

**Planning Inspectorate Reference
APP/U3100/V/23/3326625**

**Application by Oxfordshire County Council
on land between A34 Milton Interchange and
B4015 north of Clifton Hampden**

Appendices to Proof of Evidence of Gareth Roberts

On behalf of Mays Properties Ltd

Prepared by G R Planning Consultancy Ltd

29 January 2024

Appendices to Proof

Appendix A Site location and ownership plan & Indicative layout for Roadside Services Consent

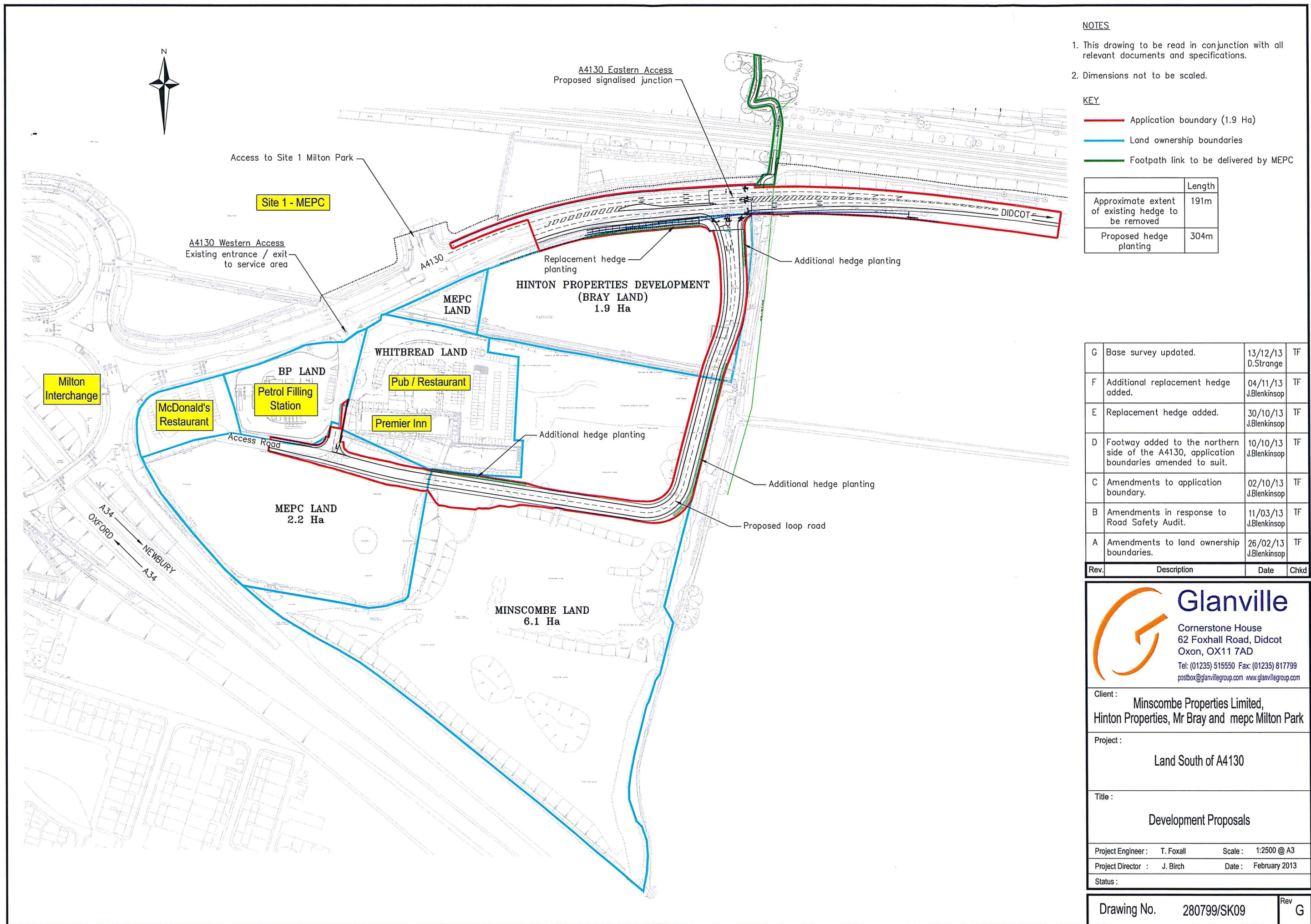
Appendix B CSP Retail letter dated 10 January 2024 on tenant demand

Appendix C Indicative layout for agreed Supermarket Scheme

Appendix D Indicative layout for proposed HIF1 Supermarket Scheme application

Appendix E Glanville Consultants email dated 24 January 2020 to OCC agreeing to and draft AECOM drawing dated 21 June 2021 showing 'Sacrosanct Line'

Appendix A



- NOTES
1. This drawing to be read in conjunction with all relevant documents and specifications.
 2. Dimensions not to be scaled.

