

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 Tritax Park Oxford.

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

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

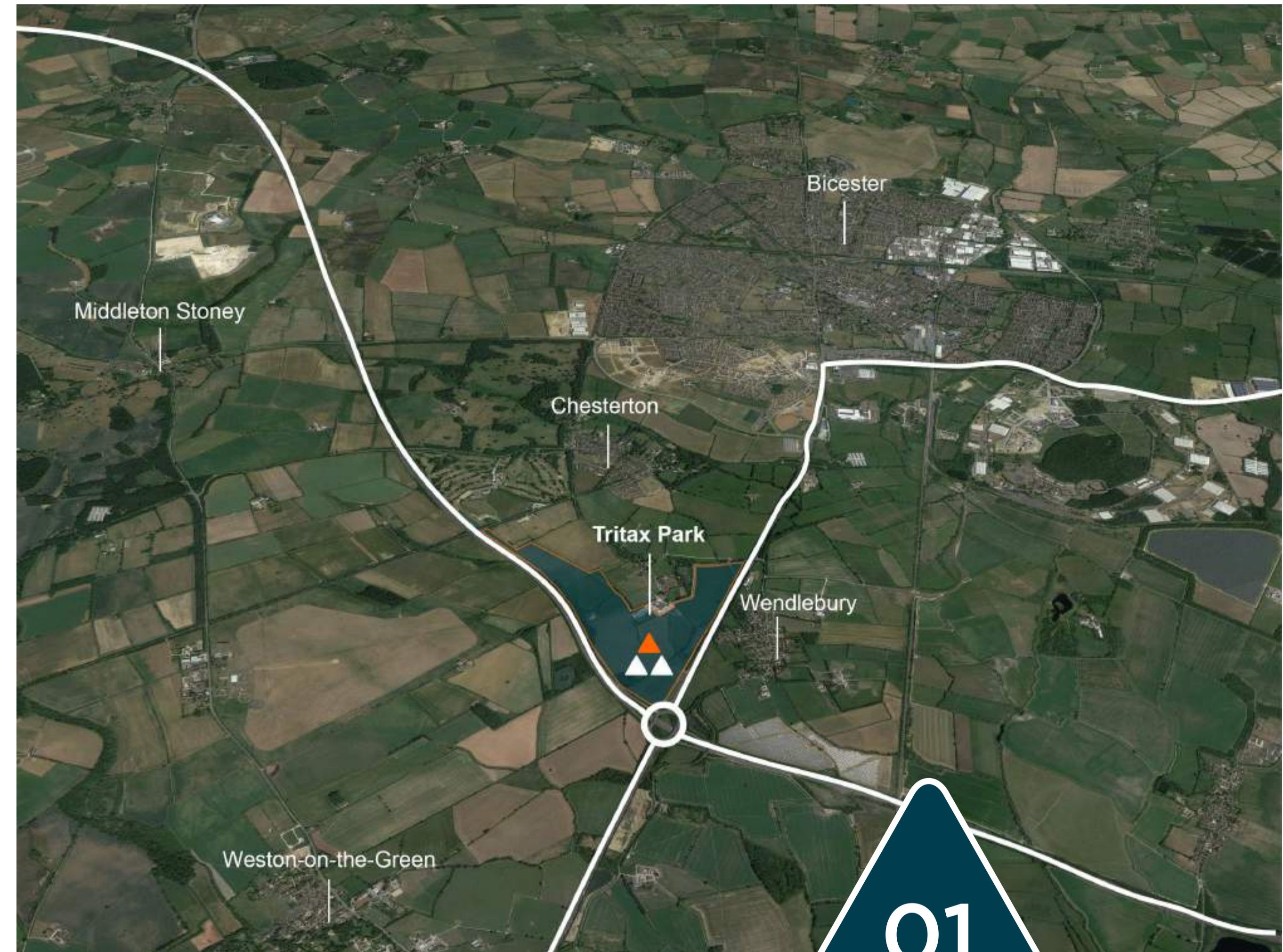
As owners of the UK's largest logistics development and investment portfolio, Tritax provide established and emerging businesses with the space they need to succeed. Tritax are experts in UK logistics real estate, delivering millions of sq ft of high-quality, sustainable industrial and logistics warehouse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

Tritax proactively manage their 100+ 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.

Tritax have been active in 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 on the first phase of Tritax Park Oxford.

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.



Site Location Plan

01

CONVICTION

We make high-conviction decisions founded on proprietary, data-driven insights.

02

RELATIONSHIP DRIVEN

We aim to create long term value for our clients, investors and the communities where we are based.

