



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

From: Nicola Bell (Regional Director)  
Operations Directorate  
Southeast Region  
National Highways  
[PlanningSE@highwaysengland.co.uk](mailto:PlanningSE@highwaysengland.co.uk)

To: Cherwell Planning Team

CC: [transportplanning@dft.gov.uk](mailto:transportplanning@dft.gov.uk)  
[spatialplanning@highwaysengland.co.uk](mailto:spatialplanning@highwaysengland.co.uk)

**Council's Reference:** 22/00747/OUT

**Location:** Land At Bicester Road, Kidlington.

**Proposal:** Outline planning application for the development of up to 370 homes, public open space (including play areas and woodland planting), sports pitches and pavilion, drainage and engineering works, with all matters reserved (appearance, landscaping, layout and scale) except for vehicular and emergency accesses to Bicester Road.

**National Highways Ref:** 94443

Referring to the consultation on a planning application referenced above, in the vicinity of the A34 that forms part of the Strategic Road Network, notice is hereby given that National Highways' formal recommendation is that we:

- ~~a) offer no objection~~
- ~~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)~~

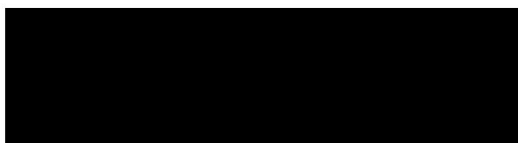
Highways Act 1980 Section 175B is not relevant to this application.<sup>1</sup>

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](mailto:transportplanning@dft.gov.uk) and may not determine the application until the consultation process is complete.

**Signature:**

**Date:** 06/04/2022



**Name:** Mrs Beata Ginn

**Position:**

Assistant Spatial Planner Area 3  
National Highways

[planningSE@nationalhighways.co.uk](mailto:planningSE@nationalhighways.co.uk)

**National Highways**

**Bridge House, 1 Walnut Tree Close, Guildford, Surrey, GU1 4LZ**

[Beata.Ginn@highwaysengland.co.uk](mailto:Beata.Ginn@highwaysengland.co.uk)

---

<sup>1</sup> Where relevant, further information will be provided within Annex A.

## Annex A      National Highways Recommended Planning Conditions

National Highways has been appointed by the Secretary of State for Transport as 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 we work 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 interest in the case of this particular development proposal is in the A34, specifically A34 Peartree interchange.

Having reviewed the application materials available on Cherwell District Council's planning portal, National Highways would like further details on the following matters:

### Clarification of Trip Distribution

Appendix E in the Transport Assessment is incomplete and appears to be inconsistent within itself. It also does not appear to match Table 7-1 in the main section of the same document.

### Determination of Traffic Impact at A34 Peartree Roundabout

The proposed development forms a part of the Policy PR7a allocation of the adopted Cherwell Local Plan 2011–2031 (Part 1) Partial Review. Given potential increases in forecast development in the area, the traffic impact assessment should include A34 Peartree Roundabout in addition to the two junctions that have been modelled.

### **Recommended Non-Approval**

It is recommended that the application (Ref: 22/00747/OUT) should not be approved for a period of 56 days from the date of this recommendation (until **Tuesday 31<sup>st</sup> May 2022**) to enable further assessment to be undertaken.

### **Reason:**

To ensure that the A34 Peartree Roundabout and the A34 continue to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety.