

Email attachment

To: Rebekah Morgan	Of: Cherwell District Council	
From: John Jowitt	Date: 6th July 2020	Our Ref: GH/JJ
Subject: A41 Pioneer Road Roundabout, Graven Hill, Bicester		

Dear Rebekah,

This application is made by Graven Hill Village Development Company (GHVDC) in respect of major junction improvements at the Pioneer Road junction on the A41 (also known as Aylesbury Road) at Graven Hill, Bicester.

The application is supported by the following reports:

- Arboricultural Impact Assessment
- Archaeological Mitigation Statement
- Drainage Strategy
- Ecological Impact Assessment
- Environmental Statement Justification Report
- Transport Assessment

In August 2014 planning permission was granted (Application No: 11/01494/OUT) for the residential led mixed use development at Graven Hill. Improvements to the A41 Pioneer Road junction are a requirement of the S106 agreement attached to that planning permission. The current reference is 19/00937/OUT.

In June 2016 an Outline Planning Application (Application No: 16/01268/OUT and currently under consideration) was jointly submitted by Redrow Homes Ltd and Wates Developments Ltd for a development at Wretchwick Green on land on the opposite side of the A41 to Graven Hill. These proposals also include an access onto the A41, which takes the form of a new roundabout approximately 700m east of the existing A41/A4421 roundabout (Rodney House Roundabout). The vehicular access is shown broadly in the location of the existing A41 Pioneer Road junction.

The proposed roundabout includes four arms; the eastern and western arms of the A41, the northern arm would form the access into the Wretchwick Green development and the southern arm would tie into Pioneer Road which runs southwards into the Graven Hill site. The scheme proposals also include for a reduction in the speed limit on the A41 to 40mph along the application site frontage.



The phasing of the Wretchwick Green development does not accord with the programming requirements for Graven Hill and delivery of the proposed A41 Pioneer Road improvements set out in the Graven Hill s106. An alternative design is therefore the subject of this planning application, prepared by Waterman on behalf of GHVDC.

The proposals comprise a 4-arm roundabout at the A41/Pioneer Road junction, connecting the Graven Hill development to the wider highway network. The proposals would also allow for future access to development at Wretchwick Green on land to the north of the A41. The proposals include a 3m wide shared use footway/cycleway along with traffic signal controlled crossings on all arms of the roundabout.

In terms of the supporting information:

Environmental Statement Justification Report

This Environmental Statement Justification Report considers a range of potential environmental impacts. It demonstrates that the assessments and conclusions from the previous Environmental Statement for the Wretchwick Green roundabout from 2018 are generally appropriate for the current proposals, whilst any differences are found to be extremely limited.

The difference in location between that and the current proposal is of the order of approximately 40m; relevant national and local policy changes since that assessment are limited; and the Wretchwick Green report included all relevant developments, including significant development proposals.

Consequently, the implications and impact differences as a result of the relocation of the proposed A41 roundabout are shown to be negligible, and the conclusions of the 2018 Assessment are shown to be representative of the current proposals.

Arboricultural Impact Assessment

This explains that a tree survey of the area including the application site was undertaken between August and October 2018, and updated in June 2020 to include all trees relevant to the Site.

The purpose of this assessment is to evaluate the direct and indirect effects of the proposed design on the tree stock present both on and adjacent to the Site. A total of 55 arboricultural features will be removed to facilitate the development; of these, 15 were awarded a moderate B grade and 35 C grade. A further 5 U grade trees are to be removed for reasons of sound arboricultural management.

Archaeological Mitigation Statement

This document provides an archaeological mitigation strategy detailing the programme of archaeological works. It refers to the historic environment assessment prepared by Amec,



as submitted with the original planning application for Graven Hill, which noted the potential presence of heritage assets within the application site relating to sub-surface archaeological remains.

The archaeological remains identified during a subsequent geophysical survey consist mainly of pits and ditches. The document sets out a mitigation strategy detailing the potential archaeological programme, including a walkover survey, trial trenching, excavation, and recording.

Drainage Strategy

This note sets out the surface water drainage strategy proposed. Attenuation features are proposed in the roundabout itself and to the existing ditch to the north of the highway.

Ecological Impact Assessment

The report identifies that both great crested newts and bats, both protected species, are likely to be affected by the proposal. It therefore set out proposals for further surveys for roosting bats and consultation with Natural England with regard to GCN mitigation requirements, to be undertaken during the determination period of the application and detailed within an updated version of this report.

Transport Assessment

This report demonstrates that the proposals would be safe and operate without having a detrimental impact upon the safe operation of the local highway network. It also includes an assessment of the existing facilities for pedestrians and cyclists and identifies opportunities for improvement, where appropriate.

The assessment includes an analysis of road traffic collision data, which shows no existing road safety issues. A Stage 1 Road Safety Audit demonstrates that the proposed site access arrangement does not result in an inherent road safety issue.

The report explains that the proposed design would have capacity to accommodate the predicted traffic flows passing through the roundabout; recorded delays and queue lengths will not exceed the values set by OCC Highways, and the report therefore demonstrates that the design will satisfactorily cater for future predicated traffic levels. Accordingly, the proposed roundabout is suitable for approval by the Highway Authority.

I trust this provides everything you need. Please do not hesitate to contact me if you require anything further.

Kind regards

John Jowitt
PJPlanning



Email john.jowitt@pjplanning.com
Mobile 07974 239016