 4: Proposed diverted route for Footpath 120/49/10

3.2.4 The diverted route of the footpath will pass between a fence around the top of the balancing pond and the base of the mound, through a gap in the highway fence at the back of the footway, across the refuge crossing point and connect with the end of the existing footpath route. Figure 5 shows the road crossing.

Figure 5: Road crossing for Footpath 120/49/10

- 3.2.5 Footpath 120/33/20 starts outside Crouch Cottages on the west side of the existing Bloxham Road. This footpath will be unaffected by the proposals, but the existing road in this location will become a pedestrian and cycle route and so the connection between the two footpaths will be safer with no vehicular traffic.
- 3.2.6 Within the informal open space area the surfacing will be grassed and within the highway area the surfacing will be tarmac with tactile paving and dropped kerbs at the crossing points.
- 3.2.7 Figure 6 shows an indicative cross section where the footpath passes between the pond and mound. The footpath will be 3.5m wide.

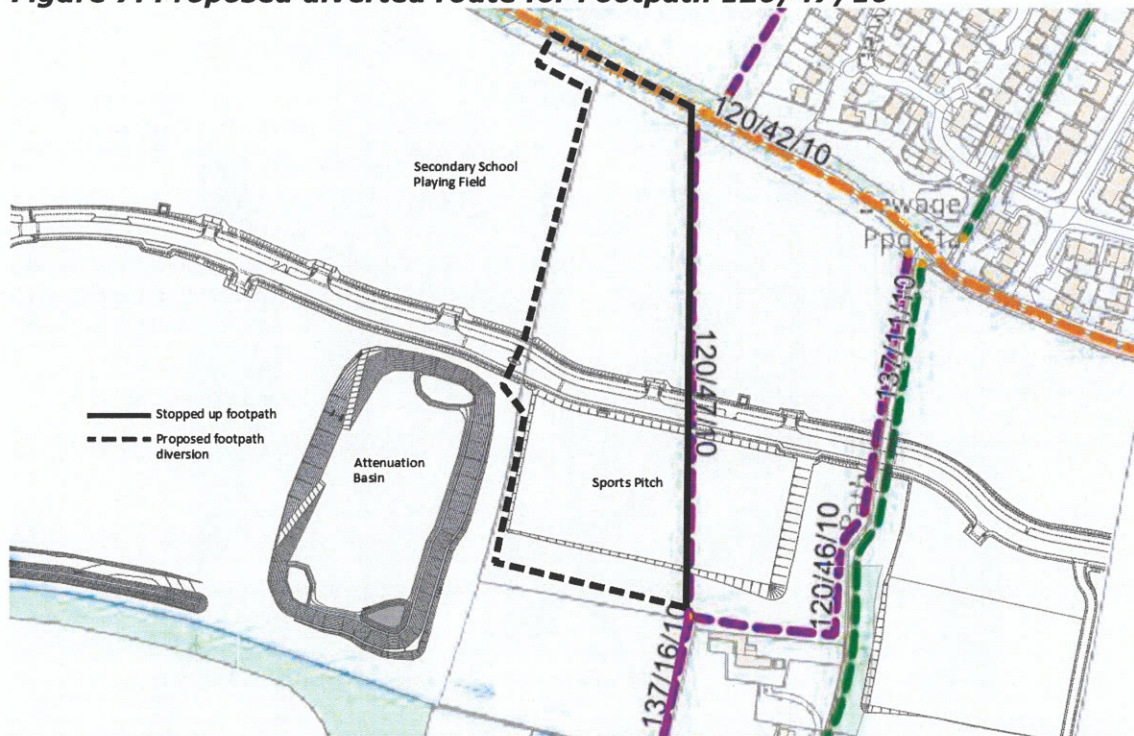
Figure 6: Cross Section A-A through pond and mound



