



Town & Environmental Planning

**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

**G R Planning Consultancy Ltd**  
34 Above Town Dartmouth TQ6 9RG  
Telephone : 01803 833545 E-mail : [grplanning@globalnet.co.uk](mailto:grplanning@globalnet.co.uk)

## **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'

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# Appendix A



A4130 Eastern Access  
Proposed signalised junction

Access to Site 1 Milton Park

Site 1 - MEPC

A4130 Western Access  
Existing entrance / exit  
to service area

MEPC  
LAND

HINTON PROPERTIES DEVELOPMENT  
(BRAY LAND)  
1.9 Ha

WHITBREAD LAND

BP LAND

Petrol Filling  
Station

Pub / Restaurant

Premier Inn

MEPC LAND  
2.2 Ha

MINSCOMBE LAND  
6.1 Ha

**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

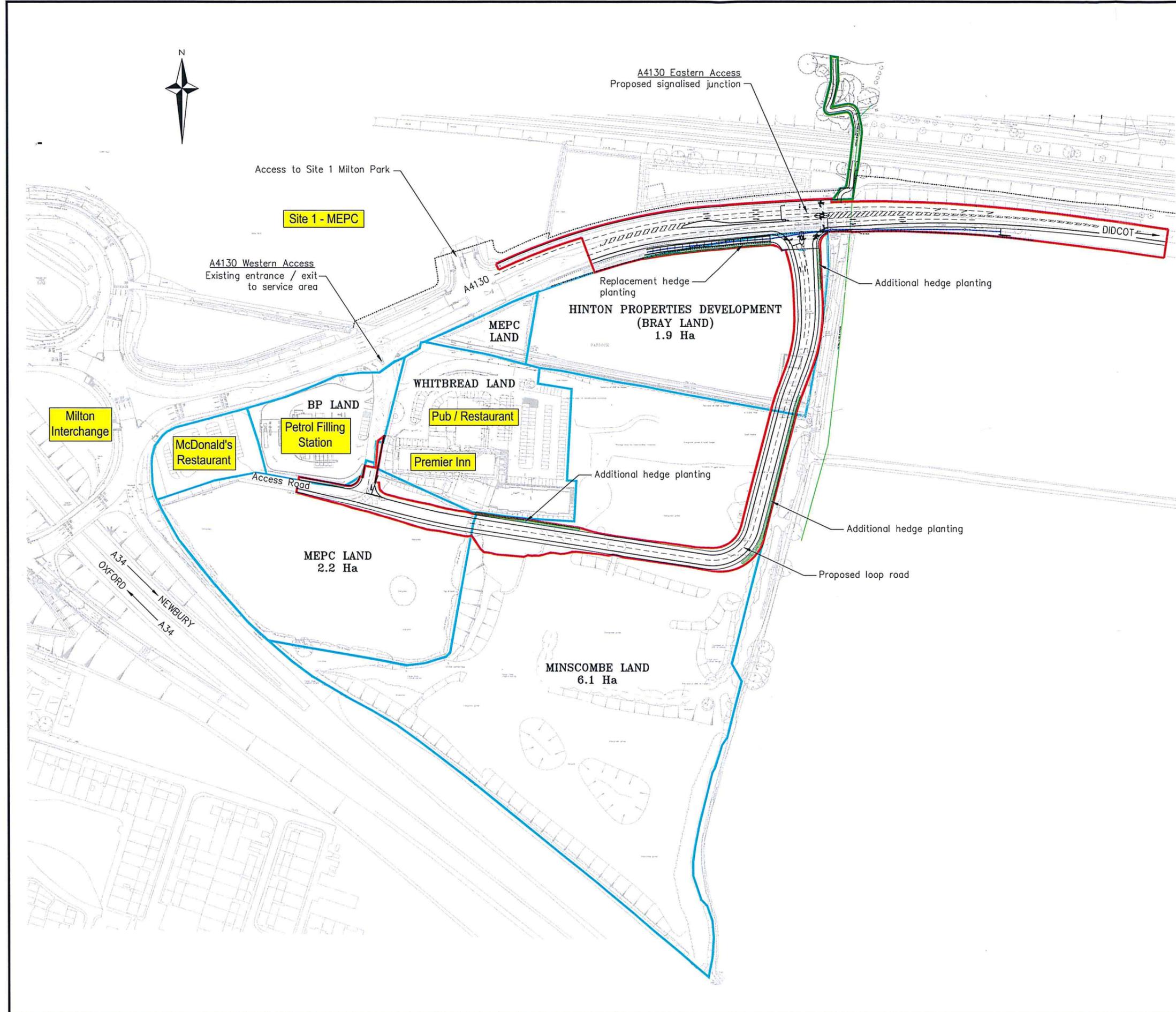
Title : Development Proposals

Project Engineer : T. Foxall Scale : 1:2500 @ A3

Project Director : J. Birch Date : February 2013

Status :