KEY

- Application boundary (1.9 Ha)
- Land ownership boundaries
- Footpath link to be delivered by MEPC

	Length
Approximate extent of existing hedge to be removed	191m
Proposed hedge planting	304m

G	Base survey updated.	13/12/13 D.Strange	TF
F	Additional replacement hedge added.	04/11/13 J.Blenkinsop	TF
E	Replacement hedge added.	30/10/13 J.Blenkinsop	TF
D	Footway added to the northern side of the A4130, application boundaries amended to suit.	10/10/13 J.Blenkinsop	TF
C	Amendments to application boundary.	02/10/13 J.Blenkinsop	TF
B	Amendments in response to Road Safety Audit.	11/03/13 J.Blenkinsop	TF
A	Amendments to land ownership boundaries.	26/02/13 J.Blenkinsop	TF
Rev.	Description	Date	Chkd



Glanville
Cornerstone House
62 Foxhall Road, Didcot
Oxon, OX11 7AD
Tel: (01235) 515550 Fax: (01235) 817799
postbox@glanvillegroup.com www.glanvillegroup.com

Client : Minscombe Properties Limited,
Hinton Properties, Mr Bray and mepc Milton Park

Project : Land South of A4130

Title : Development Proposals

Project Engineer :	T. Foxall	Scale :	1:2500 @ A3
Project Director :	J. Birch	Date :	February 2013
Status :			

Drawing No.	280799/SK09	Rev	G
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Appendix B

R Mays Esq
Mays Properties Ltd
The Tower Unit A5
Fairacres Retail Park
Abingdon
OX14 1TP

10th January 2024

Dear Richard,

RE: MILTON, DIDCOT

Further to our recent telephone conversation I am pleased to hear that the Local Planning Authority have confirmed they will pass your Milton roadside and retail scheme application P22/V1121/O for approval under their scheme of delegation. I wanted to drop you a note confirming current tenant interest.

As we have discussed, under normal circumstances this comprehensive scheme with access as consented could immediately be progressed through to a full market campaign from which I am confident we would easily finalise financially viable terms on all aspects with interested parties.

Unfortunately, due to the confusion and uncertainty around the proposed Didcot Garden Town Housing Infrastructure Fund road improvements scheme (HIF1), this will not be possible at the current time. As discussed on the telephone, during my discussions with operators, they have expressed a certain degree of frustration that we are not able to progress to agreements for lease straight away, which leaves uncertainty over their plans for this expanding locality. Hopefully, we will get more clarity regarding this HIF1 road scheme in the coming months so that we can communicate defined timescales with these operators and progress negotiations.

Putting aside that issue, the proposals we have for the roadside and retail scheme have been extremely well received by operators to date.

We have had initial discussions with a number of operators based on the attached site layout plan (2115_0015_P07) showing the supermarket, EV forecourt and drive thru. The proposed floor areas and uses are as follows:

- Building A: Electric Vehicle Charging Forecourt – use class Sui Generis – Forecourt building floor area: 790 sq m (8,503 sq ft)
- Building B: Supermarket – Use class E – 2044 sq m (22,000 sq ft)
- Building C: Drive thru – Use class E / Sui Generis – Floor area: 206 sq m (2,217 sq ft)

CLEARWATER HOUSE
4-7 MANCHESTER STREET
LONDON W1U 3AE
T: 020 7199 2970

23 KING STREET
MANCHESTER M2 6AN
T: 0161 819 1220

E: info@cspretail.com
cspretail.com

Curson Sowerby Partners LLP
Registered in England No OC352469
Registered address as above

We have keen initial interest in each phase as follows:

Building A (EV Forecourt)

We have had approaches from Gridserve and Applegreen for a forecourt concept and Instavolt, Zest and Osprey are all interested in providing EV charging hub concepts on the scheme. We have been extremely pleased with the level of interest received to date and the type of lease terms on offer. As you know we have started to progress more detailed discussions with our preferred operator who are very keen to fully agree terms albeit given the current complications with HIF1 we have been unable to finalise the position.

Building B (Supermarket)

We have very keen interest from both Lidl and Aldi in leasehold deals on the Supermarket and as you know, they both have an urgent requirement for this location and are keen to have presence here as soon as possible. Both operators have confirmed that the layout can be adapted to suit their standard requirements and both operators are keen to submit financial proposals when we can confirm likely timescales.

Building C

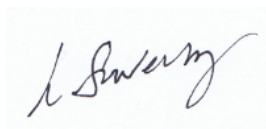
We have exceptionally strong demand from the drive thru market from a range of operators including:

Starbucks – 2,000 sq ft
Café Nero - 2,000 sq ft
Burger King – 2,500 sq ft
Popeyes – 2,500 sq ft
Slim Chickens – 2,500 sq ft
Greggs – 2,000 sq ft KFC – 2,300 sq ft

The drive-thru market is currently extremely strong and active and the operators are keen to submit financial proposals in order that we can pre-let the space.

As you can see demand for every element of the scheme is currently very strong. We have the ability to pre-let all of the space to create a viable scheme. The risk of the continued delays and confusion over timescales is that demand from these operators wains in the event that retail sales decline while we wait for delivery of the HIF1 scheme and the associated improvements to the A4130. Any certainty we could achieve over deliverability would assist us moving forward.