3.3 Footpath 120/47/10

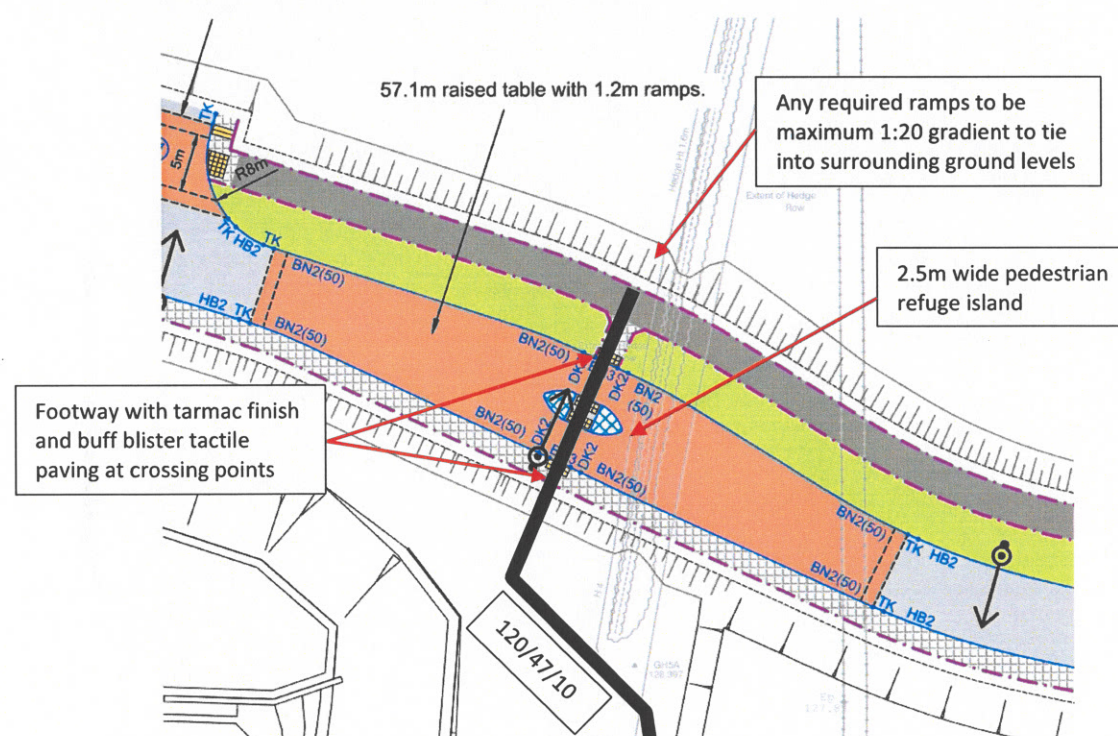
- 3.3.1 Footpath 120/47/10 currently runs diagonally across a field north of Wykham Farm Cottage to Salt Way. This area is proposed as a sports pitch south of the proposed spine road and residential development north of the spine road.
- 3.3.2 To facilitate the future use of the recreational area and to provide an attractive route through public open space it is proposed to divert the existing footpath.
- 3.3.3 Figure 7 shows the layout of the proposed sports pitch and other features, with the route of the proposed diversion for 120/47/10.

Figure 7: Proposed diverted route for Footpath 120/47/10



- 3.3.4 The diverted route of the footpath will pass to the south of the proposed sports pitch and then turn north between the west of the sports pitch and an existing line of vegetation. The footpath width will be 4m in this area.
- 3.3.5 At the proposed road a refuge crossing point will be provided (shown in Figure 8). North of the road crossing the footpath continues between an existing line of vegetation and the proposed secondary school playing fields. The footpath width will be 3m between the school playing fields and the existing hedgerow.
- 3.3.6 At the northern boundary of the development the footpath will connect with Salt Way, an existing Public Right of Way. The point of connection to Salt Way makes use of an existing gap in the vegetation to avoid cutting down trees in the line of vegetation that runs south of Salt Way. A culvert will be provided at the ditch crossing point.

Figure 8: Road crossing for Footpath 120/47/10



- 3.3.7 Within the open space areas the surfacing will be grassed and within the highway area the surfacing will be tarmac with tactile paving and dropped kerbs at the crossing points.

3.4 Proposed Diversions

- 3.4.1 Drawing 8686-145 shows the proposed diversions of 120/49/10 & 120/47/10 on a scaled drawing in Appendix 2.

APPENDIX 1

MASTER PLAN

L&Q002/REG/01 G

BOUNDARIES

Outline planning permission boundary

ACCESS

Existing agricultural access retained

Spine road connection to adjacent land

Vehicular access to parcels

Emergency Access / lit foot and cycle route (4m) within parkland. Route through parcel to spine road to be designed as part of reserved matters for parcel R1

Existing A361 to be stopped up to vehicles. Access retained to pedestrians and cyclists only

Allotment Access (3m)

Point of connection to Salt Way

Pedestrian access between existing school and playing fields

MOVEMENT

Bus stop

School bus stop

Foot & cycle connection over swale channel providing connectivity between parcels

New leisure route - Route to be determined as part of landscaping reserved matters. (3m - Suitable for pedestrian and cycle)

Cross parcel permeability. To be achieved through design of residential streets and footpaths

Existing PRoW footpaths

Existing bridleway

New section of bridleway - Route to be determined as part of landscaping reserved matters (3m)

