

PHASE 3

ABOUT US

On behalf of Tritax Big Box Developments (Tritax) (formerly Tritax Symmetry) we are pleased to welcome you to view our emerging plans for the next phase of development at Symmetry Park Bicester.

We welcome your feedback on these proposals. Please take this opportunity to complete one of the online comment forms.

Tritax delivers critical supply chain infrastructure that is key to the UK economy.

As owners of the UK's largest logistics development and investment portfolio, Tritax can provide established and emerging businesses with the space they need to succeed. Tritax are experts in UK logistics real estate, delivering millions of sq ft of high-quality, sustainable industrial and logistics warehouse space each year.

Tritax proactively manage their 150+ assets – from small to big boxes – using their sector specialism and deep market insights to stay ahead of trends and meet their clients' evolving needs.

Tritax's approach is personal and hands-on, focused on leaving positive long-term legacies. Tritax deliver modern, thoughtfully designed buildings for their clients in prime UK locations through unmatched logistics land and property portfolio. Ideally located for people, power and connectivity, their modern, high-quality logistics buildings are in the UK's most in-demand locations.



Site Location Plan showing site in relation to Phases 1 and 2

Tritax have been active in the Cherwell District for over 30 years and have formed an excellent relationship with Cherwell District Council. They have delivered over 2m sq ft of employment floorspace to date. Tritax are currently delivering the state-of-art global production facility for Siemens Healthineers at Tritax Park Oxford, junction 9 of the M40.

Their core values are critical to their approach. They are committed to doing the right thing for all their stakeholders and the communities they operate in.



ACCOMMODATING YOUR FUTURE

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INTRODUCTION

The site comprises the next phase (Phase 3) of Symmetry Park Bicester.

To date, Tritax have successfully delivered units for Bentley Designs, Medline, Ocado, DP World and DPD, securing:

- Total investment of £120m
- Delivery of site access from the A41
- Total of 697,629 sq ft floorspace
 - 69,404 sq ft Office floorspace
 - 628,225 sq ft Logistics floorspace
- Provision of a total of 718 kWp Photo Voltaic (PV) panels on the roofs of the buildings. The buildings are designed to accommodate PVs on 100% of the useable roof space. The 'Day 1' provision reflects energy usage of a typical occupier; additional PV's can then be installed to meet the needs of a future energy requirements.
- Delivered to exemplar sustainability credentials
 - BREEAM 'Excellent' rating
 - EPC 'A' rating
 - Net Zero Carbon in Construction (UKGBC)
- Skills and Training strategy, including apprenticeship opportunities during construction
- Generation of £3.26m of business rates per annum.

Phase 3 has the potential for up to 271,000 sq ft of additional floorspace, 13,938sqft office, 257,062sqft logistics built to the same high environmental standards and able to deliver further substantial economic benefits to the local community.



Site Location Plan

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THE SITE

The site comprises the next phase (Phase 3) of Symmetry Park, located immediately adjacent to the previous phases of the scheme (forming the western boundary of the site), and to be accessed via the same access point onto the A41 (forming the southern boundary of the site).

The site is currently in agricultural use, with further agricultural land and a number of small businesses, in particular Bicester Caravan and Leisure and L C Hughes Metal Recycling & Car Breakers, and two dwellings, 'The Bungalow' and 'Windmill Cottage', located to the east. To the north of the site is agricultural land, beyond which is allocated as housing in the adopted Cherwell Local Plan (Policy Bicester 12 South East Bicester). There are three small vacant agricultural buildings in the north-east corner of the site.

The existing Symmetry Park, Bicester, forms part of the wider South East Bicester allocated mixed-use site, included in Cherwell's Adopted Local Plan (Planning Policy Bicester 12). The wider South East Bicester allocated site, known as Wretchwick Green, is located beyond Symmetry Park to the north-west of the application site. Wretchwick Green is an allocation for a mixed use development comprising; up to 1,500 dwellings; a local centre with retail and community use, up to a 3 Form Entry Primary School, associated infrastructure, and up to 6.66ha of employment land.