Yours sincerely



LUKE SOWERBY

0207 199 2977 – 0758 424 5664 - luke@cspretail.com

Appendix C

PARKING NUMBERS

Total Proposed Parking Spaces: 121 (Exc. Electric Forecourt)
Accessible Parking Spaces: 8
Parent And Toddler Spaces: 9
Electric Forecourt Spaces: 40
Indicative Cycle Parking Spaces: 112

BUILDING KEY

Building A - Class Sui Generis
Area: 790m²
Building B - Class E
Area: 2,044m²
Building C - Class E / Sui Generis
Area: 206m² (inc. servicing end.)

GENERAL KEY

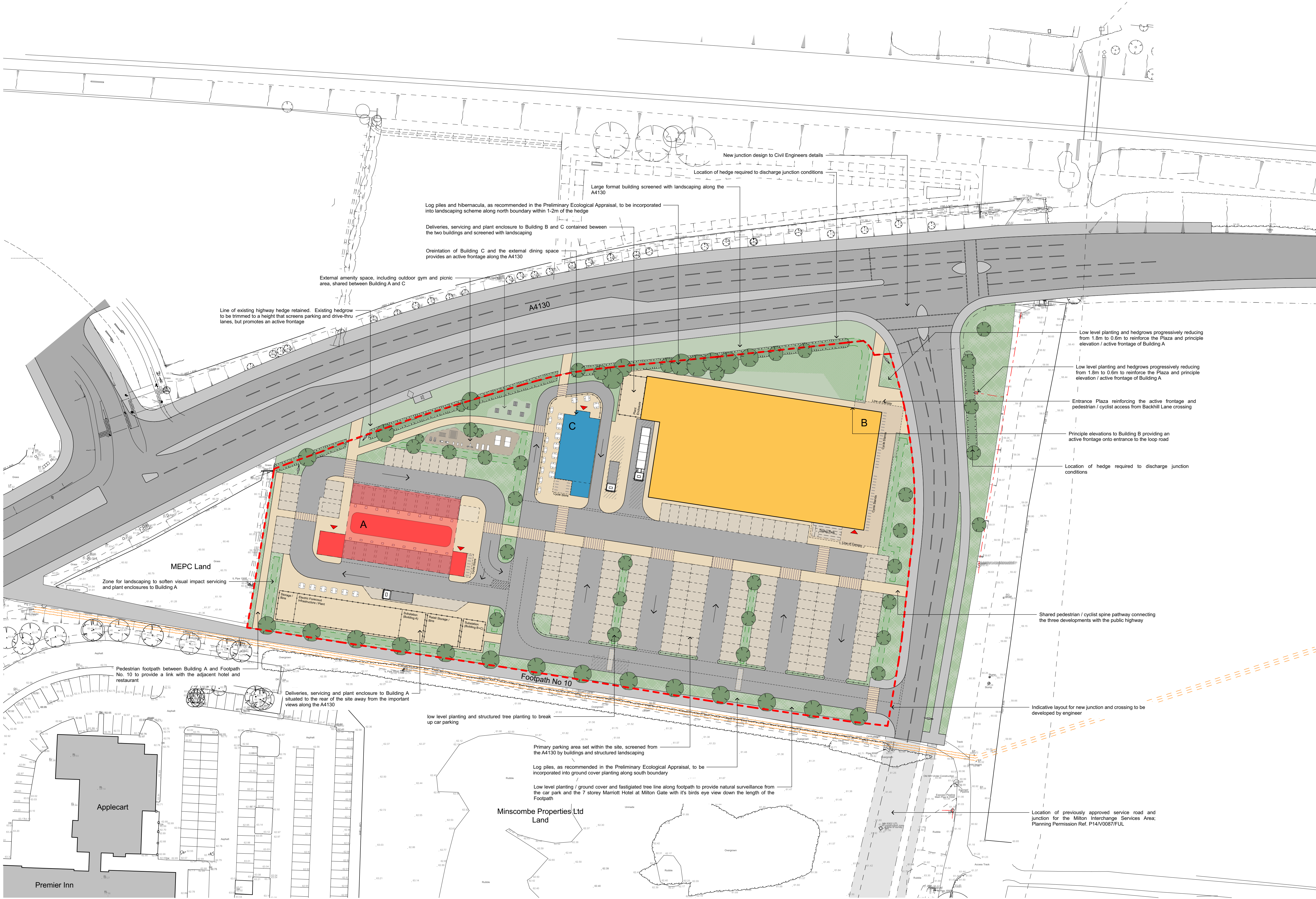
Applicants Site
Indicative location of fence / balustrade

EXTERNAL FINISHES KEY

Road / Highway
Tarmacadam
Colour: Black / Dark Grey
Car Parking Spaces
Permeable Paving
Colour: Charcoal
Rumble Strips / Traffic Calming
Granite Sets
Colour: Silver Grey
Delivery Parking / Zone
To match adjacent finish
Highway Pavement
Tarmacadam
Colour: Black / Dark Grey
Pedestrian / Cycle Network
Keylock Paving
Colour: Brindle
Porous Paving
Permeable Paving
Colour: Brindle
Tactile / Corduroy Paving
Blister / Hazard Warning Paving
Colour: Buff
Pedestrian Crossing
Tarmacadam (with line markings)
Colour: Black / Dark Grey
Raised Crossing / Traffic Calming
Tarmacadam (with line markings)
Colour: Black / Dark Grey