MOVEMENT cont'd

Crossing point

Refuge crossing points

Bridleway crossing points

Pedestrian link

Route of footpath 47 diversion

Route of footpath 49 diversion

BUILT FORM

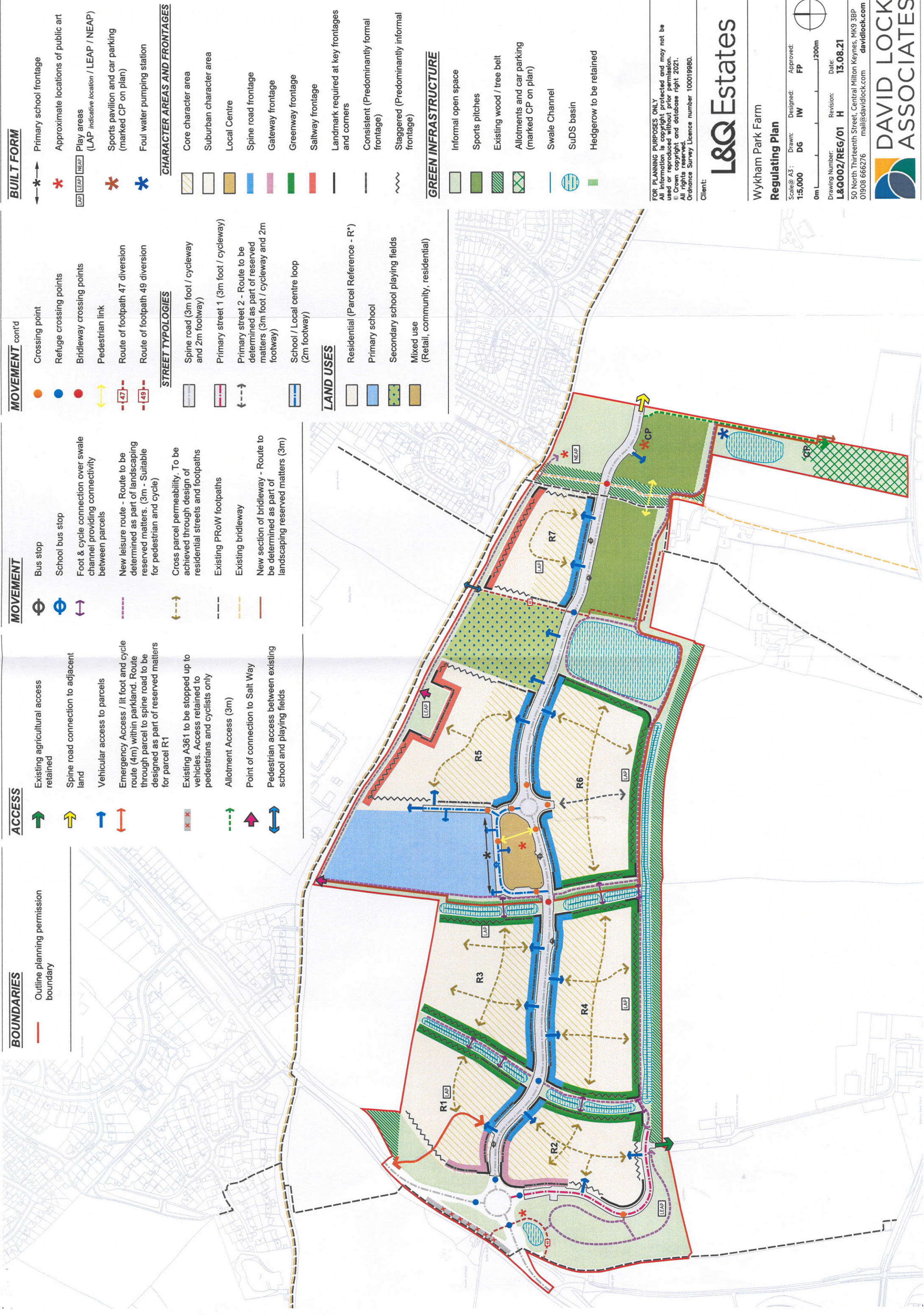
Primary school frontage

Approximate locations of public art

Play areas (LAP indicative location / LEAP / NEAP)

Sports pavilion and car parking (marked CP on plan)

Foul water pumping station



LAND USES

Residential (Parcel Reference - R*)

Primary school

Secondary school playing fields

Mixed use (Retail, community, residential)

GREEN INFRASTRUCTURE

Informal open space

Sports pitches

Existing wood / tree belt

Allotments and car parking (marked CP on plan)

Swale Channel

SuDS basin

Hedgerow to be retained

CHARACTER AREAS AND FRONTAGES

Core character area

Suburban character area

Local Centre

Spine road frontage

Gateway frontage

Greenway frontage

Saltway frontage

Landmark required at key frontages and corners

Consistent (Predominantly formal frontage)

Staggered (Predominantly informal frontage)

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Client: L&Q Estates

Wykham Park Farm

Regulating Plan

Scale@ A3 : Drawn: DG Designed: IW Approved: FP

0m 1200m

Drawing Number: L&Q002/REG/01 H Revision: 13.08.21 Date: 13.08.21

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APPENDIX 2

PUBLIC RIGHTS OF WAY PROPOSED DIVERSIONS

Drawing No. 8686-145

