



Title: Hawkwell Village, Bicester  
Bicester Road Network Junction Impact Assessment  
Technical Note 11 v2  
Date: November 2022

## 1.0 Introduction

- 1.1.1 Jubb has been commissioned by Hallam Land Management Ltd (HLM) to provide highways and transportation advice in relation to a proposal for a residential-led mixed use development on land north-east of the railway line in North West Bicester - 'Hawkwell Village'.
- 1.1.2 A planning application (Ref: 21/04275/OUT) was submitted in December 2021 for a residential led mixed use development for up to 3,100 dwellings.
- 1.1.3 A previous application (14/01384/OUT), comprising of a residential led mixed use development of up to 2,600 dwellings, received the benefit of a resolution to grant planning permission; however, no section 106 was agreed.
- 1.1.4 The main thrust of the submitted Transport Assessment to support the new application is that whilst permission is being sought for 500 dwellings more than in 2014, total trip generation would be similar, due to a general lowering of trip generation per dwelling between 2014 and 2019, the effect of the Covid-19 pandemic on working practices, the internalisation of trips due to the provision of other land uses, the marketing of a robust Travel Plan and the provision of mobility hubs, a public transport contribution and off-site active travel route improvements.
- 1.1.5 Oxfordshire County Council (OCC) requested the use of the updated Bicester Transport Model (BTM), managed by Tetra Tech on behalf of OCC, to inform the traffic assessment of the Hawkwell Village (HV) development.
- 1.1.6 The recently adopted OCC Local Transport and Connectivity Plan (LTCP) recognises that road schemes often generate new demand and quickly reach capacity again and that therefore, increasing junction capacity is not a sustainable long-term solution for Oxfordshire's transport network. The focus for the future is to improve connections and movement by walking, cycling and public transport to encourage modal shift.
- 1.1.7 Policy 36 of the LTCP states:

*We will:*

*a. Only consider road capacity schemes after all other options have been explored.*

- b. Where appropriate, adopt a decide and provide approach to manage and develop the county's road network.*
- c. Assess opportunities for traffic reduction as part of any junction or road route improvement schemes.*
- d. Require transport assessments accompanying planning applications for new development to follow the County Council's 'Implementing 'Decide & Provide': Requirements for Transport Assessments' document.*
- e. Promote the use of the 'decide and provide' approach in planning policy development to support site assessment.*

1.1.8 The OCC 'Implementing Decide & Provide': Requirements for Transport Assessments states:

*"As outlined in the LTCP, 'predict and provide' can be broadly described as an approach to transport planning that uses current or historical traffic patterns to determine the future need for infrastructure. However, this approach tends to simply maintain the status quo by perpetuating dependence on the private car through provision of additional highway capacity.*

*By contrast, the 'decide and provide' approach to transport planning decides on a preferred vision of the future and then provides the means to work towards that whilst also accommodating uncertainty about the future. This offers the opportunity for more positive transport planning and will help to implement the LTCP transport user hierarchy by considering walking, cycling and public transport upfront."*

1.1.9 Hawkwell Village forms part of the North West Bicester allocation and is designed with active travel at the top of the hierarchy of travel options. It will provide walkable neighbourhoods to the proposed on-site services and facilities linked by new footways and cycleways which will extend beyond the development to form high-quality links with existing neighbourhoods, the town centre and railway stations. The development will provide a considerable contribution to enable a high frequency, high quality bus service to be delivered enabling convenient access to the town centre, railway stations and services and facilities available within Bicester. The development will deliver a main mobility hub supported by satellite mobility hubs to enable the new community to easily access the public transport provision and the cycle network through the provision of high-quality bus stops and e-bike/e-scooter hire facilities. The proposals will deliver a Decide and Provide vision, through the provision of on-site employment and everyday services and facilities which will enable residents to live, work and play in a community where internal journeys can be undertaken by sustainable modes of transport and where a mode choice is available for external journeys to be undertaken without reliance on the private car.

1.1.10 This Technical Note (TN) provides the turning movement outputs from the BTM and the assessment of the percentage impact at the junctions within the OCC network along with commentary as to the need to undertake individual junction capacity modelling.

## 2.0 Bicester Transport Model Turning Movement Data

2.1.1 The BTM model runs included the following scenarios:

- 2031 Base;
- 2031 Base + Committed;
- 2031 Base + Committed + Development 1a (BTM traffic generation); and
- 2031 Base + Committed + Development 1b (Agreed 'Decide & Provide' (D&P) trip generation).