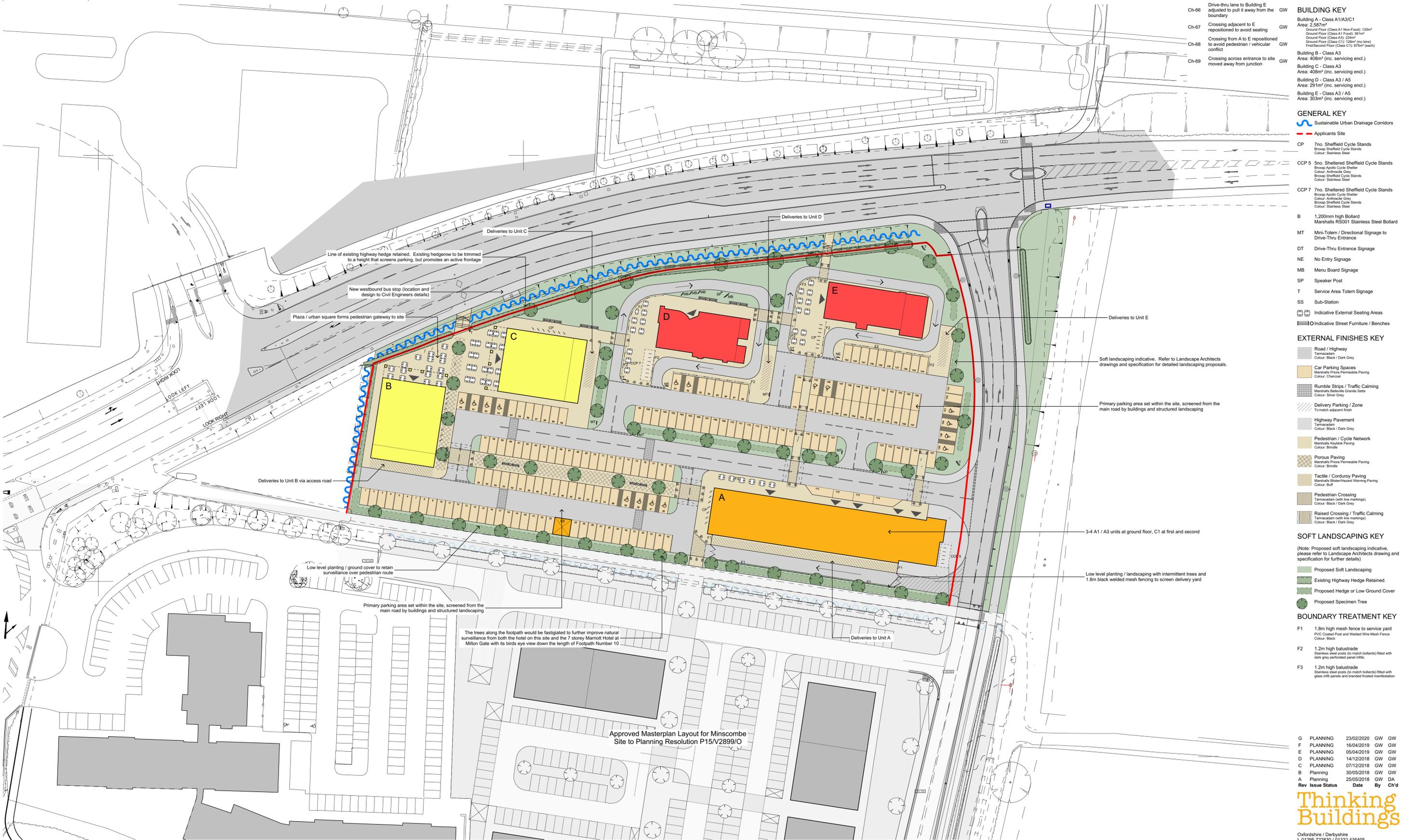
Drawing No. 280799/SK09 Rev G



**Drawing Scale**

1:5	= 0.25m	1:200	= 10.0m
1:10	= 0.5m	1:250	= 12.5m
1:20	= 1.0m	1:500	= 25.0m
1:25	= 1.25m	1:1000	= 50.0m
1:50	= 2.5m	1:1250	= 62.5m
1:100	= 5.0m	1:2500	= 125m

Measure length of line for checking of scale



**REVISION CHANGES**

Change	Description	By
Ch-64	Low level fences to B and C omitted to promote a greater interconnected urban square	GW
Ch-65	Drive-thru lane to Building D adjusted to pull it away from the boundary	GW
Ch-66	Drive-thru lane to Building E adjusted to pull it away from the boundary	GW
Ch-67	Crossing adjacent to E repositioned to avoid seating	GW
Ch-68	Crossing from A to E repositioned to avoid pedestrian / vehicular conflict	GW
Ch-69	Crossing across entrance to site moved away from junction	GW

**PARKING NUMBERS**  
Total Proposed Parking Spaces: 174  
Accessible Parking Spaces: 16

**BUILDING KEY**

Building A - Class A1/A3/C1  
Area: 2,567m<sup>2</sup>  
Ground Floor (Class A1 Non-Food): 120m<sup>2</sup>  
Ground Floor (Class A1 Food): 361m<sup>2</sup>  
Ground Floor (Class A3): 246m<sup>2</sup>  
Ground Floor (Class C1): 120m<sup>2</sup> (inc. bins)  
First/Floor Floor (Class C1): 870m<sup>2</sup> (east)

Building B - Class A3  
Area: 408m<sup>2</sup> (inc. servicing end.)

Building C - Class A3  
Area: 408m<sup>2</sup> (inc. servicing end.)

Building D - Class A3 / A5  
Area: 291m<sup>2</sup> (inc. servicing end.)

