

From: Beata Ginn <Beata.Ginn@nationalhighways.co.uk>
Sent: Wednesday, May 31, 2023 2:37 PM
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Cc: Planning SE <planningse@nationalhighways.co.uk>; Patrick Blake <Patrick.Blake@nationalhighways.co.uk>; Spatial Planning <SpatialPlanning@nationalhighways.co.uk>; transportplanning@dft.gov.uk
Subject: HOLDING RESPONSE@2023 05 31: (93763) 21/04275/OUT Part OS Parcel 8149 Adj Lords Lane and SE Of Hawkwell Farm Lords Lane Bicester

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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,

I refer to your letter dated 25th January 2022 in relation to the above proposal.

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.

We previously provided detailed comments for this application and issued Holding Recommendations on the following dates: 7th February 2022, 4th April 2022, 27th May 2022, 19th July 2022, 12th September 2022, 3rd November 2022, 20th December 2022, 13th February 2023, 10th March 2023, 5th April 2023 and 12th April 2023. We continue to work with the applicant to resolve outstanding issues. National Highways continues to have questions concerning:

- the magnitude of the development impact generally across the network relative to what National Highways was expecting and trip generation estimates would suggest, and
- unexpected flow changes, including many flow reductions, particularly in the vicinity of the proposed development.

We currently await the applicant's response to a request for a meeting concerning the modelling.

In the meantime we recommend that the Local Planning Authority does not grant planning permission for the application (Ref: 21/04275/OUT) for a period of 56 days (until 26th July 2023) from the date of this recommendation to enable further assessment to be undertaken and to allow us to 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:**

Web: <https://nationalhighways.co.uk/our-roads/planning-and-the-strategic-road-network-in-england/>

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