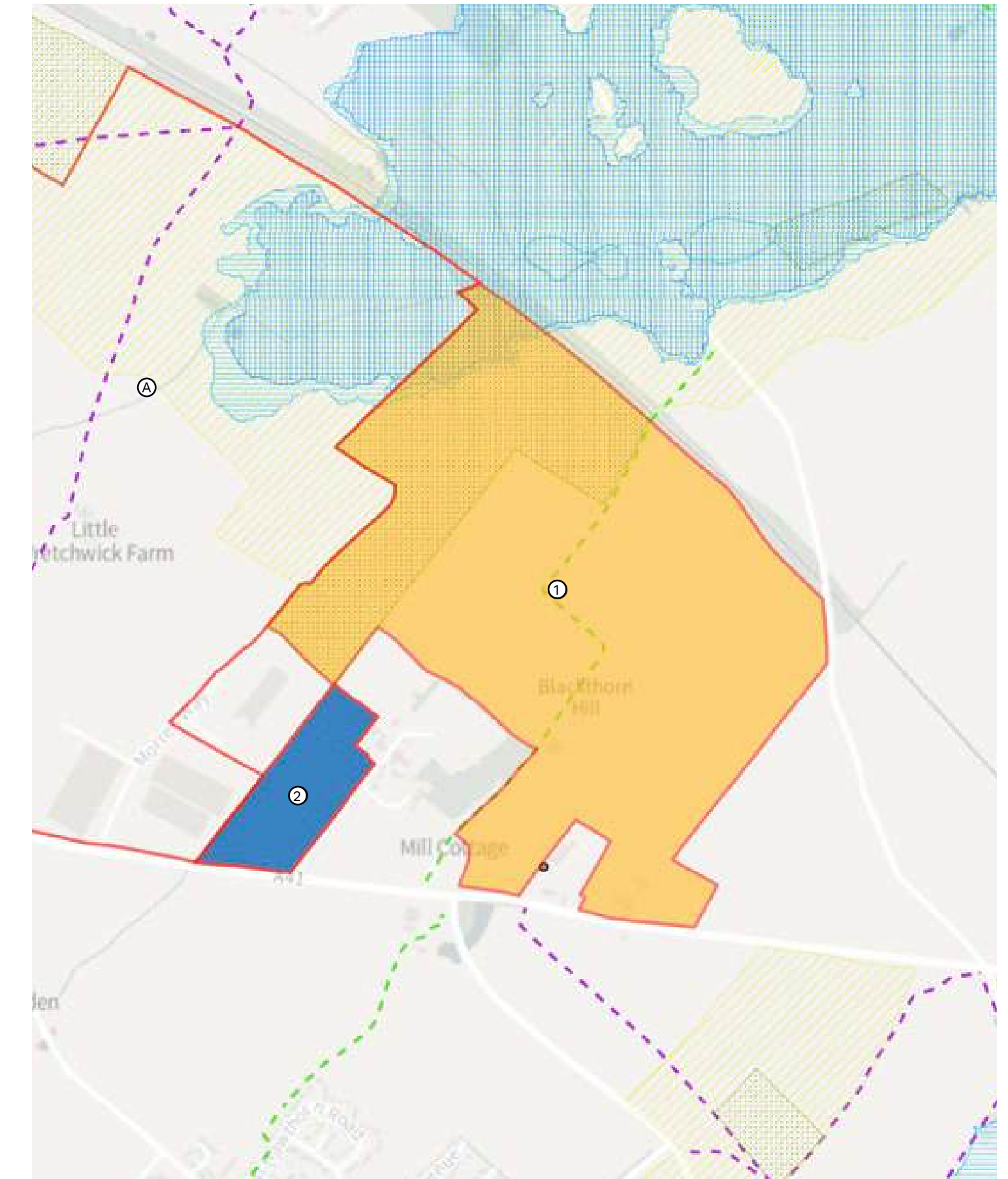
Development of the Phase 3 land is an obvious and logical extension to the adjoining successful Symmetry Park, Bicester employment development on a non-Green Belt site:

- There is no remaining available space on the adjoining park
- The Government's number one mission is to grow the economy across the country, with specific support for key sectors including freight and logistics in recognition of its crucial role in driving our modern economy – immediate action is expected.
- Cherwell District Council has commenced a Full Local Plan Review having recognised that there is a need and compelling local evidence base to identify additional employment opportunities.

- Local Plan 2040 Preferred Housing Site Allocation
- Land south of Bicester – Site A
- Local Plan 2040 Preferred Employment Site Allocation
- Land south of Bicester – Site B
- Saved Allocation Local Plan 2030
- South East Bicester (Bicester 12)
- Conservation Target Area
- Flood Zone 2
- Flood Zone 3
- Local Wildlife Sites
- Listed Building
- Public Footpath
- Public Bridleway

Extract from Proposals Map: Cherwell Local Plan Review 2040 Consultation Draft (Regulation 18) September 2023: (Page 246) - Emerging Local Plan

Plot 2 (shown in in Blue) is the proposed site location



- The site itself is identified for development in the emerging Cherwell District Council Local Plan Review 2040: Bicester Vision 2040 Consultation Draft (Regulation 18), which was published for public consultation in September to November 2023, as a preferred employment site allocation as an extension to Symmetry Park. The draft allocation is for employment uses E(g)(i)/(ii)/(iii)/B2/B8 floorspace (site reference LPR21B).

