



Developments Affecting Trunk Roads and Special Roads

Highways England Planning Response (HEPR 16-01)

Formal Recommendation to an Application for Planning Permission

From: Martin Fellows
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To: Cherwell District Council

CC: transportplanning@dft.gsi.gov.uk
growthandplanning@highwaysengland.co.uk

Council's Reference: 19/02550/F

Referring to the planning application referenced above, dated 28 November 2019, application for the redevelopment of part of golf course to provide new leisure resort incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping, at land to the east of M40 and south of A4095, Chesterton, Bicester, Oxon, notice is hereby given that Highways England's formal recommendation is that we:

- ~~a) offer no objection;~~
- ~~b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A – Highways England recommended Planning Conditions);~~
- c) recommend that planning permission not be granted for a specified period (see Annex A – further assessment required);
- ~~d) recommend that the application be refused (see Annex A – Reasons for recommending Refusal).~~

Highways Act Section 175B is ~~is~~ not relevant to this application.¹

¹ Where relevant, further information will be provided within Annex A.

This represents Highways England formal recommendation and is copied to the Department for Transport as per the terms of our Licence.

Should you disagree with this recommendation you should consult the Secretary of State for Transport, as per the Town and Country Planning (Development Affecting Trunk Roads) Direction 2018, via transportplanning@dft.gsi.gov.uk.

Signature: 	Date: 19 December 2019
Name: Shamsul Hoque	Position: Spatial Planning Manager
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Annex A Highways England recommended further assessment required

HIGHWAYS ENGLAND has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). The SRN is a critical national asset and as such we work to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

This response represents our formal recommendations with regards to 19/02550/F and has been prepared by Shamsul Hoque.

We are currently reviewing the technical information provided in support of this planning application. In particular a review is underway of the Transport Assessment to determine if any mitigation is required to enable the Strategic Road Network to continue to perform in accordance with the requirements of the Highways Act 1980. This work is ongoing. We therefore recommend that planning permission is not granted before 26 February 2020 to allow sufficient time for the above matters to be addressed. If all matters can be agreed sooner than this, we can then withdraw this recommendation and issue a definitive response.