Building E - Class A3 / A5  
Area: 303m<sup>2</sup> (inc. servicing end.)

**GENERAL KEY**

- Sustainable Urban Drainage Corridors
- Applicants Site
- 7no. Sheffield Cycle Stands
- 5no. Sheltered Sheffield Cycle Stands
- 7no. Sheltered Sheffield Cycle Stands
- 1,200mm high Bollard
- Mini-Totem / Directional Signage to Drive-Thru Entrance
- Drive-Thru Entrance Signage
- No Entry Signage
- Menu Board Signage
- Speaker Post
- Service Area Totem Signage
- Sub-Station
- Indicative External Seating Areas
- Indicative Street Furniture / Benches

**EXTERNAL FINISHES KEY**

- Road / Highway
- Car Parking Spaces
- Rumble Strips / Traffic Calming
- Delivery Parking / Zone
- Highway Pavement
- Pedestrian / Cycle Network
- Porous Paving
- Tactile / Corduroy Paving
- Pedestrian Crossing
- Raised Crossing / Traffic Calming

**SOFT LANDSCAPING KEY**

(Note: Proposed soft landscaping indicative, please refer to Landscape Architects drawing and specification for further details.)

- Proposed Soft Landscaping
- Existing Highway Hedge Retained.
- Proposed Hedge or Low Ground Cover
- Proposed Specimen Tree

**BOUNDARY TREATMENT KEY**

- F1 1.8m high mesh fence to service yard
- F2 1.2m high balustrade
- F3 1.2m high balustrade

Rev	Issue Status	Date	By	Ch'd
G	PLANNING	23/02/2020	GW	GW
F	PLANNING	16/04/2019	GW	GW
E	PLANNING	05/04/2019	GW	GW
D	PLANNING	14/12/2018	GW	GW
C	PLANNING	07/12/2018	GW	GW
B	Planning	30/05/2018	GW	GW
A	Planning	25/05/2018	GW	DA

