

Rachel Tibbetts

From: Planning
Sent: 22 July 2023 13:54
To: DC Support
Subject: FW: FORMAL RESPONSE@2023 07 21: NH/23/01013 (Tracker No: #20670) Planning notification for application reference: 23/01233/OUT OS Parcel 4347 East Of Pipal Cottage, Oxford Road, Kidlington
Attachments: [EXTERNAL] HOLDING RESPONSE@2023 06 14: (23/01233/OUT) #20032 Planning notification for application reference: 23/01233/OUT OS Parcel 4347 East Of Pipal Cottage, Oxford Road, Kidlington; HOLDING RESPONSE@2023 07 21 (NH 23 01013) Planning notification for application reference 23 01233 OUT OS Parcel 4347 East Of Pipal Cottage, Oxford Road, Kidlington.pdf

From: Beata Ginn <Beata.Ginn@nationalhighways.co.uk>
Sent: Friday, July 21, 2023 5:50 PM
To: Linda Griffiths <Linda.Griffiths@Cherwell-DC.gov.uk>; Planning <Planning@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: FORMAL RESPONSE@2023 07 21: NH/23/01013 (Tracker No: #20670) Planning notification for application reference: 23/01233/OUT OS Parcel 4347 East Of Pipal Cottage, Oxford Road, Kidlington

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For the attention of: Linda Griffiths, Cherwell District Council

Proposal: Outline application (with all matters except access reserved for future consideration) for the demolition of existing buildings and the erection of up to 800 dwellings (Class C3); a two form entry primary school; a local centre (comprising convenience retailing (not less than 350sqm and up to 500sqm (Class E(a))), business uses (Class E(g)(i)) and/or financial and professional uses (Class E(c)) up to 500sqm, café or restaurant use (Class E(b)) up to 200sqm; community building (Class E and F2); car and cycle parking); associated play areas, allotments, public open green space and landscaping; new vehicular, pedestrian and cycle access points; internal roads, paths and communal parking infrastructure; associated works, infrastructure (including Sustainable Urban Drainage, services and utilities) and ancillary development. Works to the Oxford Road in the vicinity of the site to include, pedestrian and cycle infrastructure, drainage, bus stops, landscaping and ancillary development.

Location: OS Parcel 4347 East Of Pipal Cottage, Oxford Road, Kidlington.

Your Reference: 23/01233/OUT

Our Reference: NH/23/01013 (Tracker ID: #20670)

Dear Linda,

Thank you for your letter dated 19 July 2023 reconsulting us on the above proposal, following the receipt of the amendments.

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 A34 and M40.

We have reviewed information available on your planning portal but it does not appear that amended information relates to outstanding information, which we still require:

- information concerning how background flow changes were generated
- a sense-check of the walk and cycle proportions (because some of them look high) and confirmation that the cumulative impact of any adjustments remain within insignificant ranges
- estimates of vehicle flows onto and off the SRN (i.e. the A34 and the M40)

This was clearly detailed in your previous holding response dated 14 June 2023, which I attach for reference.

In the meantime we recommend that the Local Planning Authority does not grant planning permission for the application (Ref: 23/01233/OUT) for a period of 56 days (until 15 September 2023) from the date of this recommendation to enable further assessment to be undertaken so we can provide Local Planning Authority with the fully informed advice.

Please find attached our further NHPR form in this respect.

Regards

Mrs Beata Ginn

Assistant Spatial Planner (Area 3)

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