

## Lynne Baldwin

---

**From:** Caroline Ford  
**Sent:** 28 May 2022 15:03  
**To:** DC Support  
**Subject:** FW: HOLDING RECOMENDATION: 93763 21/04275/OUT Part OS Parcel 8149 Adj Lords Lane and SE Of Hawkwell Farm Lords Lane Bicester  
**Attachments:** NHPR Holding Rec 21\_04275\_OUT\_260522.pdf

Please can you record and scan onto the above?

Thanks  
Caroline

**Caroline Ford** BA. (Hons) MA MRTPI  
**Principal Planning Officer – Major Projects Planning Team**  
Development Management Division  
Communities Directorate  
Cherwell District Council  
Tel: 01295 221823  
Email: [caroline.ford@cherwell-dc.gov.uk](mailto:caroline.ford@cherwell-dc.gov.uk)  
Web: [www.cherwell.gov.uk](http://www.cherwell.gov.uk)

Find us on Facebook [www.facebook.com/cherwelldistrictcouncil](http://www.facebook.com/cherwelldistrictcouncil)  
Follow us on Twitter @Cherwellcouncil

My usual working hours are: Monday to Friday, 09:00am to 17:15pm.

Planning and Development services can be contacted as follows: Development Management - [planning@cherwell-dc.gov.uk](mailto:planning@cherwell-dc.gov.uk); Building Control - [building.control@cherwell-dc.gov.uk](mailto:building.control@cherwell-dc.gov.uk); Planning Policy - [planning.policy@cherwell-dc.gov.uk](mailto:planning.policy@cherwell-dc.gov.uk); Conservation - [design.conservation@cherwell-dc.gov.uk](mailto:design.conservation@cherwell-dc.gov.uk). For the latest information on Planning and Development please visit [www.cherwell.gov.uk](http://www.cherwell.gov.uk)

---

**From:** Ginn, Beata <Beata.Ginn@nationalhighways.co.uk>  
**Sent:** 27 May 2022 15:42  
**To:** Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>  
**Cc:** Planning SE <planningse@nationalhighways.co.uk>; Blake, Patrick <Patrick.Blake@nationalhighways.co.uk>; Spatial Planning <SpatialPlanning@nationalhighways.co.uk>; Spatial Planning <SpatialPlanning@nationalhighways.co.uk>  
**Subject:** HOLDING RECOMENDATION: 93763 21/04275/OUT Part OS Parcel 8149 Adj Lords Lane and SE Of Hawkwell Farm Lords Lane Bicester

You don't often get email from [beata.ginn@nationalhighways.co.uk](mailto:beata.ginn@nationalhighways.co.uk). [Learn why this is important](#)

**CAUTION:** This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

**For the attention of:** Caroline Ford, Cherwell District Council

**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.

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

**Your Reference:** 21/04275/OUT

**Our Reference:** 93763

Dear Caroline,

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.

We 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.

We previously provided detailed comments for this application and provided a Holding Recommendation to give the applicant more time to respond (dated 7th February 2022 and subsequently 4<sup>th</sup> April 2022). Since this time, we have not received a re-consultation on additional information provided.

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 21<sup>st</sup> July 2022) 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.

Please find attached our NHPR form in this respect.

Regards

**Mrs Beata Ginn**

**Assistant Spatial Planner (Area 3)**

National Highways | Bridge House | Walnut Tree Close | Guildford GU1 4LZ

**Tel:** +44 (0) 300 470 1118 **Mobile:** 0787 204 6392

**Web:** <https://highwaysengland.co.uk/our-work/planning-and-the-strategic-road-network-in-england/>

This email may contain information which is confidential and is intended only for use of the recipient/s named above. If you are not an intended recipient, you are hereby notified that any copying, distribution, disclosure, reliance upon or other use of the contents of this email is strictly prohibited. If you have received this email in error, please notify the sender and destroy it.

**National Highways Limited | General enquiries: 0300 123 5000 | National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF | <https://nationalhighways.co.uk> | [info@nationalhighways.co.uk](mailto:info@nationalhighways.co.uk)**

*Registered in England and Wales no 9346363 | Registered Office: Bridge House, 1 Walnut Tree Close, Guildford, Surrey GU1 4LZ*

Consider the environment. Please don't print this e-mail unless you really need to.

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail(and/or any attachments).

Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action..