03

RESPONSIBLE

We take a personal, hands-on approach, getting to know our ambitions

ACCOMMODATING YOUR FUTURE



INTRODUCTION

The site comprises the next phase of Tritax Park Oxford.

To date, Tritax are in the process of delivering the state of the art global production facility for Siemens Healthineers which will produce super conducting magnets for medical devices used in MRI scanners, securing:

- Total investment of £80m to date by Siemens and Tritax.
- Delivery of new signal controlled access onto the A41.
- Total of 370,751 sq ft floorspace, including 111,546 sq ft of office floor space, with planning permission to expand to a total of 604,000 sq ft.
- Potential to deliver 1,345 skilled jobs including physicists, engineers and cryogenic experts in Oxfordshire. Bringing on a further 618 jobs and retaining 598 jobs in Oxfordshire.
- Provision of Photo Voltaic (PV) panels on the roofs of the buildings. The buildings are designed to accommodate PVs on 100% of the usable 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 higher energy occupier.
- Delivered to exemplar sustainability credentials:
 - BREEAM 'Excellent' rating.
 - EPC 'A' rating.
 - Net Zero Carbon in Construction.
- Skills and training strategy, including apprenticeship opportunities during construction.
- Generation of a £6m+ business rates per annum.
- A biodiversity net gain including new planting of over 2,000 trees, 15,000 shrubs, areas of wild flower grassland and 1.89km of new native hedgerow planting.

Phase 2 has the potential for up to 1.75 million sq ft of additional floorspace (for a mix of advanced manufacturing, logistics and office uses) built to the same high environmental standards and able to deliver further substantial economic benefits to the local community.



CGI of Siemens Healthineers (under construction)

