

On behalf of Tritax Symmetry and Siemens Healthineers we are pleased to welcome you to view our proposals at Symmetry Park, Oxford North for a new high quality combined research, development and production facility for superconducting magnets for medical devices used in MRI systems.

Please take the opportunity to speak to representatives from Siemens Healthineers, Tritax Symmetry and the project team, and complete one of our comment forms.

We welcome your feedback on these proposals





Siemens Healthineers has operated from its existing facility in Eynsham since the early 1980's. Siemens Healthineers has developed a revolutionary new magnet technology, but the existing facility is too constrained and expansion is urgently required to meet the predicted volumes of this product and future models.

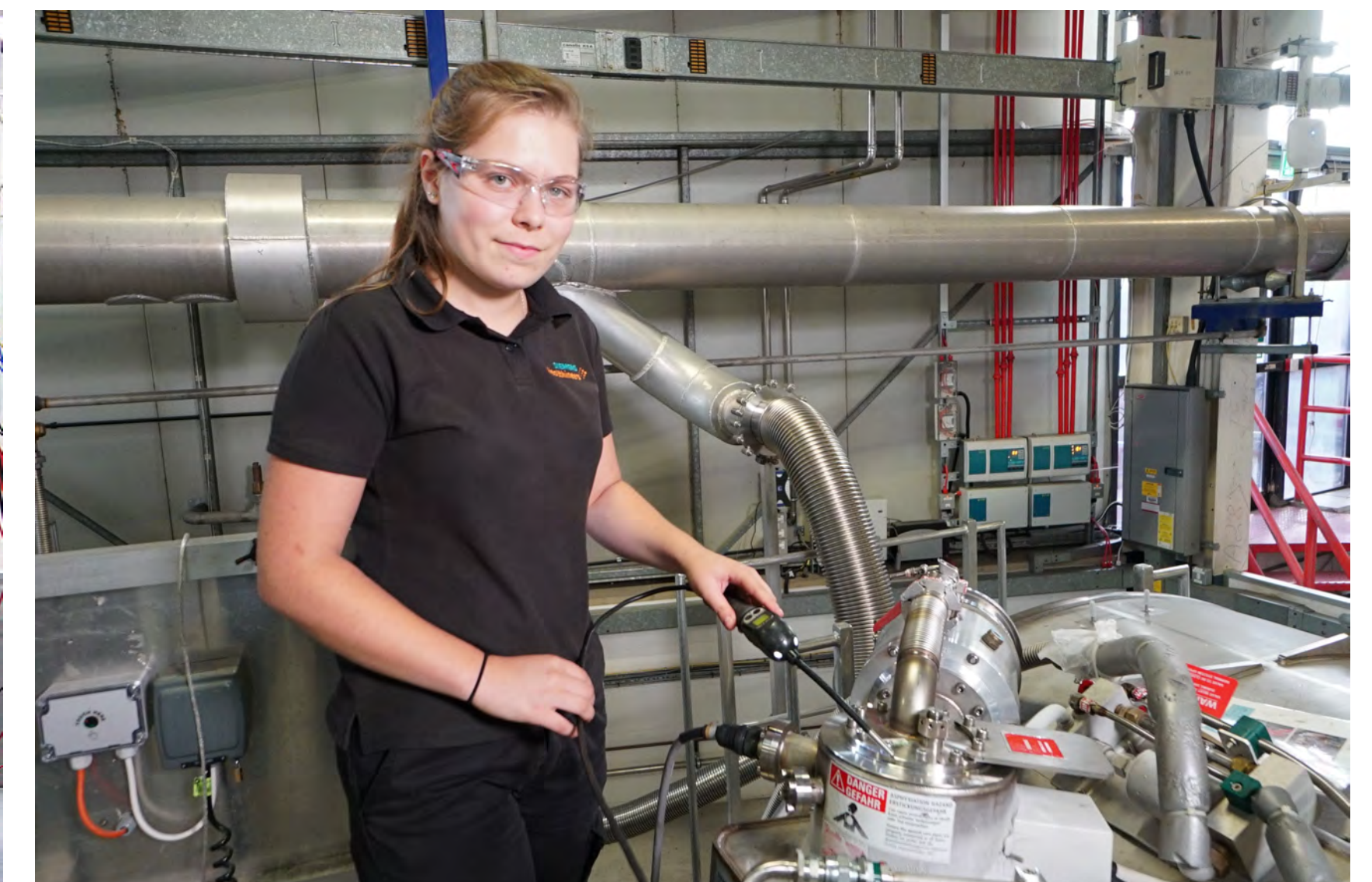
Siemens Healthineers have undertaken an extensive site search exercise across the UK to determine the best location to establish a new facility for its magnetic production and global headquarters.

The selected site is on land north of the A41 and east of the M40, near Junction 9, known as Symmetry Park, Oxford North - it is the only site that can meet the operational requirements and timescales of Siemens Healthineers.

The proposal is approximately 3 times larger than the Eynsham premises and will be a 'cutting edge' production facility. The proposed facility is business critical to Siemens Healthineers' operations, ensuring it retains its market-leading status, and delivering the significant positive contributions to the economy of Oxfordshire and beyond.



Siemens awarded Great Place to Work Certificate 2021



Aerial View of the layout of the existing facility at Eynsham, Oxfordshire



Siemens Healthineers is the world's leading designer and manufacturer of magnets used for MRI scanning systems.

The proposals are for a new, high quality combined research, development and production facility of 54,000 sq m designed specifically for Siemens Healthineers.

The proposals will accommodate the current and future requirements of Siemens Healthineers, whilst also creating additional job opportunities for the local community.

