

Our Ref: PJF/rp/LS/10679
(Please reply to Banbury office)

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24th May 2024

Andy Bateson
Principal Planner
Development Management Division
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Cherwell District Council
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Dear Andy

**TOWN AND COUNTRY PLANNING ENVIRONMENTAL IMPACT ASSESSMENT REGULATION 2017 (AS AMENDED) AND TOWN AND COUNTRY PLANNING ACT 1990
APPLICATION NO. 22/01340/OUT
APPLICANT'S NAME TRITAX SYMMETRY ARDLEY LTD
PROPOSAL: APPLICATION FOR OUTLINE PLANNING PERMISSION (ALL MATTERS RESERVED EXCEPT MEANS OF ACCESS (NOT INTERNAL ROADS) FROM B4100) FOR THE ERECTION OF BUILDINGS COMPRISING LOGISTICS (USE CLASS B8) AND ANCILLARY OFFICES (USE CLASS E(G)(I)) FLOORSPACE; ENERGY CENTRE; HGV PARKING; CONSTRUCTION OF NEW SITE ACCESS FROM THE B4100; CREATION OF INTERNAL ROADS AND ACCESS ROUTES; HARD AND SOFT LANDSCAPING; THE CONSTRUCTION OF PARKING AND SERVICING AREAS; SUBSTATIONS AND OTHER ASSOCIATED INFRASTRUCTURE.
LOCATION: OS PARCEL 6124 EAST OF BAYNARDS GREEN FARM, STREET TO HORWELL FARM, BAYNARDS GREEN PARISH(ES): STOKE LYNE**

Please find enclosed an amended planning application submission, including an Environmental Statement Addendum which has been prepared to address changes that have been made to the plans for Symmetry Park, Ardley, and additional information in response to comments received on the scheme since submitted.

In May 2022 Tritax Symmetry Ardley Limited (the Applicant) (TSL) submitted a planning application to Cherwell District Council (CDC, the Council) seeking outline planning permission for the development of buildings on land either side of the B4100, to the east of the A43. The application is registered under CDC planning reference 22/01340/OUT.

In the period since the planning application was submitted in 2022, discussions have taken place between the Applicant, CDC and consultees regarding the proposals. As a result, a number of changes have been made to the proposed scheme. These have been submitted to CDC as an update to the planning application and include a 2024 update to the Environmental Statement (ES).

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The scheme has been amended as follows:

- Amendments to the heights of the proposed development. The proposed unit heights are: Building heights: Overall, the main built structures would be up to a maximum of 140.350 m AOD in Zone A1; 137.350 m AOD in Zone A2; and a maximum of 134.415 m AOD in Zone B;
- Amendments to the strategic landscape bund and planting along the eastern boundary: as a result of the assessment, the developable area was moved away from the boundary, resulting in a minimum buffer distance from the eastern planning boundary of 45.100m (Zone A).
- The strategic landscape bunds having been increased in height, with minimum heights now proposed. The strategic landscape bund in Zone A has a minimum top of bund height of 119.200 m AOD and in Zone B minimum top of bund height of 116.500 m AOD. There is a minimum buffer distance from the eastern planning boundary of 45.1m.
- Landscaping proposals have been updated to reflect the above.

In summary there have been changes to the Parameter Plan, including the area shown for proposed development is positioned further back from the eastern boundary, with a corresponding increase in the width of the landscaping; further details of the earth bund proposed along the eastern boundary; and a reduction in overall building heights on the eastern and southern areas.

Key additional information, associated with Symmetry Park, Ardley, that has come forward since the 2022 application was submitted, includes:

- Results of the Archaeological Evaluation (including the results of the programme of trial trenching on the site);
- An Addendum Transport Assessment (TA) which includes the results of additional modelling undertaken for the proposals;
- Updated Ecological Surveys including breeding bird surveys and bat activity surveys;
- A new Flood Risk Assessment report and reflect trial pit logs and soakaway testing Results for Symmetry Park, Ardley;
- Additional Viewpoints and wirelines including wirelines to show the development in winter months.

Alongside this submission is the 2024 Environmental Assessment, which brings the environmental information provided in the 2022 Environmental Statement (ES) accompanying Planning Application ref: 22/01340/OUT, up to date.

The enclosed Environmental Statement 2024, includes updates to the following chapters of the ES:

- Non-Technical Summary
- Chapter A ES - Update Introduction
- Chapter 01 Introduction – minor text updates
- Chapter 02 Site Description and local context – minor text updates
- Chapter 03 Description of development – scheme description updated
- Chapter 04 Approach to assessment – update of Table 4.2
- Chapter 05 Transport – updates to reflect current policy and guidance, identification of mitigation, and revisions to the assessment
- Chapter 06 Air Quality – updates to reflect current policy and guidance, and revisions to the assessment
- Chapter 07 Noise and Vibration – updates to reflect current policy and guidance, and revisions to the assessment

- Chapter 08 Biodiversity – assessment update
- Chapter 09 Landscape Effects and Visual Amenity - assessment update
- Chapter 10 Assessment updated to reflect the above and additional survey information
- Chapter 11 Hydrology, flood risk and drainage – assessment & policy/guidance updates
- Chapter 12 Socio-economic – assessment updates, policy and guidance
- Chapter 13 Climate change – assessment updates, policy and guidance
- Chapter 14 Ground conditions – no change
- Chapter 15 – updated to reflect any changes in the assessments

The ES Appendices include new information showing:

- Appendix 5.2 – Transport Assessment addendum
- Appendix 6.1 – Road Traffic Emission Assessment Methodology
- Appendix 6.2 - Model Verification
- Appendix 6.3 – Construction Dust Mitigation Measures
- Appendix 6.4 – Ecological Assessment Results
- Appendix 6.5 - Figures
- Appendix 8.3 – Ecological baseline update (2022 & 2023)
- Appendix 8.4 – Biodiversity Net Gain Assessment
- Appendix 9.1 – Landscape and Visual Assessment LVIA baseline assessment
- Appendix 9.2 - Table of Effects: Visual Amenity
- Appendix 9.3 - Cumulative assessment
- Appendix 9.4 - Arboricultural Impact Assessment
- Appendix 9.5 - Wirelines
- Appendix 9.6 - Photomontages
- Appendix 9.8 - Illustrative Landscape Strategy
- Appendix 9.9 - Landscape Sections
- Appendix 10.1 - Archaeological and Heritage Assessment
- Appendix 10.3 – Consultation
- Appendix 10.4 – Written Schemes of Investigation for the Assessment and Surveys
- Appendix 10.5 - Written Scheme of Investigation for Archaeological Mitigation
- Appendix 11.1 – Flood Risk Assessment

Also attached are the following submission documents which have been updated to reflect the current scheme:

- Parameters Plan ref: 14-019-SGP-xx-xx-DR-A-111003 Rev P6
- Illustrative Masterplan ref: 14-019-SG1-xx-xx-DR-A-001010 Rev P8
- Access Plan ref: 216285/PD10 Rev B
- Updated Market Analysis
- Addendum Planning Statement
- Addendum Design and Access Statement
- Sustainability Statement
- Transport Topic Paper

Also attached is an updated document schedule.

I trust this provides you with the information the Council requires, to determine the outline planning application. Please do not hesitate to contact me should you require anything further.

Yours sincerely



Louise Steele
Framptons

Enc:

Documents as set out in the Document Schedule