**Thinking Buildings**

Oxfordshire / Derbyshire  
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email@thinking-buildings.co.uk  
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**Client** Mays Properties Ltd  
The Tower Unit A5, Fairacres Retail Park, Abingdon, OX14 1TP

**Project** Mays Land, Milton Interchange  
Milton, Didcot, OX14 4TX

**Drawing** Proposed Site Plan

Print Size	Project No	Drng No	Rev
A1	1813	10	G

# Appendix B

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

10<sup>th</sup> 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)

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23 KING STREET  
MANCHESTER M2 6AN  
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E: [info@cspretail.com](mailto:info@cspretail.com)  
[cspretail.com](http://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

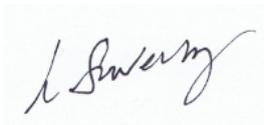
We have exceptionally strong demand from the drive thru market from a range of operators including:

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](mailto: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: 790m<sup>2</sup>  
 Building B - Class E  
 Area: 2,044m<sup>2</sup>  
 Building C - Class E / Sui Generis  
 Area: 206m<sup>2</sup> (inc. servicing encl.)

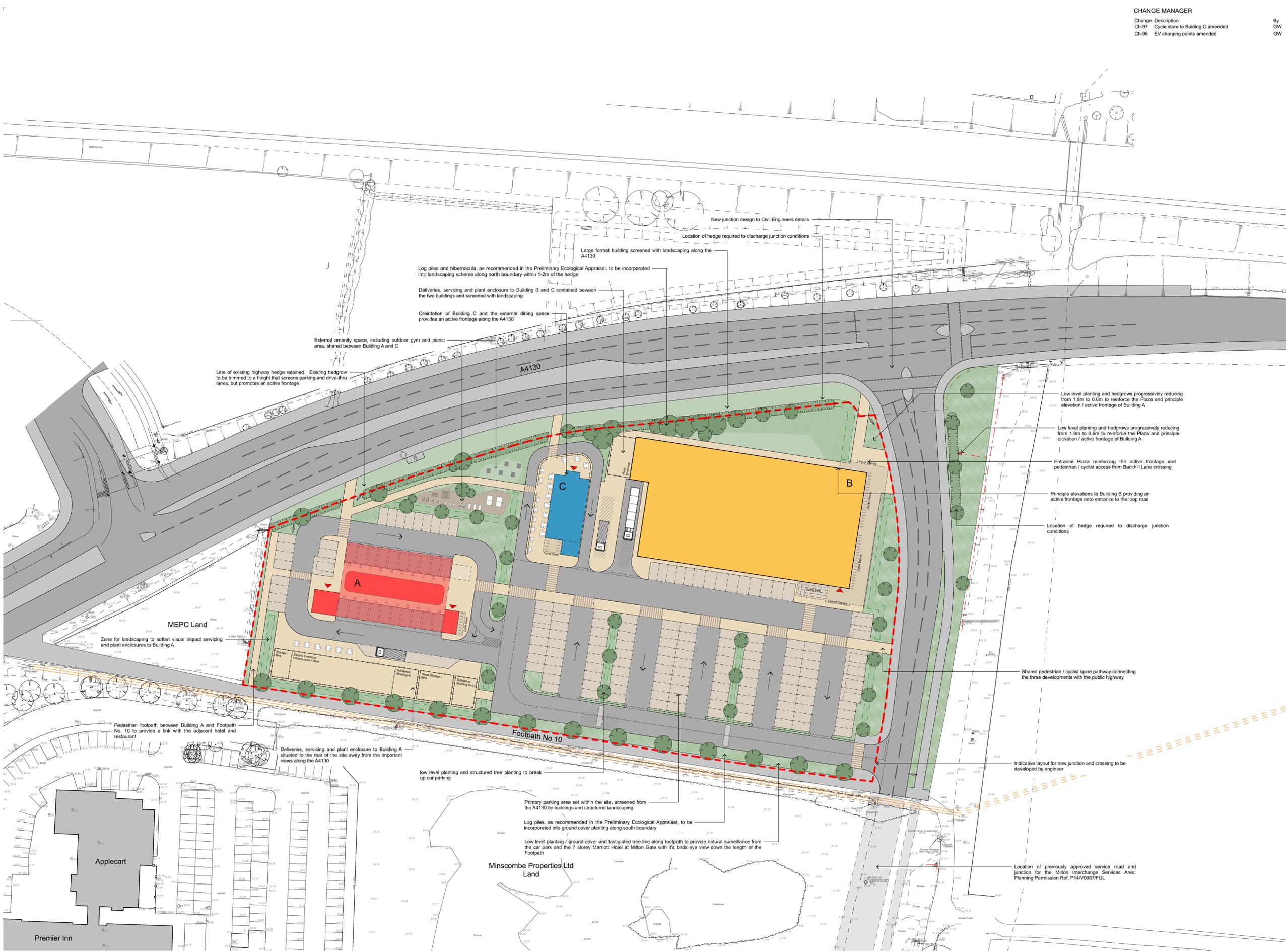
**GENERAL KEY**  
 - - - - - Applicants Site  
 - - - - - Indicative location of fence / balustrade

