



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

From: Nicola Bell (Regional Director)
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To: Caroline Ford, Cherwell District Council

CC: transportplanning@dft.gov.uk
spatialplanning@highwaysengland.co.uk

Council's Reference: 21/04275/OUT

Location: Part OS Parcel 8149 Adj Lords Lane and SE Of Hawkwell Farm, Lords Lane, Bicester.

Proposal: OUTLINE - with all matters reserved except for Access - Mixed Use Development of up to 3,100 dwellings (including extra care); residential and care accommodation(C2); mixed use local centre (comprising commercial, business and service uses, residential uses, C2 uses, local community uses (F2(a) and F2(b)), hot food takeaways, public house, wine bar); employment area (B2, B8, E(g)); learning and non-residential institutions (Class F1) including primary school (plus land to allow extension of existing Gagle Brook primary school); green Infrastructure including formal (including playing fields) and informal open space, allotments, landscape, biodiversity and amenity space; burial ground; play space (including Neaps/Leaps/MUGA); changing facilities; ground mounted photovoltaic arrays; sustainable drainage systems; movement network comprising new highway, cycle and pedestrian routes and access from highway network; car parking; infrastructure (including utilities); engineering works (including ground modelling); demolition.

National Highways Ref: 93763

Referring to the consultation on the planning application referenced above, in the vicinity of the M40, A34 and A43 that forms part of the Strategic Road Network, 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: 	Date: 07/02/2022
Name: Patrick Blake	Position: Area 3 Spatial Planning Manager National Highways planningSE@highwaysengland.co.uk
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¹ Where relevant, further information will be provided within Annex A.

Annex A National Highway's 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 National Highways works 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.

National Highways are concerned with proposals that have the potential to impact on the safe and efficient operation of the SRN, in this case the M40, A34 and A43.

Statement of Reasons

Our review of documentation available on Cherwell District Council's planning portal indicates the following:

- The current application assumes the modelling/analysis undertaken for an undetermined 2014 application for effectively the same portion of NW Bicester almost 'as is', arguing that the proposed development will generate less traffic on the external highway network than the previous application and therefore the mitigation considered suitable at that time is still relevant to mitigate the proposal.
- The exception comprises a manual update of 2031 forecast link flows to include the expected traffic generation of Great Wolf Water Park² (consented) and Baynards Green³ (unallocated site; planning application submitted but undecided). The manual update indicates that only two links will have an increase of more than 10% in the 2031 AM and PM peak hours – namely ...
 - Banbury Road, North of Lords Lane; and
 - Banbury Road, North of Bainton Road.

It is argued that the increase in traffic on both of these links is due to the Baynards Green development which is currently unallocated and not consented. It is for this development to undertake its own assessment to understand its impact at junctions.

- The comparison of previous (i.e. 2014 application) and new (i.e. current application) 2031 link flows of interest to National Highways reveals largely nominal differences. The biggest impacts are on the A41 to the east of the M40 and on the M40 south of Junction 9. However, National Highways requests more information from the applicant to justify the magnitude of the trip internalisation and reduction assumptions. To more clearly understand the impact of the development on the SRN, National Highways also requests a graphical presentation of the trip distribution of the proposed development and its impact relative 2031 reference case flows (i.e. number of trips and % increase by junction, arm and direction).

Recommendation

National Highways recommends that the Local Planning Authority does not grant planning permission for the application (Ref: 21/04275/OUT) for a period of 56 days from the date of this recommendation (until 4th April 2022).

Reason

To allow National Highways to correctly understand the impact of the development on the safe and efficient operation of the Strategic Road Network and provide the Local Planning Authority with fully informed advice.