2.1.2 **Figure 2.1** visually represents the junctions for which turning movements from the BTM were extracted.

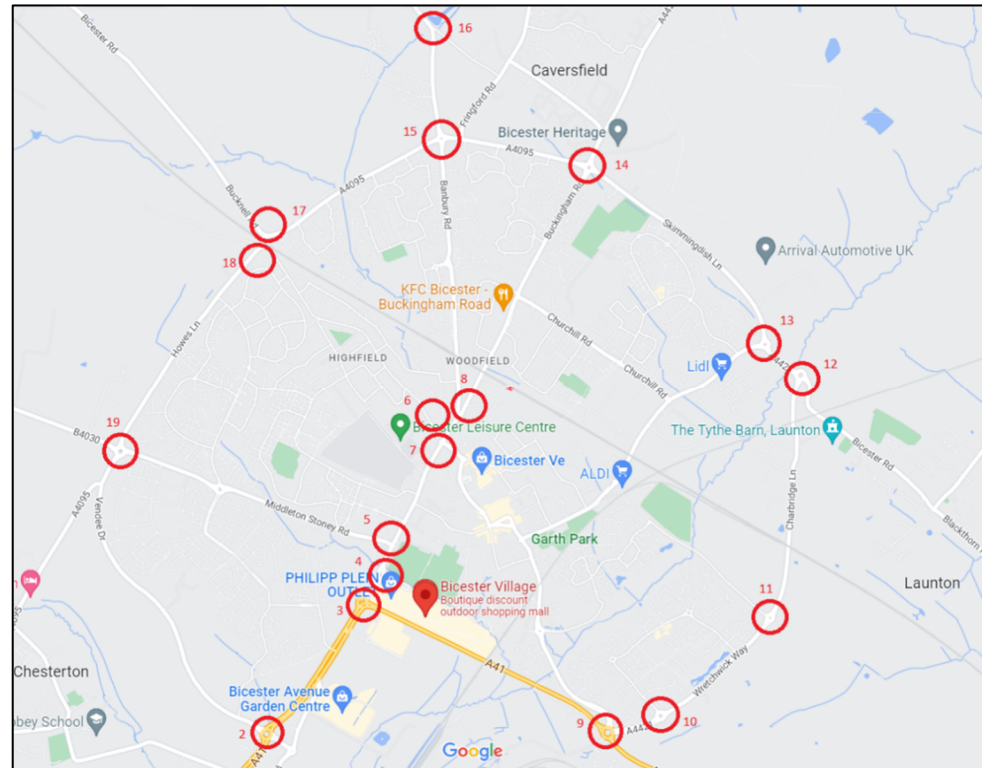


Figure 2.1 – Junction Locations and Reference Numbers

2.1.3 The extracted turning movements are attached at **Appendix A**.

**3.0 Junction Percentage Impact Assessment**

3.1.1 **Table 3.1** sets out the calculated percentage impact assessment of the Proposed Development on individual junctions and each arm of the junction along with commentary as to the need to undertake individual junction capacity testing. The assessment compares the percentage impact of Developments 1a and 1b against the Base + Committed scenario.

Ref	Junction	Arm	2031 + Dev 1a		Year 2031 + Dev 1b		Comments
			AM	PM	AM	PM	
2	A41 Oxford Road / Vendee Drive roundabout	A41 (N)	-35%	-20%	-35%	-23%	Reduction in total movements through the junction and on each individual arm. Junction capacity assessment not required.
		Unlabelled Rd	-38%	-27%	-38%	-27%	
		A41 (S)	-24%	-28%	-24%	-28%	
		Park & Ride	-75%	-74%	-75%	-74%	
		Vendee Drive	-8%	-48%	-9%	-40%	
		Total	-25%	-29%	-25%	-28%	
3	A41 / B4030 Oxford Road signalised roundabout	Oxford Rd	-18%	-33%	-19%	-36%	Reduction in total movements through the junction and on each individual arm. Junction capacity assessment not required.
		A41 (E)	-22%	-31%	-22%	-32%	
		A41 (S)	-33%	-15%	-33%	-16%	