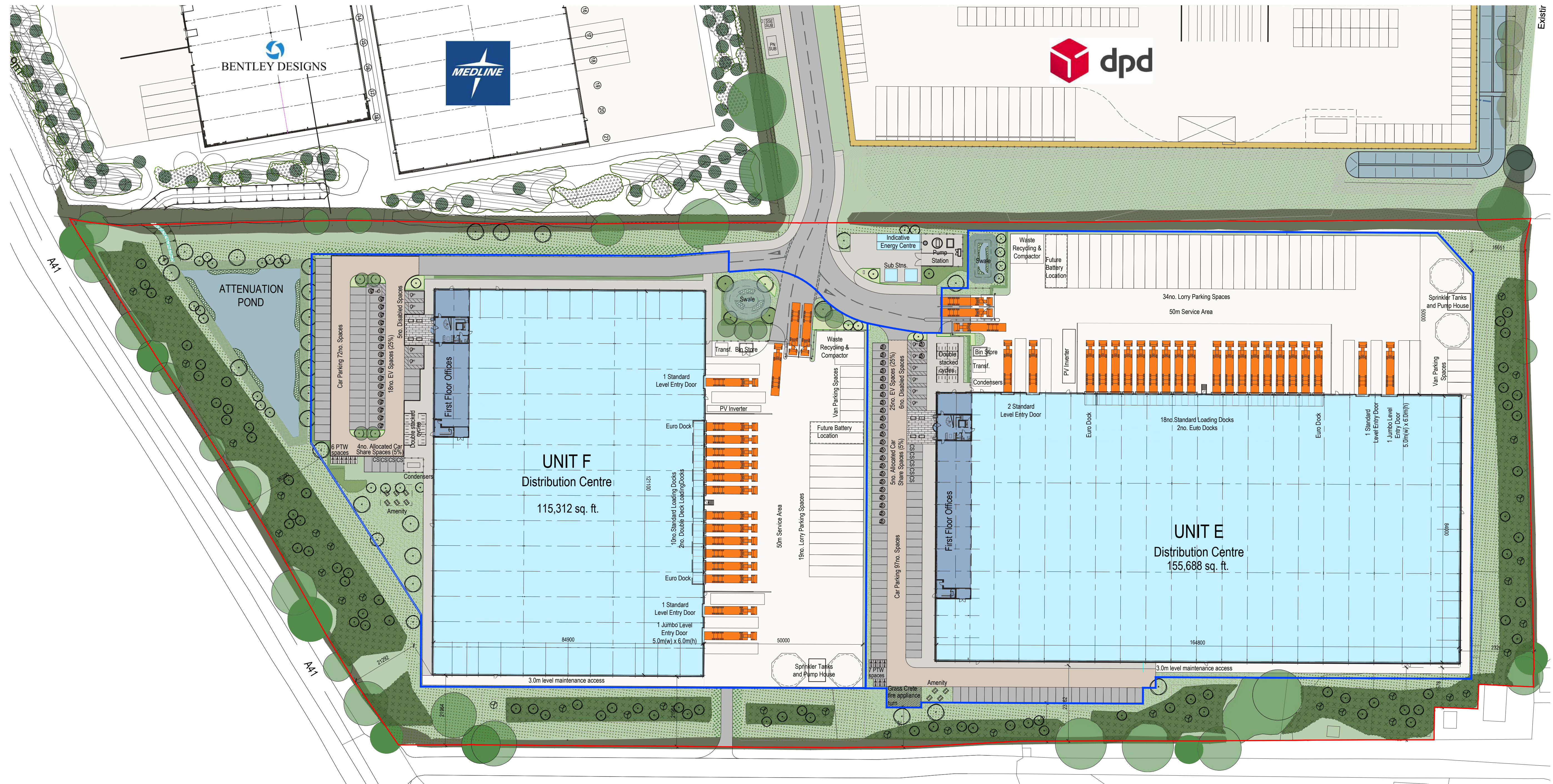
The proposal is to seek a detailed planning permission for 2 logistics units of 25,856 sq m (271,000 sq ft) Gross Internal Area of logistics floorspace, within Class B8 of the Town and Country Planning Use Classes Order 1987, with ancillary Class E(g)(i) offices, together with associated site infrastructure including: lorry parking; landscaping; and sustainable drainage. Access to the site will be via an extension to the existing

highways infrastructure through the previous phases of development connecting into the existing access onto the A41.

Bringing the site forward now is therefore responsive to the Government's key mission to secure economic growth, Cherwell District Council's recognition that it needs to identify additional employment land and its proposed allocation of the site for these purposes, and the market need is evidenced through the success of the adjoining phases of development.

