

National Highways Planning Response (NHPR 21-09) Formal Recommendation to an Application for Planning Permission

From: Martin Fellows (Regional Director)

Operations Directorate

East Region

National Highways

PlanningEE@highwaysengland.co.uk

To: Cherwell District Council FAO: Ray Deans

CC: transportplanning@dft.gov.uk

spatialplanning@highwaysengland.co.uk

Council's Reference: 21/04158/F

Location: Land Approx. 1 Mile From J9 East Of M40, Part Of M40 Through Chesterton Parish, Chesterton, Bicester

Proposal: Variation of condition 2 (plans) of 19/02550/F - 1. Alterations to the Family Entertainment Centre including adjustments to the number and type of leisure attractions. 2. Reconfiguration of the Conference Centre orientation and floor plan to consolidate the guest experience and improve internal circulation. 3. General internal spatial co-ordination in line with operational requirements. Generally, this is local to internal layouts but do affect a small number of external door and window positions. 4. Updates to the landscape design proposal as a result of the building footprint changes and reconfiguration of the Conference Centre and fire tender access to the site. 5. Extension of the Porte cochere as a result of shifting the building southwards 3.6m to allow for a larger drop off / set down point for arriving guest vehicles/buses. 6. Waterpark updates including slide and external terrace paving area modifications. The overall height of the waterslide is maintained below the height of the turret which remains as per the consented scheme. 7. Relocation of Great Wolf entrance statue. 8. Roof updates in line with revised roof access strategy. 9. Minor MEP and utility updates across the site. 10. Waste yard ramp dimensions updated with wider radius ramp and integrated vehicular protection zones

Referring to the consultation on a planning application dated 10 March 2022 referenced above, in the town of Bicester, notice is hereby given that National Highways' formal recommendation is that we:

a) offer no objection (see reasons at Annex A);

- b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A National Highways recommended Planning Conditions & reasons);
- c) recommend that planning permission not be granted for a specified period (see reasons at Annex A);
- d) recommend that the application be refused (see reasons at Annex A)

Highways Act 1980 Section 175B is not relevant to this application.¹

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

Should the Local Planning Authority not propose to determine the application in accordance with this recommendation they are required to consult the Secretary of State for Transport, as set out in the Town and Country Planning (Development Affecting Trunk Roads) Direction 2018, via transportplanning@dft.gov.uk and may not determine the application until the consultation process is complete.

Signature: S. Gogna Date: 29 March 2022

Name: Sunil Gogna Position: Spatial Planner

National Highways

National Highways | Woodlands | Manton Lane | Bedford | MK41 7LW

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

Annex A National Highways' assessment of the proposed development

National Highways has been appointed by the Secretary of State for Transport as a 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 regard 21/04158/F and has been prepared by Sunil Gogna, Assistant Spatial Planner for National Highways.

National Highways has reviewed the application and has determined that the proposed Variation of condition 2 (plans) of 19/02550/F will not have a detrimental impact on the SRN.