Ref	Junction	Arm	2031 + Dev 1a		Year 2031 + Dev 1b		Comments
			AM	PM	AM	PM	
		Unlabelled Rd (W)	-33%	-69%	-33%	-69%	
		Total	-25%	-26%	-25%	-27%	
4	A41 Oxford Road / Pingle Drive signal junction	B4030 Oxford Road (N)	-5%	12%	-5%	8%	Reduction in total movements through the junction. In the AM peak there is a 33% (BTM)/34% (D&P) increase on the Pingle Drive (E) arm. In the PM peak there is a 12% (BTM)/8% (D&P) increase on the Oxford Road (N) arm. It is considered that the proposed improvements to the cycleway alongside the railway line will improve modal shift within Bicester with a positive impact at this junction. Junction capacity assessment not required.
		Pingle Drive (E)	33%	-51%	34%	-52%	
		A41 Oxford Road (S)	-2%	-4%	-2%	-5%	
		Total	-2%	-5%	-2%	-7%	
5	Middleton Stoney Road / Kings End mini roundabout	Kings End (N)	4%	11%	4%	8%	Reduction in total movements through the junction in AM peak and less than 5% increase in PM peak. The majority of the individual arms see either a positive impact or an impact of less than 5%. The impact on the Kings End (N) arm during the PM peak is 11% (BTM) or 8% (D&P). It is considered that the percentage increase on this arm is in the same region of expected changes in daily traffic flows (10%) and the improvements to the cycleway alongside the railway line will improve modal shift within Bicester with a positive impact at this junction. Junction capacity assessment not required.
		Oxford Road (S)	4%	2%	4%	1%	
		Middleton Stoney Road (W)	-15%	-4%	-16%	-4%	
		Total	-2%	4%	-2%	2%	
6	Field Street / Bucknell Road priority junction	Field Street (N)	4%	-5%	3%	-5%	Reduction in total movements through the junction. The majority of the individual arms see either a positive impact or an impact of less than 5%. There is an impact of 19% (BTM) and 23% (D&P) in the PM peak. The Oxfordshire LTCP identifies town centre highway modifications, and it is proposed, due to the central location of this junction, that a
		Field Street (S)	-3%	-6%	-3%	-7%	
		Bucknell Road (W)	-9%	19%	-11%	23%	

Ref	Junction	Arm	2031 + Dev 1a		Year 2031 + Dev 1b		Comments
			AM	PM	AM	PM	
		Total	0%	-5%	-1%	-5%	contribution is provided based on a proportionate impact when considered with all cumulative developments.
7	Queens Avenue / St John's Street mini roundabout	Field Street (N)	-1%	-4%	-1%	-7%	Reduction in total movements through junction and 5% or less on each individual arm. Junction capacity assessment not required.
		St John's Street (E)	2%	-3%	1%	-4%	
		Queens Avenue (S)	-2%	5%	-1%	5%	
		Total	0%	0%	0%	-2%	
8	Banbury Road / Field Street mini roundabout	Buckingham Road (N)	2%	-11%	3%	-11%	Reduction in total movements through the junction. The majority of the individual arms see either a positive impact or an impact of less than 5%. There is an impact of 12% (BTM & D&P) in the PM peak on the Banbury Road (W) arm. The Oxfordshire Local Transport and Connectivity Plan identifies town centre highway modifications, and it is proposed, due to the central location of this junction, a contribution is provided based on a proportionate impact when considered with all cumulative developments.
		Field Street (S)	-9%	-1%	-9%	-2%	
		Banbury Road (W)	6%	12%	3%	12%	
		Total	-3%	-3%	-3%	-4%	
9	A41 / A4421 / B4100 / Gravenhill Road roundabout	B4100 London Rd	-28%	-51%	-29%	-51%	Reduction in total movements through junction and through each individual arm. Junction capacity assessment not required.
		A4421	-46%	-41%	-47%	-42%	
		A41 (SE)	-18%	-25%	-18%	-26%	
		Gravenhill Road	-33%	-39%	-33%	-39%	