**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 tarmac
- Highway Pavement  
Tarmacadam  
Colour: Black / Dark Grey
- Pedestrian / Cycle Network  
Keylock Paving  
Colour: Brindle
- Porous Paving  
Permeable Paving  
Colour: Brindle
- Tactile / Cordon 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	CHG

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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	
Print Size:	Project No:	Drawing No:	Status:
A1	2115	0015	S0 P07

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# Appendix D

**PARKING NUMBERS**  
 Total Proposed Parking Spaces: 146 (Excluding Electric Forecourt)  
 Accessible Parking Spaces: 11  
 Parent And Toddler Spaces: 9  
 Electric Forecourt Spaces: 40

**BUILDING KEY**  
 Building A - Class Sui Generis  
 Area: 7,90m<sup>2</sup>  
 Building B - Class E  
 Area: 2,044m<sup>2</sup>  
 Building C - Class E / Sui Generis  
 Area: 332m<sup>2</sup> (inc. servicing end.)

**GENERAL KEY**  
 - - - - - Applicants Site  
 - - - - - Indicative location of fence / balustrade

**EXTERNAL FINISHES KEY**

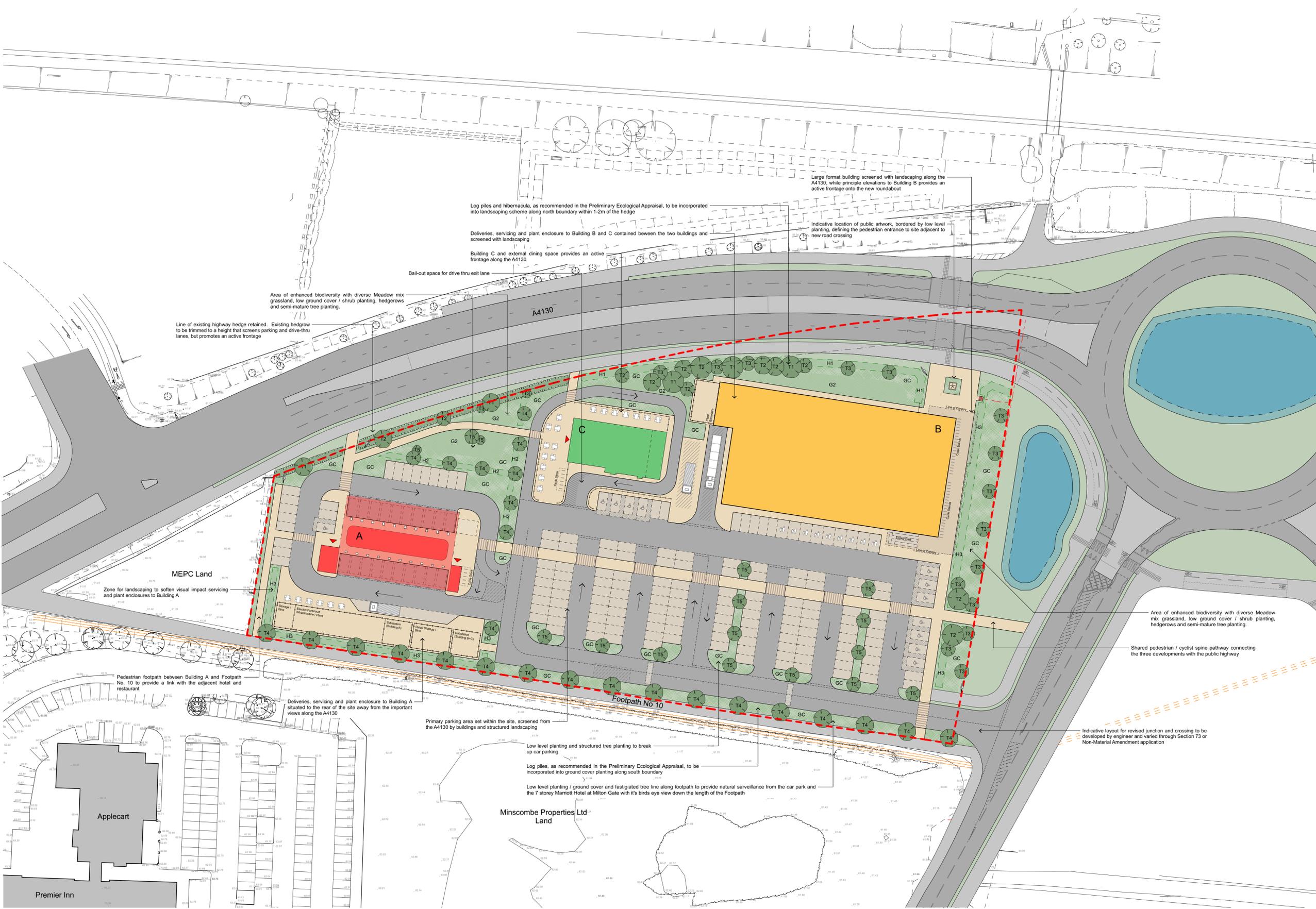
- Road / Highway  
Tarmacadam  
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Permeable Paving  
Colour: Charcoal
- Rumble Strips / Traffic Calming  
Granite Setts  
Colour: Silver Grey
- Delivery Parking / Zone  
Tarmacadam
- Highway Pavement  
Tarmacadam  
Colour: Black / Dark Grey
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Colour: Brindle