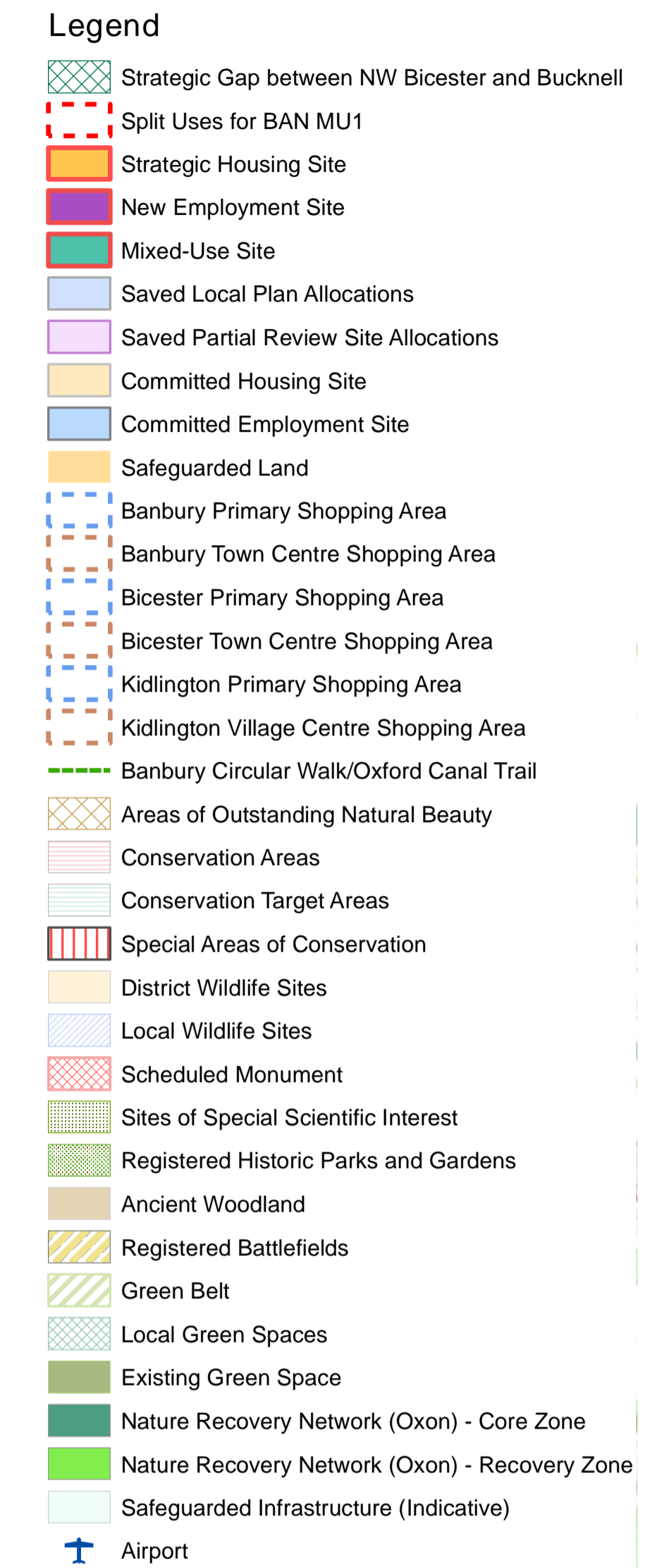
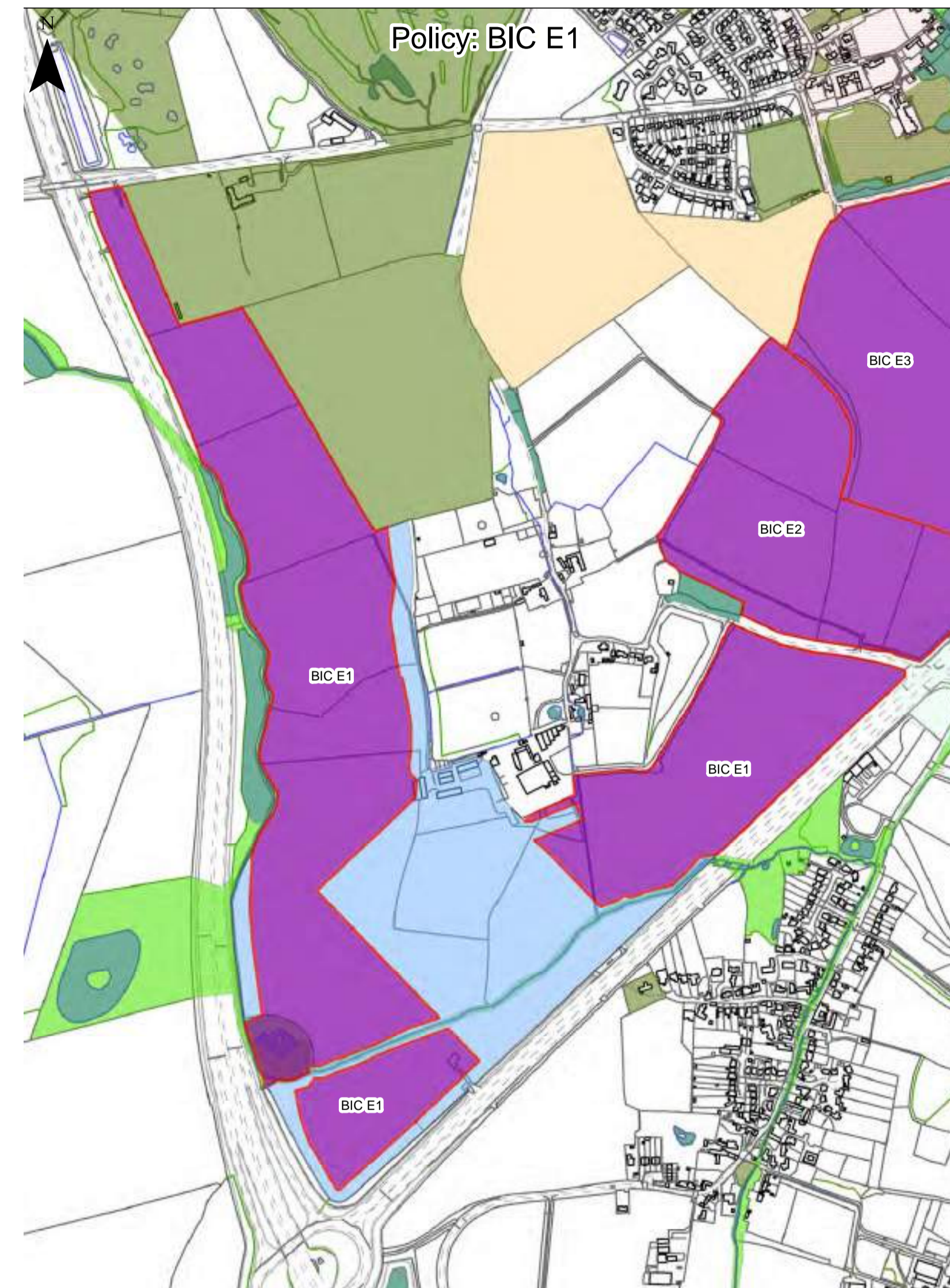
THE SITE

The site comprises the next phase (Phase 2) of Tritax Park Oxford, located around the Siemens Healthineers facility along both the A41 and M40 corridors, and to be accessed via the same access point onto the A41.