Ref	Junction	Arm	2031 + Dev 1a		Year 2031 + Dev 1b		Comments
			AM	PM	AM	PM	
		A41 (NW)	-29%	-20%	-30%	-20%	
		Total	-30%	-27%	-30%	-27%	
10	A4421 / Peregrine Way roundabout	Peregrine Way (N)	-35%	15%	-35%	15%	Reduction in total movements through the junction. The majority of the individual arms see either a positive impact or an impact of less than 5%. There is an impact of 15% (BTM & D&P) in the PM peak on Peregrine Way (N). Junction capacity assessment to be undertaken.
		A4421 (E)	2%	-6%	1%	-9%	
		A4421 (W)	3%	-19%	3%	-20%	
		Total	-12%	-10%	-12%	-11%	
11	Wretchwick Way / Charbridge Lane / Gavray Drive roundabout	Charbridge Lane (N)	10%	4%	9%	2%	Reduction in total movements through the junction in AM peak and less than 1% increase in PM peak. The majority of the individual arms see either a positive impact or an impact of less than 5%. The impact on the Charbridge Lane (N) arm during the AM peak is 10% (BTM) or 9% (D&P). It is considered that the percentage increase on this arm is in the same region of expected changes in daily traffic flows (10%). Junction capacity assessment not required.
		SE Bicester Access Road	-2%	-1%	-2%	-2%	
		Wretchwick Way	-29%	4%	-29%	3%	
		Gavray Drive (W)	-27%	-21%	-27%	-21%	
		Total	-5%	1%	-6%	0%	
12	A4421 / Bicester Road roundabout	Bicester Road (E)	-1%	2%	-1%	1%	Reduction in total movements through the junction in AM peak and less than 2% increase in PM peak. The majority of the individual arms see either a positive impact or an impact of less than 5%. The impact on the A4421 (W) arm during the
		Charbridge Lane (S)	-17%	-1%	-16%	-1%	

Ref	Junction	Arm	2031 + Dev 1a		Year 2031 + Dev 1b		Comments
			AM	PM	AM	PM	
		A4421 (W)	7%	4%	6%	2%	AM peak is 7% (BTM) or 6% (D&P). It is considered that the percentage increase on this arm is in the same region of expected changes in daily traffic flows (10%). Junction capacity assessment not required.
		Total	-3%	2%	-3%	1%	
13	A4421 / Launton Road / Skimmingdish Lane roundabout	Skimmingdish Lane (N)	-2%	10%	-3%	7%	Reduction in total movements through the junction in AM peak and less than 1% increase in PM peak. There is a positive impact on the Wyndham Hall (E) and A4421 (S) arms in both peak hours. The impact on the Skimmingdish Lane (N) arm is 10% (BTM) and 7% (D&P) in the PM peak. It is considered that the percentage increase on this arm is in the same region of expected changes in daily traffic flows (10%). The impact on Launton Road (W) is 21% (BTM & D&P) in the AM peak. Junction capacity assessment to be undertaken.
		Wyndham Hall (E)	-19%	-32%	-19%	-33%	
		A4421 (S)	-17%	-3%	-16%	-3%	
		Launton Road (W)	21%	-2%	21%	-2%	
		Total	-3%	1%	-3%	0%	
14	A4421 / Skimmingdish Lane / Buckingham Road / A4095 roundabout	A4421 (N)	1%	11%	2%	13%	Reduction in total movements through the junction in AM peak and less than 2% increase in PM peak. There is a positive impact or a maximum impact of 5% Skimmingdish Lane (E) and A4095 (W). The impact on the A4421 (N) arm is 11% (BTM) and 13% (D&P) in the PM peak. The impact on the Buckingham Road (S) arm is 16% (BTM) and 7% (D&P) in the PM peak. Junction capacity assessment to be undertaken.
		Skimmingdish Lane (E)	-6%	-8%	-5%	-9%	
		Buckingham Road (S)	-27%	16%	-28%	7%	
		A4095 (W)	5%	2%	3%	1%	
		Total	-2%	2%	-3%	1%	
15	B4100 Banbury Road / A4095	B4100 (N)	1%	2%	0%	2%	The increase in total movements through the junction are less than 5%. There are increases of 15% (BTM) and 37% ('D&P') in the PM peak on