Oxfordshire has a long tradition in superconductivity with links between the Materials Department and Physics Department of Oxford University and local industrial partners already established.

Oxfordshire's existing superconductivity cluster, and Siemens Healthineers appreciation of the skill set of its existing employees means Oxfordshire is at the top of its preferred location for its new facility ahead of global competition.

Successful delivery of Siemens Healthineers requirement at Symmetry Park, Oxford North will ensure the retention of the significant knowledge, expertise and embedded supply chain benefits that have been established over the last 40 years in Oxfordshire.



Map showing the location of nearby Science and Technology Parks in Oxfordshire

- shows existing Eynsham Site
- shows Symmetry Park, Oxford North



Symmetry Park, Oxford North is located to the south west of Bicester, falling within the parishes of Wendlebury and Chesterton.

The Site fronts the A41, and access would be provided via a new signalised junction giving easy access to Junction 9 of the M40 motorway, providing direct links to London and the Midlands.

The Site comprises moderate quality (Grade 3B) agricultural land.

The eastern extent of the Site is defined by field boundaries, the Grange Farm Industrial Estate, and Lower Grange Farm.

A small watercourse traverses the Site, flowing from north to south towards a pond and small area of woodland (comprising Ancient Woodland and Semi-Natural Woodland), where its course then changes to flow east across the Site, before passing under the A41.

The site benefits from bus stops on the edge of the A41 that provide direct and frequent services to Bicester Town Centre and Oxford City Centre.

A public footpath crosses the proposed access road.



Map showing the location of the site in the context of the surrounding area



The facility will be delivered to '**net zero carbon in construction**' to accord with the UK Green Building Council's definition.

The application will be accompanied by a thorough and robust assessment of all relevant technical matters, including highways and transportation, landscape and visual impacts, ecology, archaeology and heritage, and flood risk.

The proposal will:

- vary in height, primarily being up to 13m with limited roof plant up to 16m;
- be accessed directly off the A41;
- provide around 500 car parking spaces; and
- include landscape and open space for staff recreation.

The 54,000 sq m building is bespoke to Siemens Healthineers design and the production process. It comprises a state of the art facility that enables the adoption of new technologies to enhance Siemens' innovative and manufacturing capabilities.

Production staff will work in two shift patterns, seven days a week.



*Illustrative view of the proposed facility from the A41*



Policy SLE1 of the Cherwell Local Plan as adopted, has a general employment policy that covers circumstances where 'new employment proposals' on non-allocated sites, such as Symmetry Park, Oxford North, will be supported.

The support for such development relies upon:

The need to demonstrate 'exceptional' circumstances'. Exceptional circumstances relies upon the lack of allocated or committed land to accommodate the proposed employment development. The proposed development represents a significant investment in the research and development sector that forms a vital part of the local economy.

The second component which should be satisfied are the criteria attached to Policy SLE1. It is necessary to demonstrate through a robust site assessment that the proposed development investment cannot be accommodated on land:

- committed for employment development,
- allocated for employment development,
- within or adjoining Category A Villages.

A rigorous site has assessment has been undertaken looking at the alternative sites available taking account of the above criteria this has included looking at available sites on designated employment land.

Symmetry Park, Oxford North is the only site that can meet the operational requirements and timescales of Siemens Healthineers. Should planning permission not be secured, this would be damaging to both the local and national economy through loss of jobs and investment in the research and development sector.

Being acceptable in landscape, heritage, highways and other environmental considerations. The Planning Statement which will accompany the planning application will address these policy considerations.

On this basis the proposed development is considered to be policy compliant.



*Illustrative CGI image of the proposed building*

### Socio-Economic Benefits

The proposals will result in substantial socio-economic benefits including:

- **capital investment of circa £200M** into the economy;
- **c.1,350** skilled jobs when fully operational;
  - o **792** jobs to be created
  - o retain **553** current jobs - of which 90% are Oxfordshire residents;
- provide Siemens Healthineers with new cutting edge facility to meet predicted manufacturing volumes of revolutionary new magnet technology;
- by 2031 the investment by Siemens is expected to add **more than £60M** to Gross Value Added (GVA) to the Oxfordshire economy;
- increased spending in the surrounding area;
- apprenticeship opportunities available - Siemens is one of **top 100 UK apprenticeship employers**; and
- summer placement opportunities for students.