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Colour: Brindle
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Blaser / Heard Warning Paving  
Colour: Buff
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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 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)  
Eunymia fortunei 'Sunset' 3 litre pot: 4.5sq.m  
Miscanthus sinensis 'Graziella' 3 litre pot: 3sq.m  
Miscanthus sinensis 'Variegatus' 3 litre pot: 3sq.m  
Nandina domestica 'Richmond' 3 litre pot: 4sq.m  
Panicum virgatum 'Shenandoah' 2 litre pot: 6sq.m  
Pennisetum alopecuroides 'Cassia' 2 litre pot: 6sq.m  
Rudbeckia sullivanti 'Goldstrum' 2 litre pot: 4sq.m  
Rudbeckia 'White Swan' 2 litre pot: 4sq.m  
Stephanandra incisa 'Crispa' 3 litre pot: 4sq.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 Pavia) 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



Indicative Proposed Layout

P09	Planning	12/01/2024	GW	GW
P08	Planning	09/01/2024	GW	GW
P07	For Comment	15/12/2023	GW	GW
P06	Planning	07/04/2022	GW	GW
P05	Planning	04/04/2022	GW	GW
P04	Planning	26/03/2022	GW	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	CHG

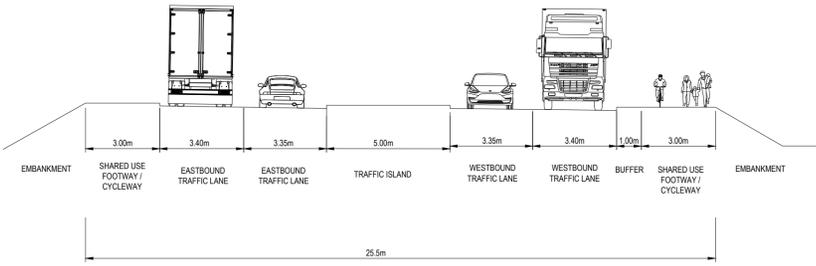
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Drawing Name:	Indicative Proposed Layout
CDE File Name:	2115 - THB - ZZ - XX - SK - A - 0025 - P09
Sheet Size:	A1
Project No:	2115
Drawing No:	0025
Status:	S0
Rev:	P09