The site adjoins the A41 and access would be provided via the new signalised junction on the A41 which has been provided as part of the Siemens Healthineers development, giving access for Junction 9 of the M40. The M40 defines the western edge of the site. To the north of the site is agricultural land and a number of commercial units including WIG Engineering and Bicester Sports Association. To the north and east is Grange Farm, its commercial buildings and agricultural land.

Development of the Phase 2 land is an obvious and logical extension to the adjoining successful Tritax Park Oxford.

- 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.
- The site itself is identified for development in the emerging Cherwell District Council Local Plan Review 2042 which will be published for public consultation in December 2024 to January 2025, as a preferred employment site allocation as an extension to Tritax Park, Oxford. The draft allocation is for employment uses E(g)(i)/(ii)/(iii)/B2/B8 floorspace (Policy BIC E1).



Policy BIC E1 Plan, Cherwell District Council Local Plan Review 2042 Proposed Submission Plan (Regulation 19)

The proposal is to seek a detailed planning permission for 9 logistics units of 1.75 million sq ft of employment floorspace, within Class B2 and B8 of the Town and Country Planning Use Classes Order 1987, with ancillary Class Eg(i) offices, together with associated site infrastructure including: lorry parking; landscaping; and sustainable drainage. Access to the site will be via the existing signalised 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.

MASTERPLAN

- 1.75 million square feet of additional floorspace (logistics and advanced manufacturing in 9 new proposed buildings);
- Creation of approximately 220 construction jobs;
- Creation of approximately 2,105 jobs during operation;
- GVA benefits of £55 million per year (Gross Value Added);
- Generation of up to £9.87 million of business rates per year;
- A skills and training strategy including apprenticeships during construction;
- Exemplar sustainability credentials:
 - BREEM 'Excellent' rating;
 - EPC 'A' rating;
- Net zero carbon in construction (UK GBC)
- Biodiversity Net Gain
- 11.23 hectares of open space including new planting:
 - 2,000 trees
 - 3km of hedgerows
 - Wild flower grassland
- Provision of Multi Use Games Area



TECHNICAL CONSIDERATIONS (Pt 1)

An Environmental Impact Assessment (EIA) of the development proposals will be undertaken and an Environmental Statement will be prepared to accompany the application, including a Non-Technical Summary of the Technical Considerations. A summary of the Technical Considerations is provided below.

Ecology

- A full suite of baseline ecological surveys have been undertaken including Phase 1 habitat 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 Specific 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 is an area of ancient woodland in the western corner of the Site. A 15m buffer to the ancient woodland is proposed.
- 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 phase of development, no significant ecological constraints have been identified that would preclude the development of the Site
- The proposals will achieve a 10% net gain in biodiversity.



Environmental Planning Context Plan

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 result of which will accompany the application.
- Further trial trenching surveys on the potential archaeological features of the site are being undertaken.

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'.

TECHNICAL CONSIDERATIONS (Pt 2)

Flood Risk

- 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 in Flood Zone 2. The area affected follows the existing route of the brook, which has been re-routed along the M40/A41 as part of the Siemens development.
- 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. Two emergency accesses will be provided.
- The proposed swales and SUDs basins will add to and enhance the biodiversity of the development.
- The drainage strategy will be designed to ensure surface water run off does not exceed existing greenfield run-off rates.

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.