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MASTERPLAN



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OTHER TECHNICAL CONSIDERATIONS (Pt 1)

A full suite of technical supporting reports and survey information will also be prepared to accompany the application. A summary of the Technical Considerations is provided below.



Landscaping

- A Landscape and Visual Impact Assessment (LVIA), is being prepared and will accompany the planning application.
- Early and ongoing field appraisals have been fed into the evolving proposals in order to ensure that the masterplan is 'landscape led'.
- The proposals will achieve a 10% net gain in biodiversity.

Ecology

- A full suite of baseline ecological surveys has been undertaken including Phase 1 habitat surveys.
- Adoption of standard appropriate avoidance and mitigation measures would minimise and mitigate potential impacts to the ecological receptors of the Site.
- As with the findings of previous surveys on the adjoining phases of development at Symmetry Park Bicester, no significant ecological constraints have been identified that would preclude the development of the Site.

Heritage and Archaeology

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

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OTHER TECHNICAL CONSIDERATIONS (Pt 2)

Transport

- A Transport Assessment and Framework Travel Plan is being prepared and will accompany the planning application, focused specifically on the traffic that will be generated during the operational phase of the development as well as the opportunity for employees to travel to and from the site by bus and active modes of travel.
- Access to the site will be provided by the existing Symmetry Park road network which will link the site to the existing access onto the A41. A separate emergency access connecting into the scrap yard access will also be incorporated.
- The proposals will provide means and opportunities to enable future employees to travel to work by different modes of transport including walking, cycling and by bus.



Flood Map for Planning from the Environment Agency website (Flooding from Rivers and the Sea)

Noise

- A Noise Assessment will advise on how to reduce the effect of noise generated by the development on local receptors.
- No significant noise issues are anticipated that cannot be minimised and mitigated to acceptable levels through measures such as the sensitive siting and orientation of buildings to shield nearby dwellings from potential sources of noise, setting noise limits to ensure that suitable plant is specified in the detailed design of the development and best practice construction management measures to minimise noise during construction.

Air Quality

- The Site does not lie within an Air Quality Management Area (AQMA). The nearest AQMA is located along Bicester Road near to the centre of Bicester.
- An Air Quality Assessment will assess the impacts during construction and operation of the development.
- A construction environmental management plan will be developed to minimise the risk of dust generation and to ensure that construction vehicles follow appropriate routes to and from the site.

Flood Risk

- The majority of the site is currently in Flood Zone 1 (the lowest risk of flooding).
- 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 proposed swales and suds basins will add to and enhance the biodiversity of the development.

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NEXT STEPS

Thank you for viewing this virtual exhibition, we hope it has been of interest to you.

Tritax believe that there is a compelling case to support an application for the site coming forward now:

- Cherwell District Council have commenced a Local Plan Review process as a result of the evidence base identifying a need to allocate more employment land, specifically identifying the application site for this purpose.
- Tritax can deliver an attractive market-facing scheme that meets the requirements of modern operators and optimises the potential for ensuring existing Cherwell businesses can grow and remain in the District. This will retain jobs and ensuring additional space for inward investment to secure future growth and investment into the District at the earliest opportunity.
- The site provides employment in a sustainable location that will be adjacent to infrastructure, housing and facilities being provided by the wider allocation, and appropriate pedestrian and cycle connectivity has been proposed in this respect.
- There is an ongoing need for employment facilities that are well connected to the strategic highway network, and the site is geographically superbly located in this respect, being capable of access via the existing Symmetry Park highways infrastructure.
- The development would be delivered to the same high-level of environmental and energy efficient standards delivered as the adjoining phases of development.
- The scheme allows for the delivery of approximately 380 jobs (operation and construction) directly which will also have further indirect benefits for the economy of Cherwell, bringing forward significant inward initial investment of £40m in to the area, and an ongoing revenue of from Business Rates. The proposals will achieve a Gross Added Value (GVA) benefit of £11 million per annum (GVA is an indicator of wealth creation that measures the proposed development's contribution to the local economy).



Indicative CGI

What we would like from you:

Thank you for taking the time to view this virtual public exhibition. We welcome your views on the proposals and would ask you to submit your comments online.

It is intended that the planning application will be submitted to Cherwell District Council later in 2024. In preparing the planning application, we will have regard to the comments expressed by members of the public attending this virtual exhibition and will look to incorporate those comments in the scheme design where possible.

We will provide Cherwell District Council with a report that sets out the range of comments expressed at this exhibition.

Please provide any comments no later than 10th November 2024 at www.framptons-planning.com - click on 'Recent Projects' then Symmetry Park Bicester - Phase 3.

If you require further detail or wish to keep in touch with the progress of this proposal, please contact Framptons on 01295 672310 or email enquiries@framptons-planning.com