

Rachel Tibbetts

From: Planning
Sent: 06 September 2023 08:43
To: DC Support
Subject: FW: HOLDING RESPONSE@2023 09 05 NH/23/02205 23/02098/OUT Begbroke Science Park, Begbroke Hill, Begbroke, OX5 1PF
Attachments: NHPR Holding_23_02098_OUT_050923.pdf

From: Beata Ginn <Beata.Ginn@nationalhighways.co.uk>
Sent: Tuesday, September 5, 2023 5:15 PM
To: 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: HOLDING RESPONSE@2023 09 05 NH/23/02205 23/02098/OUT Begbroke Science Park, Begbroke Hill, Begbroke, OX5 1PF

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For the Attention of: Cherwell Planning Team, Andrew Thompson

Site: Begbroke Science Park, Begbroke Hill, Begbroke, OX5 1PF

Proposal: Outline application, with all matters reserved, for a multi-phased (severable), comprehensive residential-led mixed use development comprising: Up to 215,000 square metres gross external area of residential floorspace (or c.1,800 homes which depending on the housing mix could result in a higher or lower number of housing units) within Use Class C3/C4 and large houses of multiple occupation (Sui Generis); Supporting social infrastructure including secondary school/primary school(s) (Use Class F1); health, indoor sport and recreation, emergency and nursery facilities (Class E(d)-(f)). Supporting retail, leisure and community uses, including retail (Class E(a)), cafes and restaurants (Class E(b)), commercial and professional services (Class E(c)), a hotel (Use Class C1), local community uses (Class F2), and other local centre uses within a Sui Generis use including public houses, bars and drinking establishments (including with expanded food provision), hot food takeaways, venues for live music performance, theatre, and cinema. Up to 155,000 net additional square metres (gross external area) of flexible employment uses including research and development, office and workspace and associated uses (Use E(g)), industrial (Use Class B2) and storage (Use Class B8) in connection with the expansion of Begbroke Science Park; Highway works, including new vehicular, cyclist and pedestrian roads and paths, improvements to the existing Sandy Lane and Begbroke Hill road, a bridge over the Oxford Canal, safeguarded land for a rail halt, and car and cycle parking with associated electric vehicle charging infrastructure; Landscape and public realm, including areas for sustainable urban drainage systems, allotments, biodiversity areas, outdoor play and sports facilities (Use Class F2(c)); Utility, energy, water, and waste water facilities and infrastructure; together with enabling, site clearance, demolition and associated works, including temporary meanwhile uses. The Proposed Development affects the setting of a listed building and includes potential alterations to public rights of way. The application is accompanied by an Environmental Statement.

Application Reference: 23/02098/OUT

National Highways Ref: NH/23/02205

Dear Andrew,

Thank you for your e-mail dated 7th August 2023 consulting us on the above planning application.

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 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. In the case of this development proposal, our interest is in the A34.

National Highways has completed its initial review of the information available on the Cherwell Planning portal and we require further information from the applicant's transport consultant.

We therefore recommend that the Local Planning Authority does not grant planning permission for the application (Ref: 23/02098/OUT) for a period of 56 days (until 31st October 2023) from the date of this recommendation. Please find attached our NHPR form setting this out in detail.

In case of any further questions regarding our response, please contact us at PlanningSE@nationalhighways.co.uk

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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