

Rachel Tibbetts

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**From:** Caroline Ford  
**Sent:** 18 September 2023 10:38  
**To:** DC Support  
**Cc:** Suzanne Taylor  
**Subject:** FW: HOLDING RESPONSE@2023 09 18: (93763) 21/04275/OUT Part OS Parcel 8149 Adj Lords Lane and SE Of Hawkwell Farm Lords Lane Bicester  
**Attachments:** HOLDING RESPONSE@2023 09 18 (93763) 21 04275 OUT Part OS Parcel 8149 Adj Lords Lane and SE Of Hawkwell Farm Lords Lane Bicester.pdf

Please can you record and scan onto the above?

**Caroline Ford BA. (Hons) MA MRTPI**  
**Team Leader – South Area Major Projects Team**  
Development Management Division  
Communities Directorate  
Cherwell District Council  
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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.conservations@cherwell-dc.gov.uk](mailto:design.conservations@cherwell-dc.gov.uk). For the latest information on Planning and Development please visit [www.cherwell.gov.uk](http://www.cherwell.gov.uk)

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**From:** Beata Ginn <Beata.Ginn@nationalhighways.co.uk>  
**Sent:** Monday, September 18, 2023 10:35 AM  
**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 09 18: (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 initial letter dated 25<sup>th</sup> January 2022 and our holding recommendations to date 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 recommend that the application (Ref: 21/04275/OUT) should not be approved for a period of 56 days months from the date of this recommendation (until 13 November 2023) as we are still awaiting applicant's response to our request for a meeting concerning the modelling, so we can undertake further assessment and provide Local Planning Authority with fully informed advice. For full details, please see the attached NHPR.

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

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**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)**

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