SOFT LANDSCAPING KEY

Grassland - Maintained
Grassland - Diverse Meadow Mix
Existing Highway Hedge Retained
Proposed Hedge Planting
Low Ground Cover / Shrub Planting
Semi-Mature & Heavy Standard Tree Planting



Indicative Proposed Layout

1:500

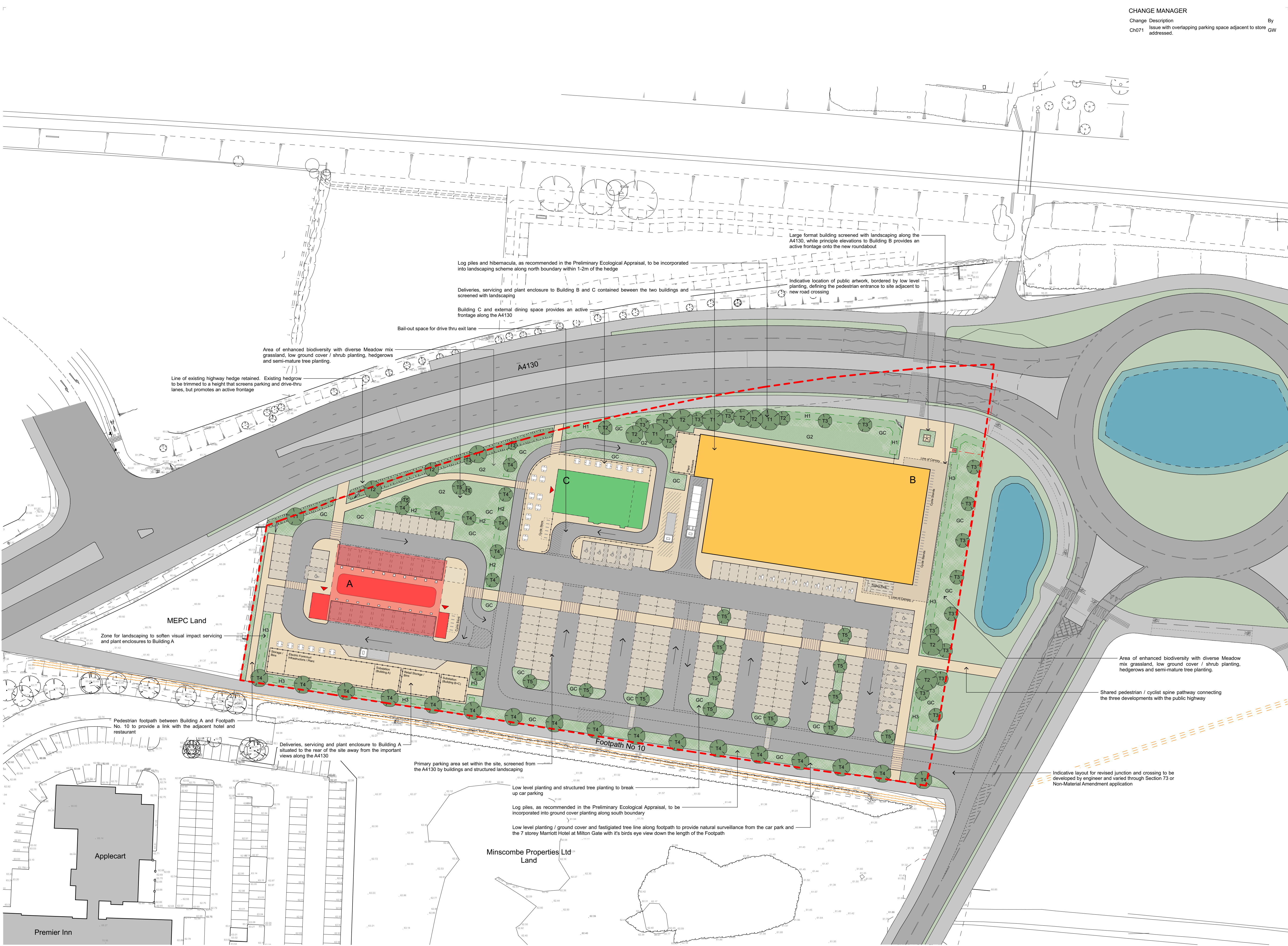
P07	Planning	16/11/2022	JM	GW
P06	Planning	10/11/2022	JM	GW
P05	Planning	27/06/2022	JM	GW
P04	Planning	04/04/2022	JM	GW
P03	Planning	24/02/2022	JM	GW
P02	Planning	15/02/2022	JM	GW
P01	Planning	07/02/2022	JM	GW
Rev	Issue Status	Date	By	CHD

Thinking
Buildings
Oxfordshire: 01295 722 830 | Derbyshire: 01332 416 405
email@thinking-buildings.co.uk
www.thinking-buildings.co.uk

Client Name:	Mays Properties
Project Name:	Mays Land, Milton Interchange
Site Address:	Milton, Didcot, OX14 4TX
Drawing Name:	Indicative Proposed Layout
CDE File Name:	2115 - THB - ZZ - XX - SK - A - 0015 - P07
Project No:	2115
Drawing No:	0015
Scale:	S0
Rev:	P07

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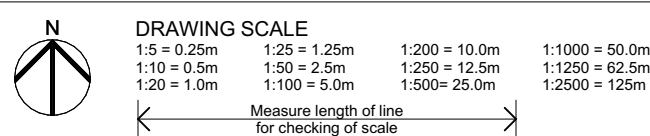
Appendix D



CHANGE MANAGER

Change Description
Ch071 Issue with overlapping parking space adjacent to store GW addressed.

