



Our Ref:
Your Ref: 21/03268/OUT

David Lowin
Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA

Martin Seldon
Assistant Spatial Planner
Operations Directorate Midlands
National Highways
Floor 9
The Cube
199 Wharfside Street
Birmingham
B1 1RN

Direct Line: 0300 470 3345

www.nationalhighways.co.uk

02 December 2022

Dear David,

A43 and M40 – OS Parcel 2636, NW of Baynards House, Ardley

I am in receipt of a re-consultation dated 3 November 2022 regarding the outline planning application for the erection of buildings comprising logistics (Use Class B8) and ancillary Office (Use Class E(g)(i)) floorspace; construction of new site access from the B4100; creation of internal roads and access routes; hard and soft landscaping including noise attenuation measures; and other associated infrastructure, at the above location.

National Highways recently issued an updated holding response on 24 October 2022 for this planning application setting out the outstanding concerns listed below.

1. Quantum of development
2. Trip distribution
3. Committed development
4. Junction capacity assessment and Merge/ Diverge assessment
5. Interim mitigation scheme
6. Geotechnical matters

The current re-consultation relates to the review of the additional information provided by the consultant in the form of a Technical Note (TN) dated 1 November 2022 to address the comments previously raised by National Highways.

Quantum of development

We acknowledge that the applicant has now confirmed that the proposed floorspace of the eastern site will be 100,000 sq.m instead of 107,000 sq.m. However, we recommend that the applicant makes the necessary update in the application form to reflect the revised floorspace area.

Trip Distribution

Given that the improvements associated with the Growth Deal Scheme at the A43 Baynards Green roundabout are no longer going ahead, National Highways would not expect this element to be included in any of the assessment work to be carried out. However, we understand that the previous version of the Bicester Traffic Model (BTM) includes the Baynards Green improvement scheme coded within the model. As such, we recommend that the applicant re-runs the BTM model by excluding the improvement scheme at the A43 Baynards Green roundabout and submit the BTM outputs for our review.

Committed development

We acknowledge that a cumulative sensitivity assessment will be undertaken with the development traffic from the adjacent Tritax Symmetry application also considered and we welcome this. We also note that the Council has confirmed that a sensitivity assessment with the Oxfordshire SRFI development is not required and we have no further comments to make on this.

Junction capacity assessment and mitigation scheme

As the improvement scheme associated with the Growth Deal Scheme at the A43 Baynards Green roundabout is not going ahead, we note that the applicant has proposed a mitigation scheme at this roundabout.

We note that the applicant has undertaken an interim junction capacity assessment at the A43 Baynards Green roundabout in 'Junctions' software using the flows extracted from the earlier BTM run, to get an 'in principle' approval from National Highways on the proposed mitigation scheme. However, as National Highways will require the applicant to re-run the BTM model without the Growth Deal improvement scheme at the A43 Baynards Green roundabout, National Highways has not reviewed the modelling outputs provided for the 'with mitigation' scenario. Therefore, we are currently not in a position to comment on the suitability of the mitigation scheme proposed by the applicant.

However, we have undertaken a high-level review of the ARCADY model output and are overall content with the geometric parameters used for the existing scenario. We recommend that the applicant re-assess the junction following the re-run of the BTM model and provide the model files for our review.

We also acknowledge that detailed assessments will be undertaken in VISSIM at a later stage. It is to be noted that National Highways' final comments will be based on the VISSIM assessments only.

In addition to the above, we note that the applicant will submit additional information regarding the merge/ diverge assessments, VISSIM modelling, geotechnical concerns, etc. in due course and we welcome this.

As there remain outstanding matters that are to be addressed by the applicant, the current holding response remains in place.

I trust that the above is helpful but please let me know if you have any queries.

Yours sincerely,



Martin Seldon
Assistant Spatial Planner
Email: Martin.Seldon@nationalhighways.co.uk