



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

From: Martin Fellows(Regional Director)
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To: Cherwell District Council FAO: Samantha Taylor

CC: transportplanning@dft.gov.uk
spatialplanning@highwaysengland.co.uk

Council's Reference: 22/01488/OUT

National Highways Ref: 95194

Location: OS Parcel 5616 South West Of Huscote Farm And East Of, Daventry Road, Banbury

Proposal: Construction of up to 140,000 sq. m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse.

Referring to the consultation on a planning application dated 7 June 2022, referenced above, in the vicinity of the M40, that forms part of the Strategic Road Network, notice is hereby given that National Highways' formal recommendation is that we:

- ~~a) offer no objection (see reasons at Annex A);~~
- ~~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/is not relevant to this application.¹

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 and may not determine the application until the consultation process is complete.

Signature: S. Gogna

Date: 27/09/2022

Name: Sunil Gogna

Position: Spatial Planner

National Highways

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¹ Where relevant, further information will be provided within Annex A.

Annex A National Highway's assessment of the proposed development

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 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 is reviewing the most recently submitted information contained in a Transport Assessment and assessing the impact of changes made since the previous submission on the appraisal:

- Scale of development: increased from 125,000 sq. m to 140,000 sq. m;
- Land use mix now confirmed as B8 warehousing (previously B2 / B8 industrial estate), with a 20% allowance for 'parcel distribution depot';
- This has resulted in a lower peak hour trip generation overall, than previously anticipated, but a significant increase in the number of HGVs;
- Committed development has now been included;
- There is more definition of scenarios to be assessed, assessment years, growth factors etc.;
- Trip distribution remains as previously agreed.

We are awaiting receipt of the following information to be able to progress our technical review of the application:

- The M40 J11 Linsig model and any associated inputs.
- AutoCAD files of the mitigation proposals including any associated visibility splays and swept paths.

In light of the above, National Highways recommends that planning permission not be granted for a period of three months from the date of this response to allow time to review the additional supporting information.