By



PARKING NUMBERS

Total Proposed Parking Spaces: 146 (Excluding Electric Forecourt)
Accessible Parking Spaces: 11
Parent And Toddler Spaces: 9
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BUILDING KEY

Building A - Class Sui Generis
Area: 7,90m²
Building B - Class E
Area: 2,044m²
Building C - Class E / Sui Generis
Area: 332m² (inc. servicing end.)

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Grassland - Diverse Meadow Mix
Existing Highway Hedge Retained
Proposed Hedge Planting
Low Ground Cover / Shrub Planting
Semi-Mature & Heavy Standard Tree Planting

INDICATIVE PLANTING SCHEDULE

G1 Soft Landscaping (Soft Play)
Perennial Rye-Grass (Lolium Perenne)
Sown at a rate of 4 grams per sq.m
G2 Soft Landscaping (Meadow)
Grassland EM10 Tussock Meadow Mixture
Sown at a rate of 5 grams per sq.m
GC Ground Cover Shrubs (Final Layout TBC)
Eurythmox forsteri 'Sunset' 3 litre pot : 4.5/sq.m
Miscanthus sinensis 'Graziella' 3 litre pot : 3/sq.m
Miscanthus sinensis 'Variegatus' 3 litre pot : 3/sq.m
Nadina domestica 'Richmond' 3 litre pot : 4/sq.m
Panicum virgatum 'Shenandoah' 2 litre pot : 6/sq.m
Penstemon alpestris 'Cassian' 2 litre pot : 6/sq.m
Rudbeckia hirta 'Goldstrum' 2 litre pot : 4/sq.m
Rudbeckia 'White Swan' 2 litre pot : 4/sq.m
Shepherdia arbuscula 'Crispa' 3 litre pot : 4/sq.m
H1 Hedge 1 - Native Hedgerow Mix (1,200mm High)
15% Field Maple (Acer Campestre) OG : BR : 2x : 125-150cm
50% Hawthorn (Crataegus Monogyna) OG : BR : 2x : 125-150cm
5% Common Holly (Ilex aquifolium) 3 Litre Pot, 45-60cm
10% Common Privet (Ligustrum Vulgare) OG : BR : 2x : 60-80cm
5% Black Cherry (Prunus Pseudus) OG : BR : 2x : 125-150cm
10% English Oak (Quercus Robur) OG : BR : 2x : 125-150cm
5% Guelder Rose (Viburnum Opulus) OG : BR : 1+1 : 60-80cm
H2 Hedge 2 - Beech Hedge (1,200mm High)
Beech (Fagus Sylvatica) OG : BR : 2x : 175-200cm
H3 Hedge 3 - Ground Cover 'Hedge' Planting (600mm High)
Hawthorn (Crataegus Monogyna) OG : BR : 2x : 150-175cm
T1 Tree Planting - Oak (Quercus Robur)
Extra Heavy Standard : 18-20cm girth : 450-600cm overall height
T2 Tree Planting - Small-Leaved Lime (Tilia Cordata)
Extra Heavy Standard : 18-20cm girth : 450-600cm overall height
T3 Tree Planting - Littleleaf Linden (Tilia Cordata Greenspire)
Semi-Mature : 20-25cm girth : 450cm min. overall height
T4 Tree Planting - Cherry Blossom (Prunus Sunset Boulevard)
Semi-Mature : 20-25cm girth : 450cm min. overall height
T5 Tree Planting - Sweet Gum (Liquidambar styraciflua Lane Roberts)
Semi-Mature : 20-25cm girth : 450cm min. overall height

Thinking Buildings

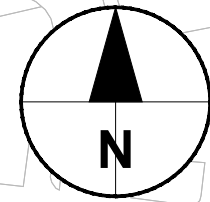
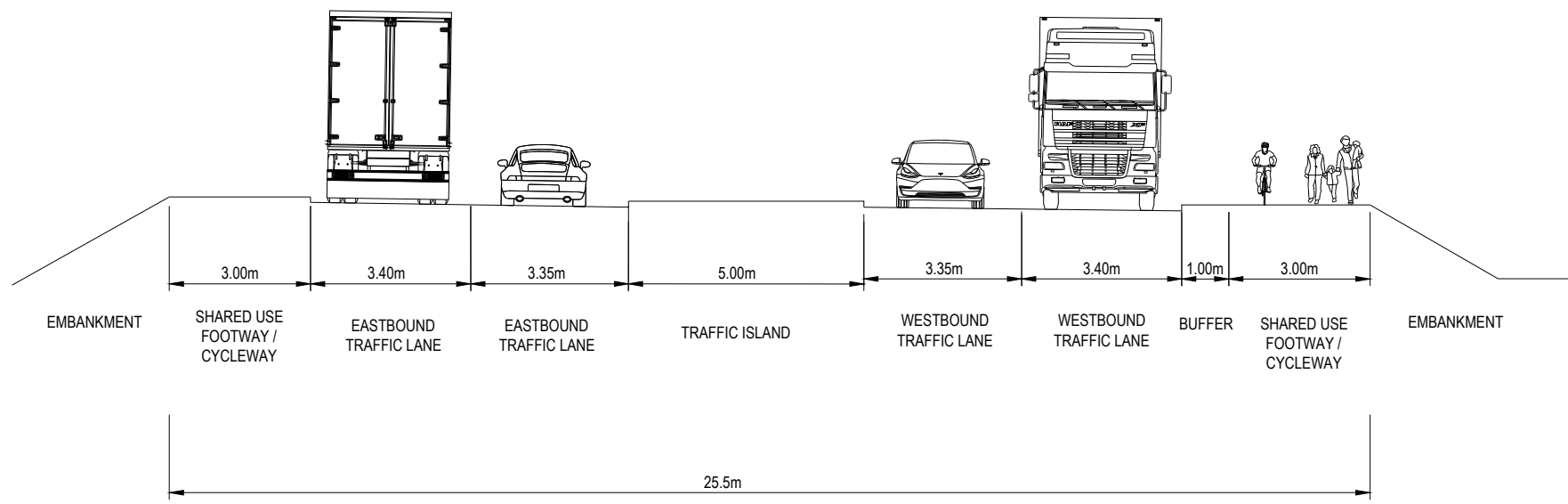
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Drawing No:	0025
Scale:	S0
Rev:	P09

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Appendix E

PROPOSED LAYOUT (CROSS SECTION A - A)



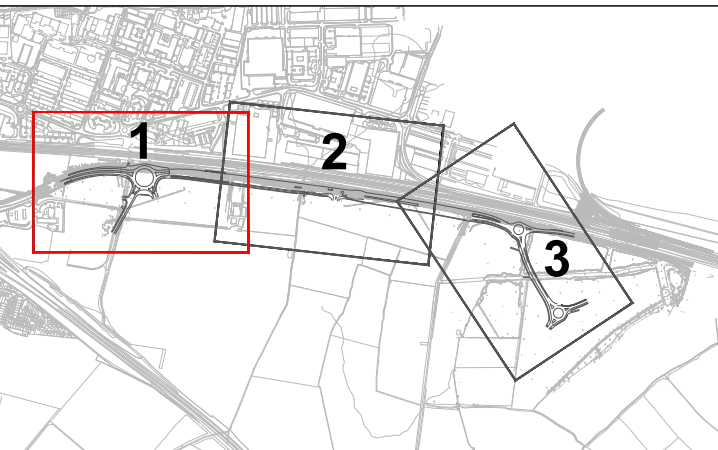
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6. ITEMS IN GREY (APART FROM SOLID HATCHING) REPRESENT EXISTING INFRASTRUCTURE AND ARE TO REMAIN UNLESS STATED OTHERWISE.
7. COLOURS SHOWN ON THESE DRAWINGS ARE INDICATIVE AND ARE NOT TO BE CONFUSED WITH THOSE OF FINISHED SURFACES.
8. NEW FOOTWAY AND CARRIAGEWAY INSPECTION CHAMBER COVERS LINKED TO STATUTORY UNDERTAKERS APPARATUS ARE NOT SHOWN ON THIS DRAWING REVISION. THESE WILL BE DETERMINED AT DETAIL DESIGN STAGE ONCE THE REQUIRED UTILITY DIVERSIONS ARE FINALISED.
9. ROAD SIGNS TO COMPLY WITH TSM AND TSRGD 2016. ALL SIGNAGE LOCATIONS ARE INDICATIVE.
10. INDICATIVE MAP TYPE ADVANCED DIRECTIONAL SIGNS (ADS) AND LANE GUIDANCE SIGNAGE HAVE BEEN EXCLUDED DEPENDING ON THE SIZE OF THE SIGNAGE. PLACEMENT MIGHT NEED TO BE REVISED OR FACILITIES DIVERTED TO AVOID CLASHES.
11. FINAL LOCATION OF LIGHTING COLUMNS WILL BE CO-ORDINATED WITH VRS ONCE BARRIER LOCATIONS HAVE BEEN AGREED.

