

Planning and Development

David Peckford, Assistant Director – Planning and Development



Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

PJ Planning
Mr John Jowitt
Regent House
156-7 Lower High Street
Stourbridge
DY8 1TS

Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA

www.cherwell.gov.uk

Please ask for: **Rebekah Morgan**

Direct Dial: **01295 227937**

Email: **Rebekah.morgan@cherwell-dc.gov.uk**

Your Ref:

18th November 2020

Dear Sir/ Madam

TOWN AND COUNTRY PLANNING ACT 1990

Application No.: 20/01830/F

Applicant's Name: Graven Hill Development Company

Proposal: Proposed Roundabout Junction

Location: Proposed Roundabout Access to Graven Hill and Wretchwick Green
London Road
Bicester

Parish(es): Ambrosden

I write with regard to the above application, received as valid on the 9th July 2020. The application is accompanied by an Environmental Statement Justification report dated June 2020 prepared by Waterman Infrastructure & Environment Ltd. At the time of the receipt of the application, the Council determined that this, alongside previous Environmental Impact Assessment information as explained below, would be taken into account in the determination of this application. This letter is provided to confirm that this is how the development has been considered.

This application relates to a proposed roundabout at the existing junction of Pioneer Road and the A41 (London Road). The current application (20/01830/F) includes land which forms part of the highway and land which forms part of the Graven Hill Development (application 11/01494/OUT and its subsequent amendments). Whilst the proposal includes a small parcel of additional highway land, the proposed roundabout is considered to be an integral part of the Graven Hill project and required as a direct result of that development.

A roundabout has been proposed in a similar location for the neighbouring Wretchwick Green Development (application 16/01268/OUT), being positioned slightly north of the current proposals but still serving the same two development access roads. As part of the consideration of that development, the roundabout was considered as part of the Environmental Statement. The Wretchwick Green ES (2018) allowed for both the Wretchwick Green Development and the Graven Hill development proposals (as a committed development). Therefore, the ES of 2018 provides information and assessment that are relevant to the current proposals.

At the outline stage for Graven Hill (11/01494/OUT) the masterplans indicated a roundabout on the Pioneer Road/A41 junction in a position very similar to that now proposed. The main difference being that it only showed three arms because the Wretchwick Green proposals were not included at that time. The location of the roundabout is shown on 'Figure NTS 5 – Graven Hill Masterplan' in the Non-technical Summary of the ES 2011. The need for junction improvement works are noted as part of the mitigation in relation to the identified traffic and transport impacts identified within the ES.

The current application (20/01830/F) directly relates to the Graven Hill site and has been submitted with the purpose of bringing forward the delivery of the roundabout to enable work on the employment areas of Graven Hill to commence, as such it is considered to be part of the Graven Hill 'project' and is therefore considered to be a subsequent development in relation to Schedule 2 development. Regulation 9 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 therefore applies and the Local Planning Authority is required to consider whether the environmental information already before them is adequate to assess the environmental effects of the development as well as taking into account any additional information submitted.

Having undertaken this consideration, it is concluded that the Environmental Statement (ES) submitted to support the original outline planning application 11/01494/OUT and addendum to the ES which was submitted in support of application 18/00325/OUT and 17/02352/REM remain adequate to assess the environmental effects of the development alongside the Environmental Statement Justification Report submitted with this application.

In particular the current application does not propose substantive changes to the nature, size, extent, character or impacts of the development previously approved, including the mix and distribution of land uses, and so would not result in different environmental effects above and beyond those which were identified at the time that the outline planning permission was granted. Therefore, it is considered the environmental information already submitted remains adequate to inform the Council's decision regarding a roundabout in this location.

Please note that in accordance with Regulation 9(2), the environmental information submitted with the outline planning application 11/01494/OUT and addendum submitted with application 18/00325/OUT alongside the Environmental Statement Justification Report has been taken into consideration by the Local Planning Authority in determining the current application.

If you have any further queries, please contact the Case Officer Rebekah Morgan (Principal Planning Officer).

Yours faithfully

A handwritten signature in black ink, appearing to read 'D.P.', is positioned above the typed name and title.

David Peckford
Assistant Director – Planning and Development