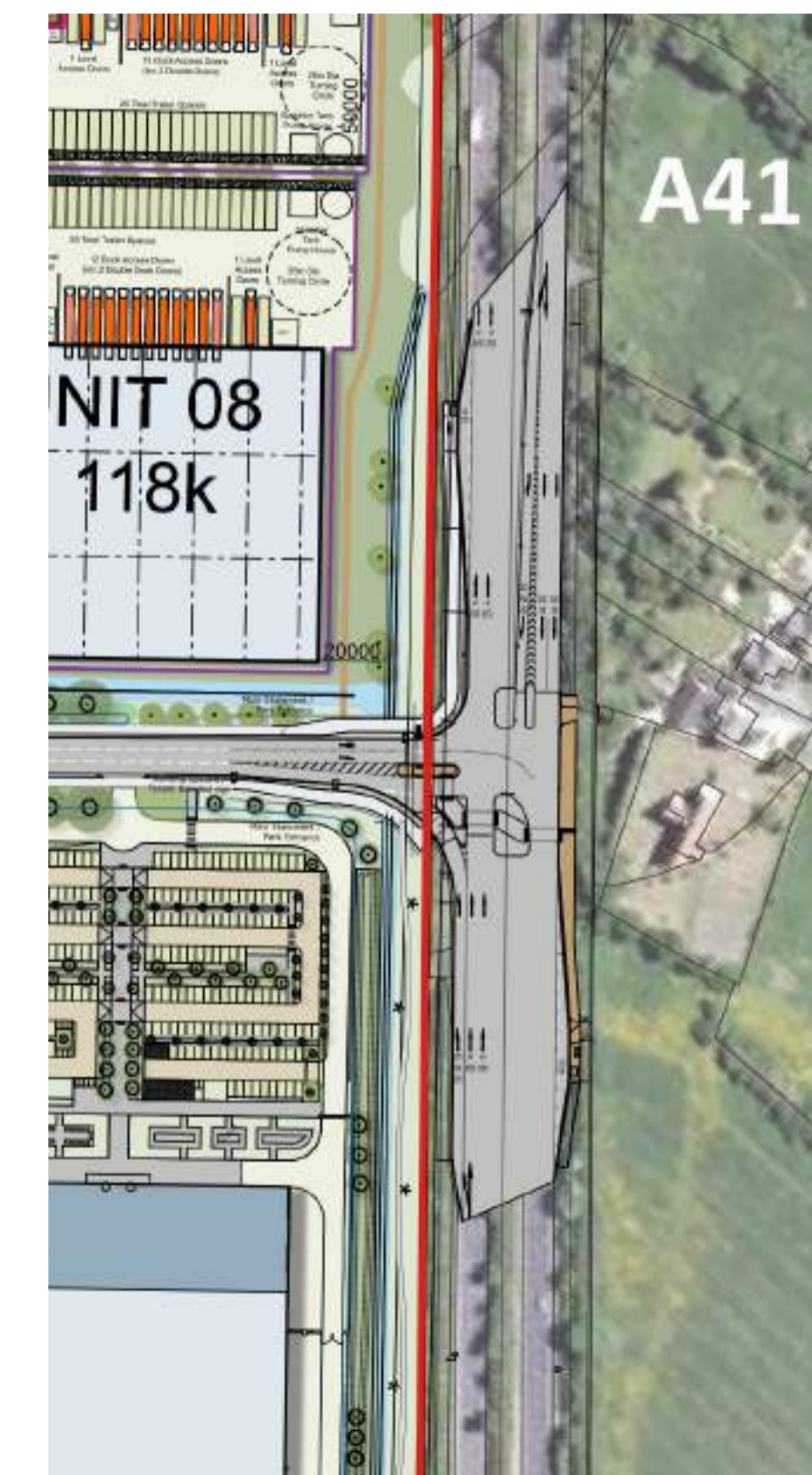
Transport

- Given the scale and location of the development, we acknowledge there may be some concerns from local residents and communities regarding the impact on the surrounding area and highway network.
- Access to the site will be provided by the existing Tritax Park Oxford road network which will link the site to the existing access onto the A41.
- Emergency accesses will be provided to Green Lane and Little Chesterton Road on completion of the development.
- 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, and will consider any necessary mitigation of the local and strategic road network. Discussions are ongoing with Oxfordshire County Council and National Highways.
- 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.

Other

An Environmental Impact Assessment (EIA) of the development proposals will be undertaken and an Environmental Statement will also be prepared to accompany the application, including a Non- Technical Summary which will assist in distilling the key issues. Other considerations that will be addressed in the material accompanying the application will include:

- Agricultural Land Quality
- Ground Conditions
- Socio-economic considerations



Site Access

NEXT STEPS

Thank you for attending this 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.
- 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 Tritax Park highways infrastructure, and benefiting from planned pedestrian and cycle connectivity into Bicester.
- The development would be delivered to the same high-level of environmental and energy efficient standards delivered as the adjoining phase of development.
- The scheme allows the delivery of approximately 220 construction jobs for a four year period, and 2,105 full-time jobs during operation directly which will also have further indirect benefits for the economy of Cherwell, bringing forward significant inward initial investment of £170m in to the area, and ongoing revenue from Business Rates. The proposals will achieve a Gross Added Value (GVA) benefit of £55 million per annum (during operation) (GVA is an indicator of wealth creation that measures the proposed development's contribution to the local economy).



CGI Image

What we would like from you:

Thank you for taking the time to attend this public exhibition. Should you have any questions please do not hesitate to speak with a representative on hand to answer your questions.

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

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 **6th December 2024**.

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

The exhibition material is available to view on: www.framptons-planning.com/projectsandconsultations

Date: 21st November 2024