DRAFT



UPDATED FIRST DRAFT	RBF	AA	21/12/20	P03
SECOND DRAFT	RBF	AA	11/02/21	P04
THIRD DRAFT	RBF	AA	22/04/21	P05
FOURTH DRAFT	RBF	AA	21/06/21	P06
REVISION DETAILS		By	Date	Suffix
		Check		

SUITABLE FOR COMMENT

Client:
County Hall
New Road
Oxford
OX1 1ND

Project Title
**A4130 WIDENING
DIDCOT GARDEN TOWN
HIF 1 SCHEMES**

Drawing Title
**HIGHWAYS
PRELIMINARY
GENERAL ARRANGEMENT
SHEET 1 OF 3**

Designed RBF	Drawn RBF	Checked AA	Approved AGB	Date 21/06/21
Internal Project No. 60632497	Suitability S3			
Scale @ A1 1:1000	Discipline Civil - Highways			

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AECOM
63-77 Victoria Street
St Albans
Herts
AL1 3ER
Tel: +44 (0) 172 7535 000
www.aecom.com

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Basingstoke, Hampshire RG21 7PP

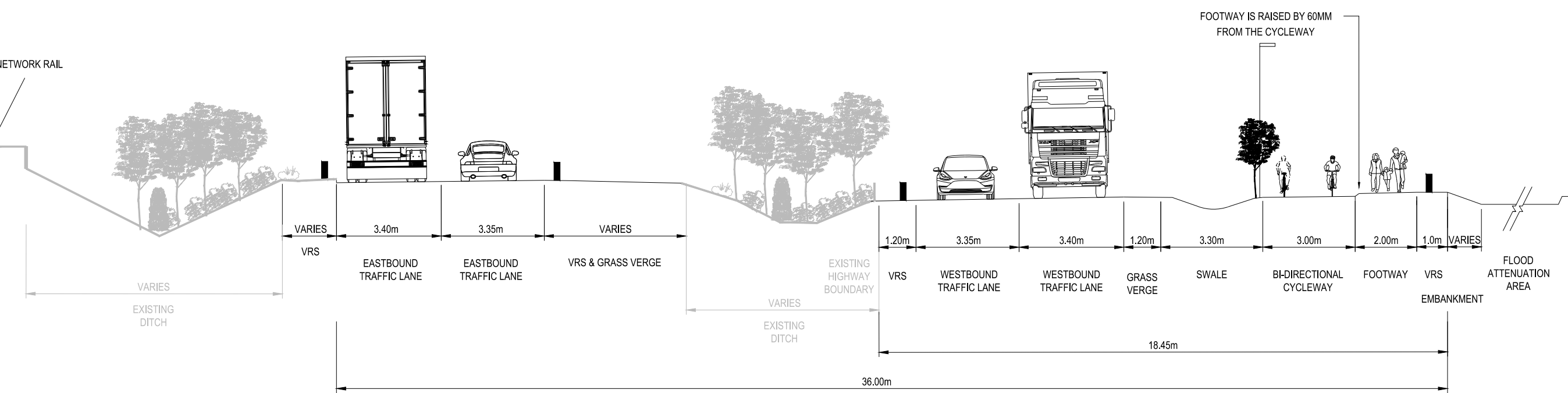
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Location	1 Type	1 Role	1 Number
		DR-CH-0001	

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- KEY**
- REDLINE BOUNDARY
 - PROPOSED CARRIAGEWAY FULL DEPTH CONSTRUCTION
 - PROPOSED CARRIAGEWAY TRANSITION CONSTRUCTION FROM EXISTING TO PROPOSED CARRIAGEWAY
 - PROPOSED ASPHALT FOOTWAY
 - PROPOSED GRAVEL MAINTENANCE ACCESS
 - PROPOSED RED / BUFF BLISTER TACTILE PAVING
 - PROPOSED TRAMLINE / LADDER / CORDUROY TACTILE PAVING
 - PROPOSED ASPHALT RAISED TABLE
 - PROPOSED GRASS VERGE
 - INDICATIVE LANDSCAPING AREAS
 - PROPOSED ISLAND
 - PROPOSED BUFFER ZONE
 - PROPOSED CYCLEWAY (NO COLOURED SURFACING)
 - PROPOSED SHARED USE FOOTWAY / CYCLEWAY (NO COLOURED SURFACING)
 - RETAINED SECTION OF EXISTING DITCH
 - PROPOSED DITCH
 - PROPOSED ABNORMAL LOAD OVERRUN AREA (FULL DEPTH CARRIAGEWAY CONSTRUCTION)
 - INDICATIVE STRIP FOR VRS
 - PROPOSED MAINTENANCE AREA (GRASSCRETE)
 - INDICATIVE EARTHWORKS
 - PROPOSED SWALE
 - PROPOSED SWALE WITH MAINTENANCE STRIP
 - PROPOSED FILTER DRAIN
 - INDICATIVE FLOOD ATTENUATION AREA
 - PROPOSED VEHICLE CROSS OVER
 - UNREGISTERED LAND
 - PROPOSED FULL HEIGHT KERB
 - PROPOSED DROPPED KERB
 - PROPOSED TRANSITION KERB
 - PROPOSED EDGING
 - PROPOSED FOOTWAY KERB WITH 60mm UPSTAND
 - PROPOSED FOOTWAY KERB TO BE LAID FLUSH
 - PROPOSED SPLAYED KERB FOR MAINTENANCE ACCESS
 - EXISTING DRAIN KERB TO REMAIN/REPLACE
 - PROPOSED DRAIN KERB