## Proposed Improvements

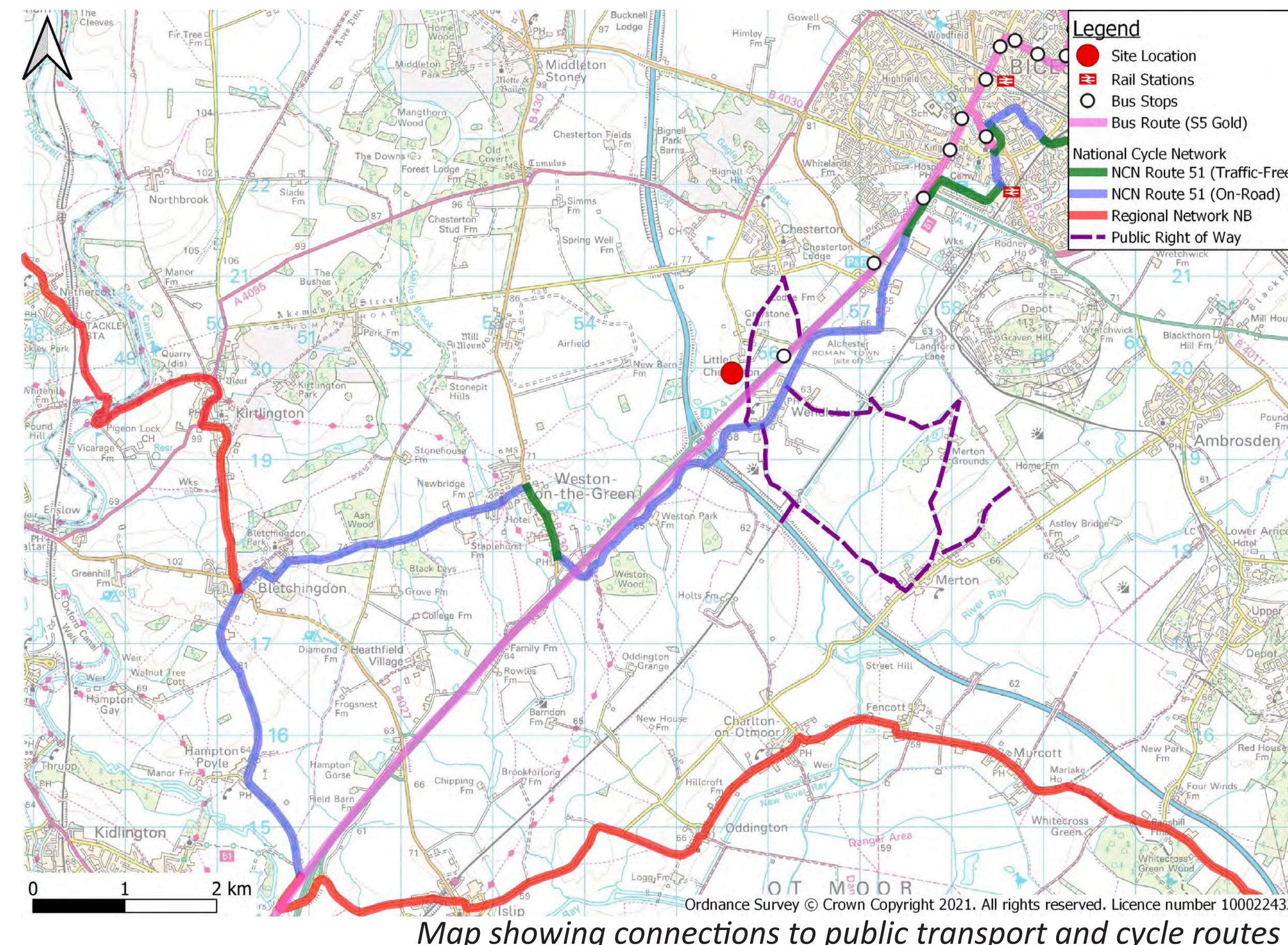
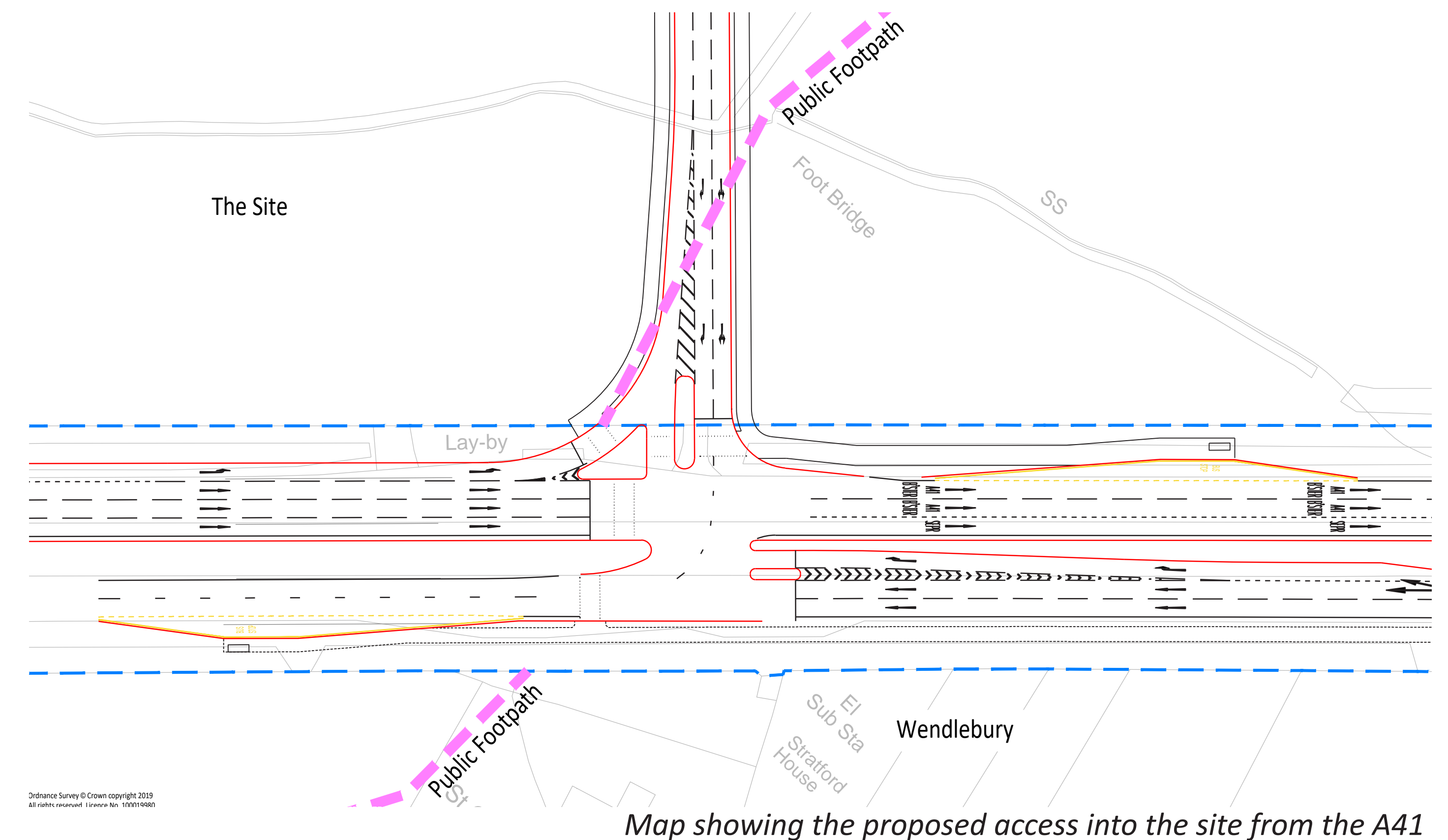
The existing bus stops on the A41 will be repositioned and improved, with shelters provided and real time bus information displayed.

The proposed signalised site access incorporates dedicated crossing points providing safe access for pedestrians and cyclists when accessing the Site.

The Site is well located to the National Cycle Network, with Route 51 located to the south east. This is identified as a lightly trafficked route and provides good connectivity to Bicester. A shared pedestrian and cycle route that connects the site access with National Cycle Route 51 is being explored with Oxfordshire County Council.

Approximately 500 car parking spaces (including accessible and EV charging spaces) and cycle parking provision are proposed to meet the requirements of Siemens Healthineers.

A Travel Plan will be operated to encourage employees to make use of sustainable modes of transport and reduce car based transport.





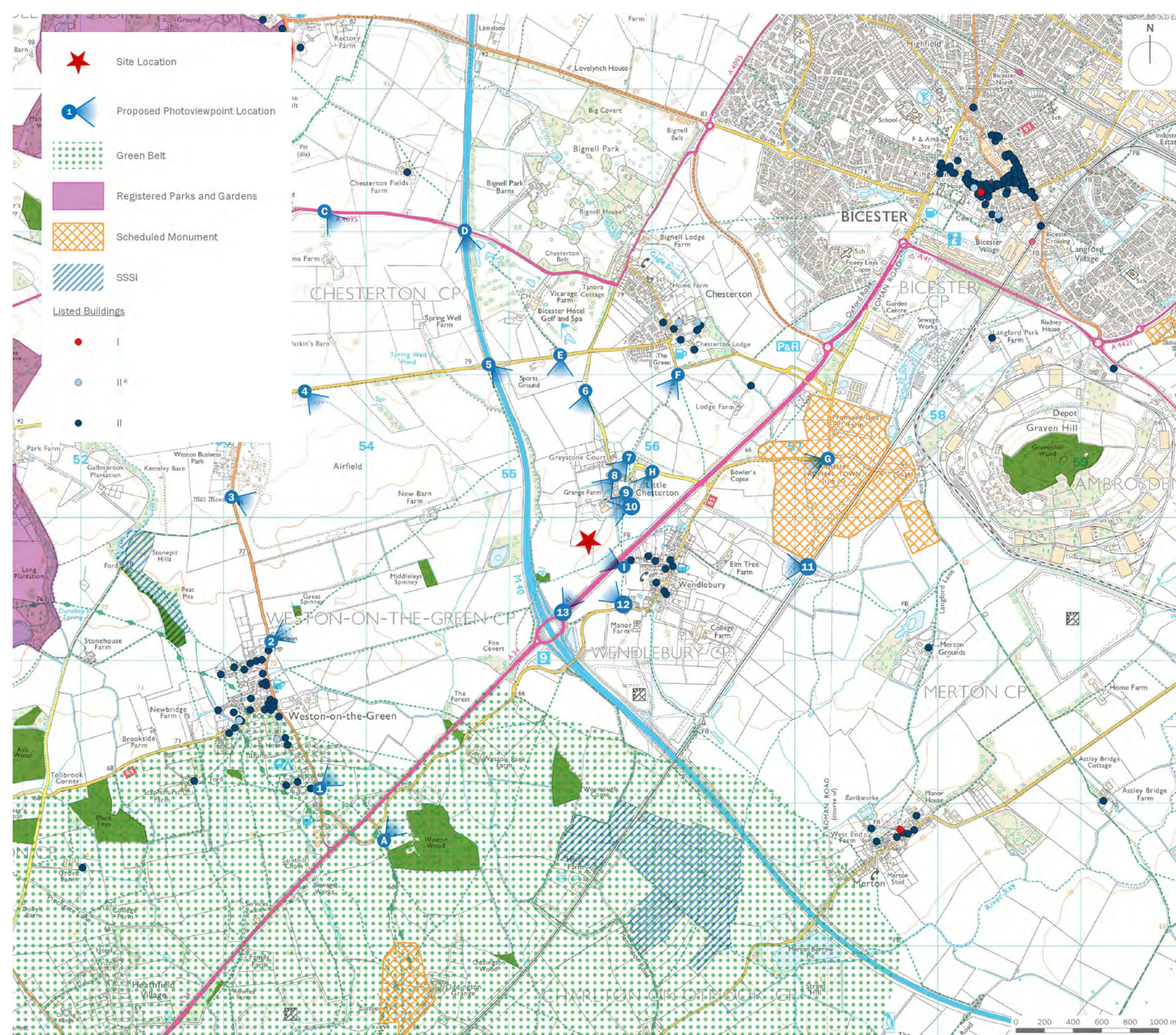
A Landscape and Visual Impact Assessment is being prepared and will accompany the planning application.

The landscape surrounding Junction 9 is located in generally low-lying agricultural land, dissected by major vehicular corridors, each being lined with native mature tree and hedgerow cover.

To the north-west of Junction 9, RAF Weston-on-the-Green is markedly different in character to that of the local context. Given its use, the airfield does allow some views across the wider landscape.

The village of Little Chesterton is located within 2km of the Site. Owing to a combination of mature tree cover and the orientation of built form within and around the village, it largely turns its back on the Site being relatively well-contained.

There are public rights of way (PRoW) around Junction 9, with those present largely being to the south-west of the junction.



Plan showing the location of the viewpoints taken within the surrounding area as part of the landscape assessment



Viewpoint F - looking towards the site from Chesterton



Viewpoint H - looking towards the site from Little Chesterton



Viewpoint 12 - Looking towards the site from Oxford Road, Wendlebury

Early and ongoing field appraisals have been fed into the evolving proposals in order to ensure that the masterplan is 'landscape led'.

This will incorporate measures such as:

- retention of existing mature hedgerows and trees at the Site boundaries wherever possible;
- planting of additional native species trees, hedgerows and tree belts; and
- the provision of appropriate landscape buffers to protect and enhance retained boundary features of landscape and ecological interest.



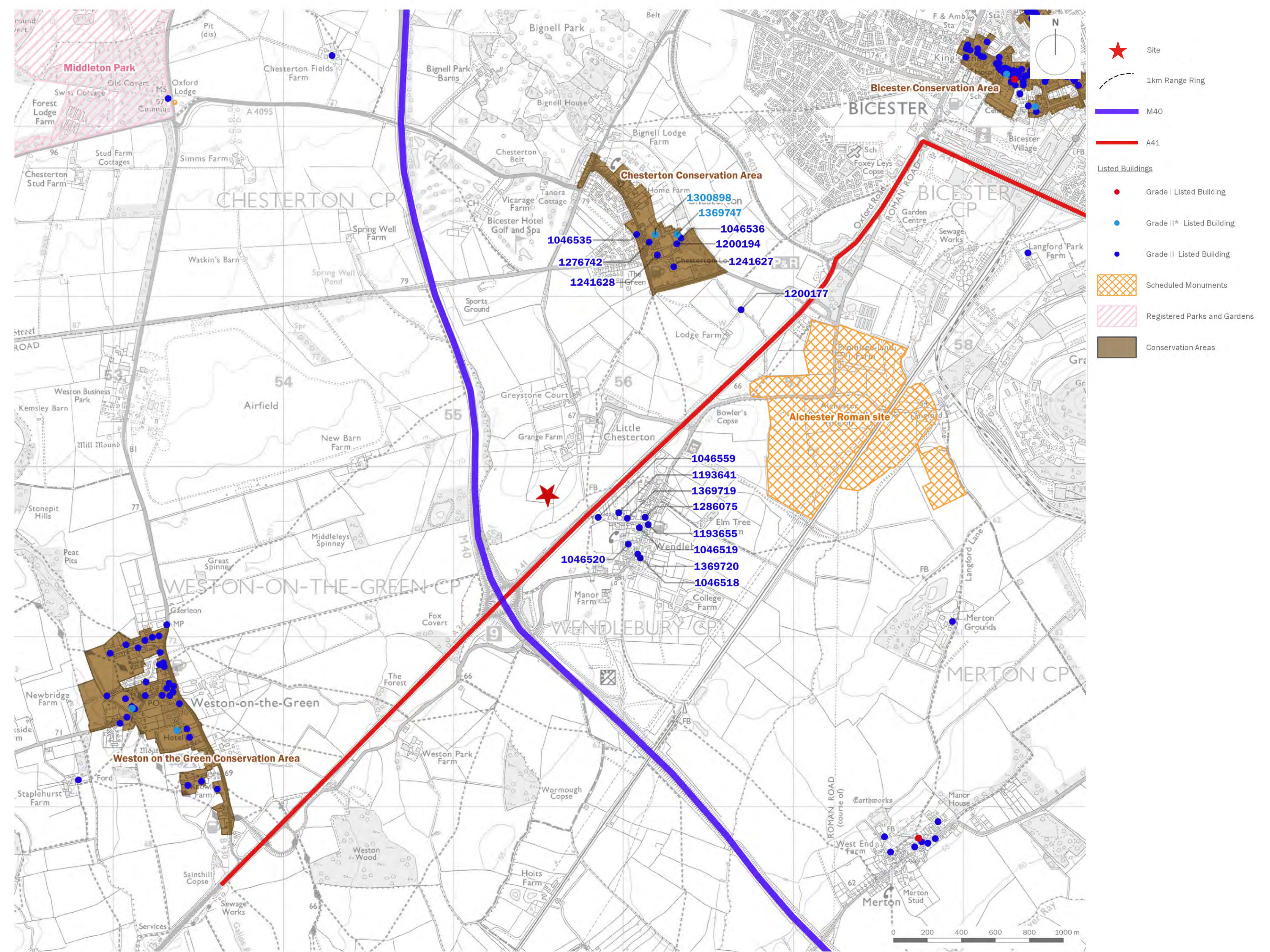
An Archaeological and Heritage Assessment, which will detail the effects of the proposed development on heritage assets is presently being prepared and will accompany the application.

There are no designated heritage assets such as world heritage sites, scheduled monuments, listed buildings, registered parks and gardens or registered battlefields, within the Site.

The presence of mature tree cover within this largely flat landscape serves to restrict views from a number of heritage designations located within 3km of the Junction, namely the Alchester Roman Site Scheduled Monument, the Kidlington Park Registered Park and Garden and the Middleton Park Registered Park and Garden.

Preliminary analysis has established that the Site does not form part of the setting of any of these heritage assets.

Further geophysical surveys on the potential archaeological features of the Site are being undertaken, the results of which will accompany the application.



Map showing the site in the context of the surrounding nearby heritage assets.



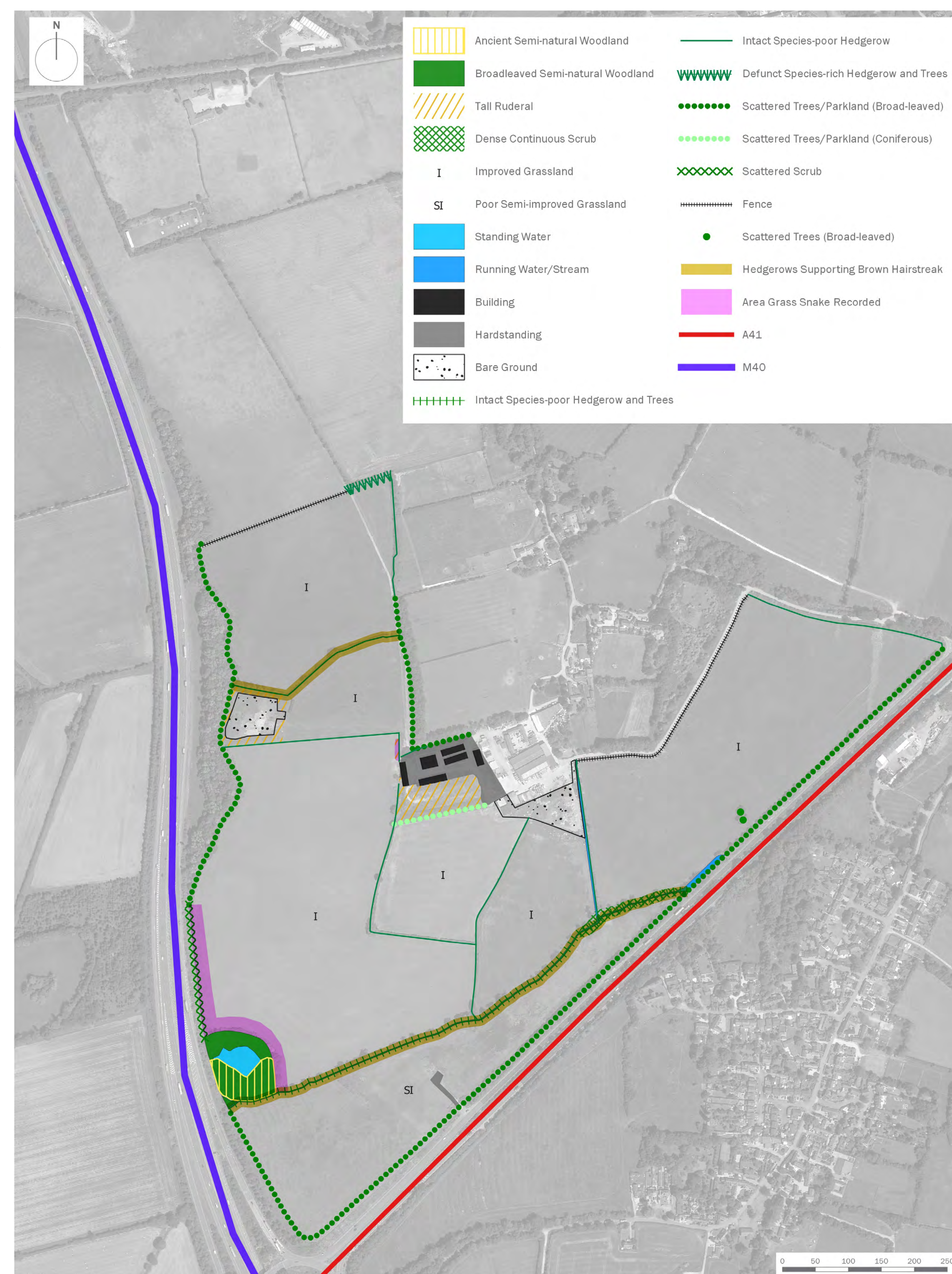
A full suite of baseline ecological surveys have been undertaken including Phase 1 habitat surveys, hedgerow assessments, breeding bird surveys, bat tree roost assessments and activity surveys, badger surveys, water vole and otter surveys, great crested newt surveys, reptile surveys and brown hairstreak butterfly surveys.

There are no statutory designated sites of European/international importance within 10km of the site boundary.

There are two statutory designated sites of national importance within 2.5km of the site, these being Weston Fen Site of Special Scientific Interest (SSSI) and Wendlebury Meads and Mansmoor Closes SSSI. No adverse effects on these two statutory designations are anticipated, due to reasons of distance and lack of obvious hydrological connectivity.

There are three areas of ancient woodland, which are also designated as Local Wildlife Sites (LWS), within a 1km radius of the site, Stoke Bushes LWS, Stoke Wood LWS and Stoke Little Wood LWS. Owing to the nature of these designations, it is not considered that the proposals will result in significant adverse impacts to the nature conservation interest of these sites.

The proposals should achieve a net biodiversity gain.



Map showing ecological constraints on site

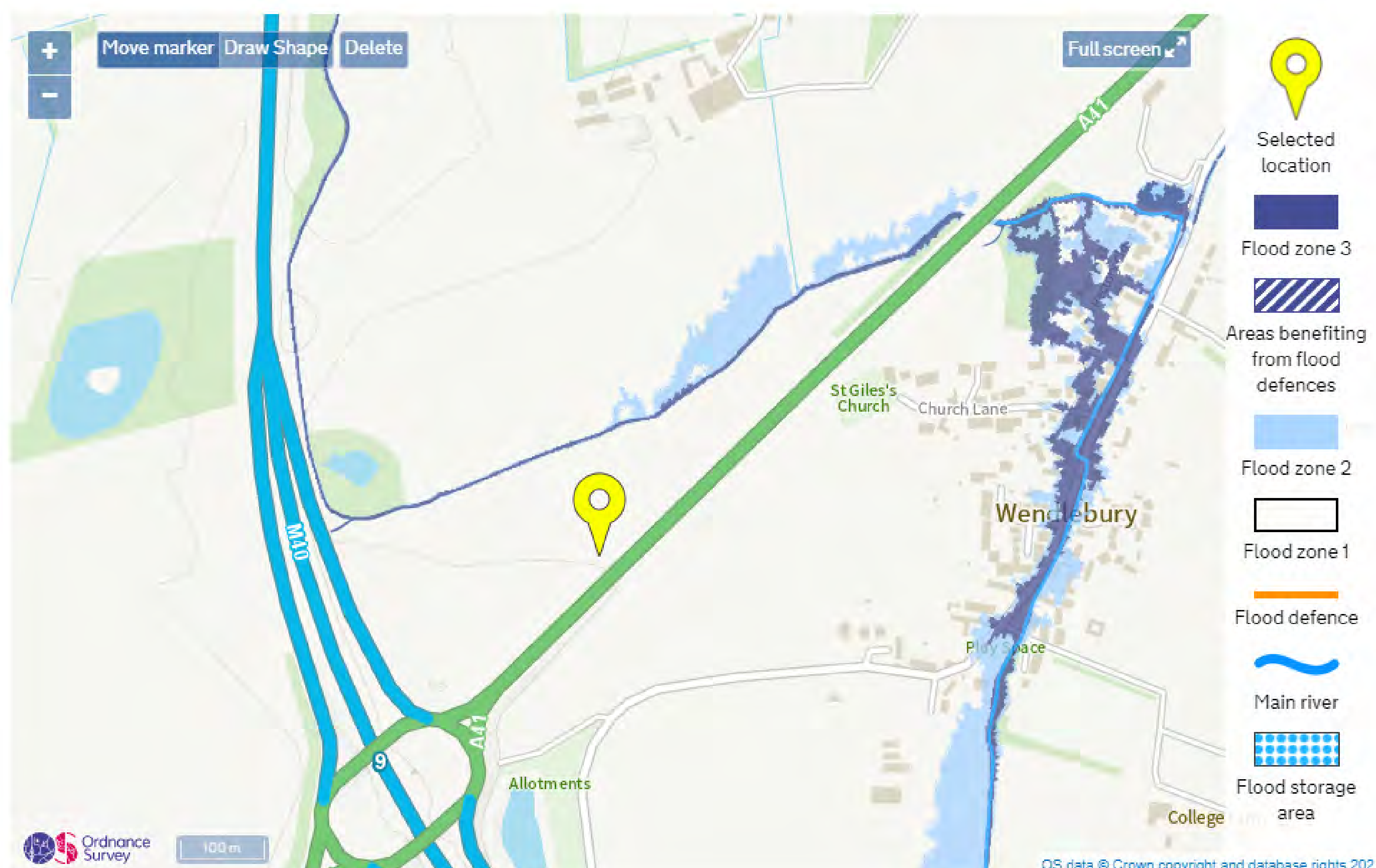


The majority of the Site is currently in Flood Zone 1 (the lowest risk of flooding).