Ref	Junction	Arm	2031 + Dev 1a		Year 2031 + Dev 1b		Comments
			AM	PM	AM	PM	
	Lords Lane roundabout	A4095 (E)	-7%	-9%	-5%	-6%	Banbury Road (S) and 24% (BTM) and 19% ('D&P') on A4095 (W) in the AM peak. Planning permission has been granted (Ref: 21/02457/OCC) for the signalisation of the junction to relieve congestion, accommodate the NW Bicester development and improve cycle and pedestrian links to and from the NW Bicester development and Bicester. Further junction capacity assessment not required.
		Banbury Road (S)	-16%	15%	-15%	37%	
		A4095 (W)	24%	6%	19%	3%	
		Total	0%	0%	-1%	4%	
16	B4100 / Caversfield priority junction	B4100 (N)	4%	10%	4%	9%	There is an increase of 10% (BTM) and 9% (D&P) through the junction in the PM peak. The increases on the B4100 (N&S) are within expected changes in daily traffic flows (10%). There is a 19% (BTM) and 20% (D&P) predicted increase on Aunt Ems Lane (E) in the PM peak. As was accepted within the 2014 application, it is proposed to provide traffic calming through the Caversfield village to deter traffic using this route. Further junction capacity assessment not required.
		Aunt Ems Lane (E)	-27%	19%	-26%	20%	
		B4100 (S)	-4%	9%	-6%	8%	
		Total	-1%	10%	-2%	9%	
17	A4095 Lords Lane / Bucknell Road roundabout	Bucknell Road (N)	0%	0%	0%	0%	There is an increase of between 3% and 8% in the total number of vehicle movements through the junction during the peak hours. A mitigation scheme (signalisation) set out in Jubb TN10 provides suitable mitigation for full build out of development. In addition the proposed improvements to the cycleway alongside the railway line will improve modal shift within Bicester with a positive impact at this junction. Further junction capacity assessment not required.
		A4095 (E)	21%	-10%	17%	-2%	
		Bucknell Road (S)	-10%	16%	-9%	12%	
		Total	8%	3%	6%	5%	
18	Howes Lane / Bucknell Road	Bucknell Road (N)	20%	-9%	16%	-2%	There is an increase of 7% (BTM) and 5% (D&P) in the total number of vehicle movements through the junction during the AM peak.

Ref	Junction	Arm	2031 + Dev 1a		Year 2031 + Dev 1b		Comments
			AM	PM	AM	PM	
	priority junction	Bucknell Road (S)	-5%	7%	-4%	-2%	A mitigation scheme (signalisation) set out in Jubba TN10 provides suitable mitigation for full build out of development. In addition the proposed improvements to the cycleway alongside the railway line will improve modal shift within Bicester with a positive impact at this junction. Further junction capacity assessment not required.
		Howes Lane (W)	-12%	-6%	-11%	-7%	
		Total	7%	-5%	5%	-4%	
19	Howes Lane / Middleton Stoney Road / Vendee Road roundabout	Howes Lane (N)	-1%	-25%	-4%	-12%	Reduction in total movements through junction and through the majority of individual arms. There is a 5% (BTM)/6%(D&P) increase in the PM peak on the Middle Stoney Road (E) arm. It is considered that the improvements to the cycleway alongside the railway line will improve modal shift within Bicester with a positive impact at this junction. Junction capacity assessment not required.
		Middleton Stoney Road (E)	-16%	5%	-16%	6%	
		Vendee Drive (S)	0%	-14%	1%	-14%	
		B4030 (W)	-9%	-2%	-9%	-3%	
		Total	-7%	-9%	-7%	-7%	
21	Middleton Road / Bainton Road priority junction	Ardley Road (N)	4%	-12%	5%	-18%	In the AM peak there is a reduction in total movements through the junction and the majority of individual arms. The Ardley Road impact is 5% or less. In the PM peak there is an increase of 9% (BTM) and 2% (D&P) through the junction. The majority of individual arms see a reduction in traffic movements with the Bicester Road (S) arm predicted to see an increase of 121% with BTM traffic generation and 101% with 'D&P' traffic generation. Whilst this is a significant percentage increase the base flow of traffic is low (98 pcus) and the additional vehicles will not impact on the operation of the junction in terms of capacity. Appendix B of Jubba TN05
		Bainton Road (E)	-46%	-18%	-46%	-22%	
		Bicester Road (S)	-27%	121%	-34%	101%	
		Middleton Road (W)	-35%	-17%	-35%	-19%	

Ref	Junction	Arm	2031 + Dev 1a		Year 2031 + Dev 1b		Comments
			AM	PM	AM	PM	
		Total	-14%	9%	-15%	2%	presented an indicative traffic calming scheme for Bucknell village and Bucknell Road which would discourage use of this route. Junction capacity assessment not required.

*Table 3.1: Percentage Impact of Traffic Generated by Hawkwell Village at Junctions on the Bicester Network*

#### 4.0 Summary

4.1.1 **Table 3.1** has summarised the data output from the BTM showing a percentage impact of both the BTM and the D&P vehicle flows through the junction as a whole and on each individual arm. Commentary on the need to undertake individual junction capacity assessment is provided and OCC are invited to provide a response to the assessment, with consideration to the proposed off-site active travel improvements that the proposal will provide/contribute to and Policy 36 of the recently adopted LTCP,

North West Bicester – Hawkwell Village

20300

Appendix A BTM Output