- PROPOSED ROAD MARKINGS
- EXISTING PUBLIC RIGHT OF WAY (PROW) FOOTPATH
- EXISTING PUBLIC RIGHT OF WAY (PROW) BRIDLEWAY
- INDICATIVE PEDESTRIAN/CYCLE LINK - VALLEY PARK PROPOSALS
- PROPOSED CULVERT
- EXISTING CULVERT
- VALLEY PARK PROPOSED DEVELOPMENT
- BROOKBANKS - VALLEY PARK LINK ROAD DESIGN
- MAYS SACROSANCT BOUNDARY
- MAYS / MINSCOMBE PROPOSED DEVELOPMENT
- INDICATIVE EXISTING OVERHEAD UTILITIES
- PROPOSED DRAINAGE BASIN
- PROPOSED QUADRANT KERB
- PROPOSED HEADWALL
- PROPOSED TRAFFIC SIGN
- PROPOSED BOLLARD
- PROPOSED CYCLE STAND
- EXISTING LIGHTING COLUMN TO REMAIN
- PROPOSED LIGHTING COLUMN

PROPOSED LAYOUT (CROSS SECTION B-B)



From: Wisdom, Aron - Communities [<mailto:Aron.Wisdom@Oxfordshire.gov.uk>]
Sent: 24 January 2020 12:35
To: Tim Foxall
Cc: 'Richard May (rmay@maysproperties.co.uk)'; Frank Bailey; 'Utting, Mark (Mark.Utting@carterjonas.co.uk)'; Harbour, Susan; Sean.Thornton-Mills@southandvale.gov.uk; Pedley, Will - Communities
Subject: RE: Mays / Minscombe Lands South of A4130, Milton

Afternoon Tim,

I was only discussing this at our project team meeting yesterday and that we need to take the RM layout into account so this is very timely. Thank you. I have passed to my consultant.

I have called Chris D'Oalley again today and left a message. If progress is not made by the end of Feb, I will take to my board a preferred way of proceeding. Land negotiations will start very shortly with our surveying consultant. The redline they are working to currently includes the roundabout junction.

As to our meeting on 5 Feb, I was hoping to rearrange this, if possible? I have a 3-line whip to attend another meeting at County Hall that, unless it is long planned leave or I'm on my deathbed, I need to attend. Is it possible to rearrange to one of the following dates:

- Thurs 6 Feb (10am until 1pm) – County Hall
- Fri 7 Feb (10am until 12pm) – County Hall
- Tues 11 Feb (anytime) – County Hall
- Wed 12 Feb (anytime until 2.30pm) – Didcot
- Friday 14 Feb (am) – Didcot

My apologies for the inconvenience this may cause.

Kind regards,

Aron

Aron Wisdom BA (Hons) MSc
Major Projects Development Lead
Planning & Place
Oxfordshire County Council | County Hall | Oxford | OX1 1ND
Tel: 07776244856
aron.wisdom@oxfordshire.gov.uk

Oxfordshire's Walking & Cycling Design Standards: www.oxfordshire.gov.uk/designstandards

From: Tim Foxall <TFoxall@glanvillegroup.com>
Sent: 24 January 2020 11:32
To: Wisdom, Aron - Communities <Aron.Wisdom@Oxfordshire.gov.uk>
Cc: Davis, Harry - Communities <Harry.Davis@Oxfordshire.gov.uk>; 'Richard May (rmay@maysproperties.co.uk)' <rmay@maysproperties.co.uk>; Frank Bailey <frank@minscombe.co.uk>; 'Utting, Mark (Mark.Utting@carterjonas.co.uk)' <Mark.Utting@carterjonas.co.uk>; Harbour, Susan <susan.harbour@southandvale.gov.uk>;

Sean.Thornton-Mills@southandvale.gov.uk

Subject: Mays / Minscombe Lands South of A4130, Milton

Aron,

Trust you are well.

I know you are hoping to conclude matters with Mr Mockler this month and we look forward to an update in that respect on 5th February when we are diarised to meet; however has there been any movement since we last corresponded?

Irrespective, as you know, we are collectively very much still of the view that the roundabout offers the best all round solution for all parties and are therefore fully supportive of it being brought forward. This support is of course caveated in so much as we cannot afford for any new highway infrastructure to adversely impact upon Mays ability to implement their approved RM layout.

As such, we have undertaken a piece of work to derive what we are referring to as a 'sacrosanct' line beyond which we couldn't allow new highway infrastructure to encroach, i.e. a line which denotes the limit of highway works which if extended beyond, would render it impossible to implement the approved RM layout.

This sacrosanct line is illustrated on the attached drawings and therefore we would ask that as your consultants progress any preliminary design work, they do so ensuring that all works stay to the north of the identified line, coordinates for which are duly provided. I would draw your and their particular attention to the tie-in point at the western end of the extent of highway works, where the sacrosanct line is very close to the existing highway boundary.

You will see that there is a willingness here to offer a considerable strip of land for adoption as public highway, further underlining the commitment towards delivery of this proposal.

I trust this is helpful and please do call should you wish to discuss matters further.

Regards

Tim Foxall BA (Hons) MIHT
Director - Transport & Highways

01235 515550
07977 980317

TFoxall@glanvillegroup.com
www.glanvillegroup.com



Cornerstone House, 62 Foxhall Road, Didcot, Oxfordshire, OX11 7AD



Structural
Engineering



Civil
Engineering



Transport &
Highways



Geomatics
Land Survey



Building
Surveying



BIM

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