

From: <maxplanning.co.uk>

Sent: 12 February 2024 12:11

To: Sharon Groth

Subject: 23/02730/FUL - Car Park Rear of 58 West End Witney

Dear Sir / Madam,

23/02730/FUL - Car Park Rear of 58 West End, Witney

We would like to thank you for taking the time to submit your recent comments dated 1st February 2024 and to confirm that we have made significant progress to the planning application at Car park rear of 58 West End, Witney.

Firstly, we would like to confirm that we have received confirmation from Oxfordshire County Council (OCC) that they have now removed their objection, subject to conditions. We have worked closely with our transport consultant and OCC to overcome their concerns. One of the points raised in the Town Council response was to include a pedestrian / cycle route from north to south, however, this was originally proposed at pre-application stage but OCC specifically asked us to block up the pedestrian access to the south and provide vehicular access to the north. In terms of access the pre-app advice states *"We would also at this point recommend that the existing access is blocked for pedestrian use as the access does not meet the requirements for a shared surface."*

Oxfordshire County Council have since advised that *"the southern plot connecting to West End does not form part of the red line / application site boundary and that the existing use would not appear to be conducive to a safe connection. A suitably worded condition is suggested to ensure that development design would not prejudice the future delivery of a pedestrian / cycle connection to West End should the southern plot be developed in the future."* Therefore, based on the advice of OCC, would be unable to include a safe pedestrian / cycle route from north to south within the site.

With regards to the comments raised from the Town Council in terms of land, air and water contamination, as noted in the response a Phase II Ground Investigation has been produced and Thames Water have confirmed no objection, subject to conditions which we are happy to be included as pre-commencement conditions which would need to be discharged and signed off by the Council before any works can be started on site. There has been some confusion on what is being asked for in terms of the Town Council comments, therefore, if you could please confirm, we will aim to address this as quickly as possible.

We are happy to work closely with all consultees on this planning application to resolve all concerns raised and to seek a positive outcome for all parties involved, therefore, your time and input is greatly received.

We look forward to hearing from you shortly.

Kind regards,

touchdevelopments.co.uk