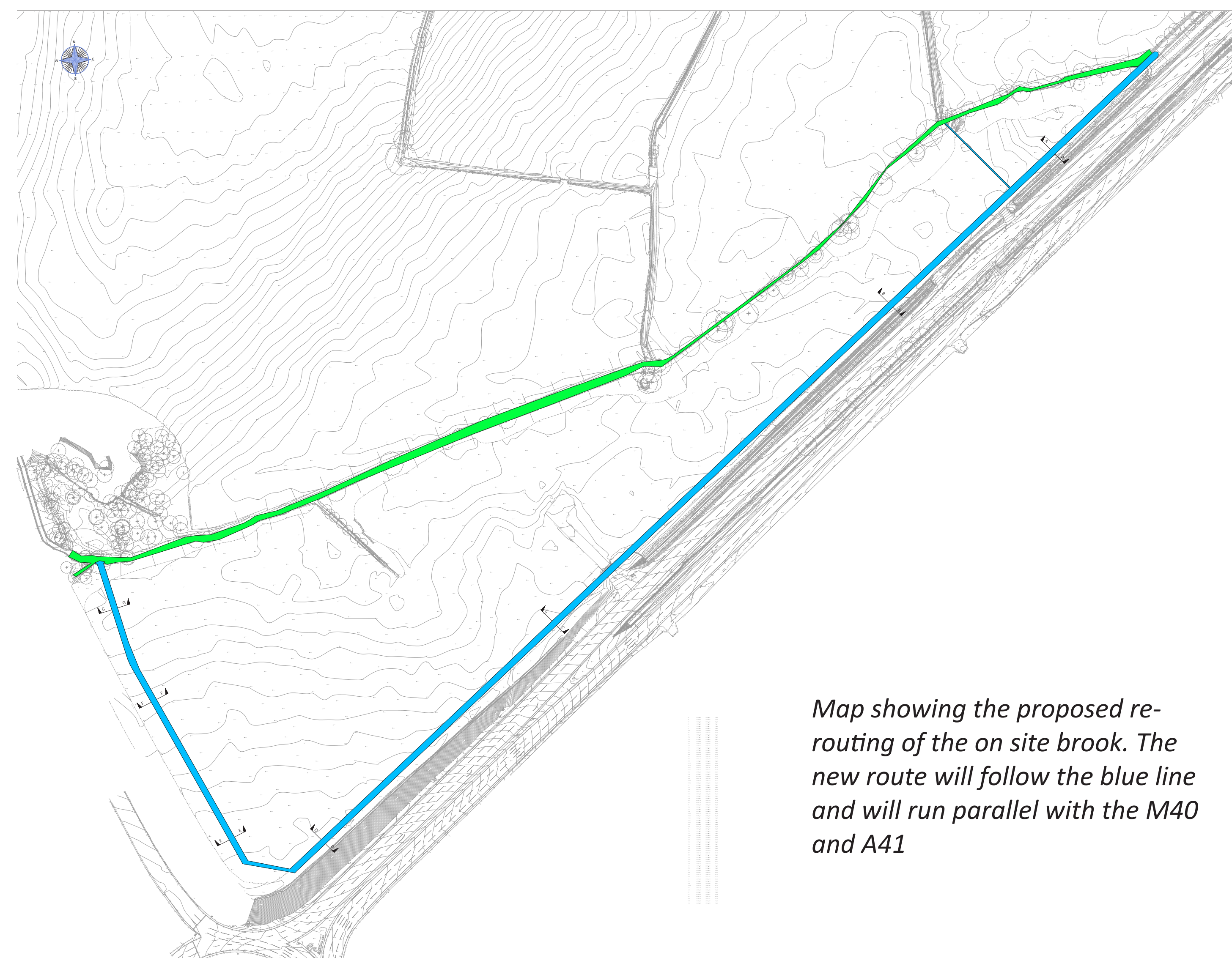
A very small proportion of the site is located within Flood Zone 2. The area affected follows the existing route of the brook, which is proposed to be re-routed along the M40/A41 boundaries as part of the proposals.

A Sustainable Urban Drainage System (SUDS) will be designed and implemented and will incorporate swales and below ground storage facilities, to ensure that the 1 in 100 year plus 40% climate change storm event can be contained on site as per Local Authority planning policy.

The drainage strategy will be designed to ensure surface water run off does not exceed existing greenfield run-off rates.



Map showing the site in relation to areas at risk of flooding  
OS License: 100046972



Map showing the proposed re-routing of the on site brook. The new route will follow the blue line and will run parallel with the M40 and A41

The proposed swales will add to and enhance the bio-diversity of the development.

The diverted brook channel will be designed to have no greater impact on flood risk and will not increase the flood risk posed to the site or the surrounding area. It will also improve on site biodiversity.

A modelling exercise of the diverted brook is currently being undertaken to establish if the development can actually improve the existing 'run-off' rate of storm water from the Site.



Both Siemens and Tritax Symmetry recognise the essential role of the built environment in delivering sustainable development. We understand and embrace the need to have a positive impact on the environment. We therefore adopt a holistic approach to creating energy efficient buildings, sensitive to the climate and environment. We believe that the approach to sustainable development must be tailored for every project to meet the needs of the client and the requirements of the project stakeholders.

Achieving sustainable development forms part of the planning system. It has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives).

The development will:

- Achieve a minimum EPC rating A.
- Be delivered to 'net zero carbon in construction' to accord with the UK Green Building Council's definition.
- Achieve a minimum rating of BREEAM Very Good.
- Incorporate substantial on-site renewable energy generation through solar PV coverage on the roof.
- Provide on-site cycle storage and shower facilities will be provided in order to encourage employees to cycle to the Site.
- Provide on-site gym and well-being facilities.
- Provide Electric Vehicle Charging points for staff and visitors.
- Provide on-site amenity facilities including staff restaurant.
- Deliver substantial and varied job opportunities for the local community.
- Deliver social benefits from employment generation including security, improved living standards, social cohesion and health benefits.
- Deliver a high design quality of both the built and landscaped environment, which would have a positive social impact on users of the development.
- Deliver a package of ecological and landscaping enhancements, including Sustainable Urban Drainage systems, net biodiversity gain, along with other measures to address climate change and minimise waste.





**Thank you for attending this exhibition, we hope it has been of interest to you.**

We welcome your views on the proposals and would ask you to fill in the Comments Form and place it in the collection box provided.

Alternatively, the exhibition material is available at [www.framptons-planning.com](http://www.framptons-planning.com) and you can submit your comments online.

All responses should be received by **5pm on Friday 1st October 2021.**

Your comments will be incorporated into our Statement of Community Engagement that will accompany the planning application when submitted to Cherwell District Council. We will look to incorporate feedback in the scheme design where appropriate.

Once the application is submitted, Cherwell District Council will undertake its own consultation exercise where you will have a further opportunity to submit comments if you wish.

**For further information, please contact:**  
**[enquiries@framptons-planning.com](mailto:enquiries@framptons-planning.com)**  
**01295 672310**

## Next Steps

Autumn 2021: Submission of Planning Application

Spring 2022: Grant of Planning Permission (assuming successful)

Summer 2022: Commencement of Development

Late 2023: Completion of Development

Early 2024: Facility Operational