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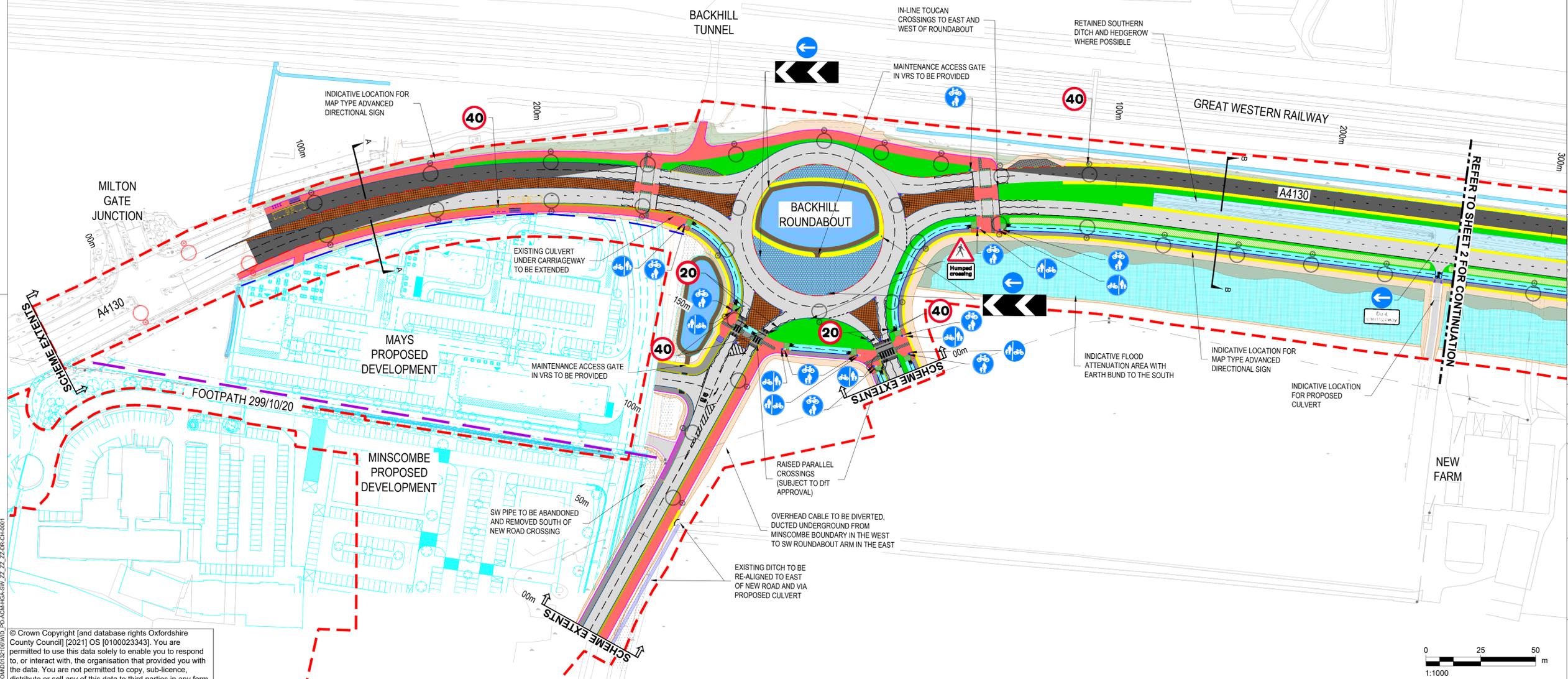
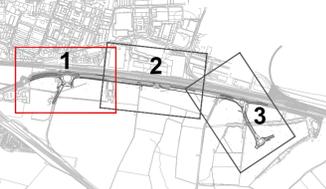
# Appendix E

PROPOSED LAYOUT (CROSS SECTION A - A)



- IT IS ASSUMED THAT ALL WORKS ON THIS DRAWING WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROPRIATE METHOD STATEMENT.
- THIS DRAWING IS TO BE USED ONLY FOR THE PURPOSE OF ISSUE THAT IT WAS ISSUED FOR AND IS SUBJECT TO AMENDMENT.
- NOTES:
- ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.
  - DO NOT SCALE FROM DRAWING.
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  - DRAWING IS BASED ON ORDNANCE SURVEY MAPPING AND TOPOGRAPHICAL SURVEY SUPPLIED BY MALCOLM HUGHES LAND SURVEYORS (DATED JANUARY 2020).
  - ITEMS IN GREY (APART FROM SOLID HATCHING) REPRESENT EXISTING INFRASTRUCTURE AND ARE TO REMAIN UNLESS STATED OTHERWISE.
  - COLOURS SHOWN ON THESE DRAWINGS ARE INDICATIVE AND ARE NOT TO BE CONFUSED WITH THOSE OF FINISHED SURFACES.
  - 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.
  - ROAD SIGNS TO COMPLY WITH TSM AND TRSD 2016. ALL SIGNAGE LOCATIONS ARE INDICATIVE.
  - 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.
  - FINAL LOCATION OF LIGHTING COLUMNS WILL BE CO-ORDINATED WITH VRS ONCE BARRIER LOCATIONS HAVE BEEN AGREED.

**DRAFT**



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

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	Drawn	Checked	Approved	Date
RBF	RBF	AA	AGB	21/06/21

Internal Project No: 60632497  
 Scale @ A1: 1:1000  
 Suitability: S3  
 Discipline: Civil - Highways

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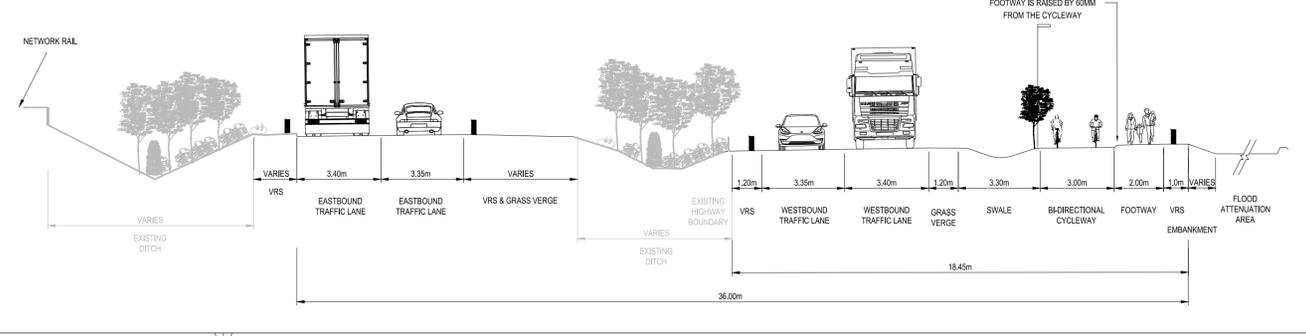
AECOM Infrastructure & Environment UK Limited  
 Registered in England Registered number: 890328  
 Registered office: Midpoint, Alconon Link,  
 Basingstoke, Hampshire RG21 7PP

Drawing Number	Work Package ID	1 Originator	1 Volume	Rev
WID_PD	-ACM	-HGA		P06
SW_ZZ_ZZ_ZZ		-DR-CH-0001		
Location		1 Type	1 Role	1 Number

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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 / 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)



File Date: 21 Jun 2021 10:14:29  
 File Name: C:\PROJECTS\OXFORDSHIRE\HIF1\DWG\PLA\A4130\HGA\SW\_ZZ\_ZZ\_ZZ.DWG

**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](mailto:rmay@maysproperties.co.uk))'; Frank Bailey; 'Utting, Mark ([Mark.Utting@carterjonas.co.uk](mailto:Mark.Utting@carterjonas.co.uk))'; Harbour, Susan; [Sean.Thornton-Mills@southandvale.gov.uk](mailto: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'Olley 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*

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Oxfordshire's Walking & Cycling Design Standards: [www.oxfordshire.gov.uk/designstandards](http://www.oxfordshire.gov.uk/designstandards)

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

[Sean.Thornton-Mills@southandvale.gov.uk](mailto: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 5<sup>th</sup> 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

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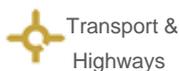
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