

Addendum to the Planning Statement of Common Ground

Land East of Ploughley Road, Ambrosden

“Outline planning application for up to 120 dwellings, vehicular and pedestrian access off Ploughley Road, ~~new pedestrian access to West Hawthorn Road~~, surface water drainage, foul water drainage, landscaping, public open space, biodiversity and associated infrastructure. Access off Ploughley Road is not reserved for future consideration”

Appellant: Archstone Ambrosden Ltd, Bellway Homes Ltd and Rosemary May

Local Planning Authority: Cherwell District Council

Cherwell District Council Reference: 22/02866/OUT

Planning Inspectorate Reference: APP/C3105/W/23/3327213

21 March 2024

Introduction

1. On Monday 18th March 2024, the Planning Inspector requested that Tom Webster, on behalf of Cherwell District Council, and David Bainbridge, on behalf of the Appellants, prepare an addendum to the 'Planning' Statement of Common Ground (Core Document **G.4**) to set out two specific matters. Those two matters are:
 - Seek to reach agreement on the building heights at Symmetry Park
 - Written explanation of what site allocations Policy Bicester 2 and Policy Bicester 12 are.

Policy Background

2. Policy Bicester 2: Graven Hill is a mixed-use site allocation policy in Cherwell District Council's (CDC) Local Plan 2015. This policy seeks to redevelop 241ha of what is predominantly brownfield land to create approximately 2,000 jobs and deliver approximately 2,100 dwellings and other facilities and infrastructure. For completeness, I have set out the policy text and extract of the policy plan in Figure 1 of **Appendix A** of this addendum.
3. Policy Bicester 12: South East Bicester is a mixed-use site allocation policy in the CDC Local Plan 2015. This policy seeks to deliver approximately 3,000 jobs and 1,500 dwellings on 155ha of land. For completeness, I have set out the policy text and extract of the policy plan in Figure 2 of **Appendix A** of this addendum.

Planning History and Height Restrictions

Policy Bicester 2:Graven Hill

4. The main relevant planning applications to this Site Allocation policy are:
5. 11/01494/OUT – *Outline - Redevelopment of former MOD sites including demolition of existing buildings, development of 1900 homes; local centre to include a 2 form entry primary school (class D1), a community hall of 660sqm, five local shops or facilities to include A1, A2, A3, A5 and D1 uses totalling up to 1358sqm, up to 1000sqm gross A1 uses, a pub/restaurant/hotel (class A4/A3/C1) up to 1000sqm and parking areas; employment floorspace comprising up to B1(a) 2160sqm, B1(b) 2400sqm, B1(c) and B2 20520sqm and B8 uses up to 66960sqm; creation of public open space and associated highway improvement works, sustainable urban drainage systems, biodiversity improvements, public transport improvements and services infrastructure. Erection of a 70400sqm fulfilment centre on 'C' site and associated on site access improvement works, hardstanding, parking and circulation areas – Granted 8th August 2014*
6. 22/01829/OUT – *Outline (fixing 'Access' only) – redevelopment of Graven Hill D1 Site, including demolition of existing buildings, development of B8 'Storage or Distribution' use comprising up to 104,008 sq. m (GIA), creation of open space and associated highway works, ground works, sustainable drainage systems, services infrastructure and associated works.'*
Graven Hill (11/01494/OUT) has a restriction on residential building heights of 13.5m but that only applies to buildings below the 80m contour line. Any dwellings above that must be less than 5.4m high. – Granted 10th October 2023
7. Building Heights context: Graven Hill (11/01494/OUT) has a restriction on residential building heights of 13.5m, but that only applies to buildings below the 80m contour line (shown as a dotted line on parameter plan A-L-030 Rev N in **Appendix B**).
8. A slightly higher height of 15m is allowed for commercial uses which are closer to the entrance to Graven Hill. The maximum height for commercial units on the 'D' site, recently granted by 22/01829/OUT, is 20m high (See drawing 410_S-51 Rev P4 in **Appendix B**). For the ease of reference, the site location plan A-L-005 Rev B is also included in **Appendix B**.

Policy Bicester 12: South East Bicester

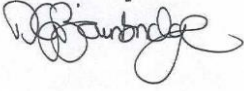
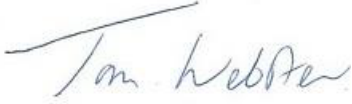
9. The area of land covered by Policy Bicester 12: South East Bicester comprises part of Symmetry Park and Wretchwick Green.
10. The main relevant planning applications to this Site Allocation policy are:
11. 16/00861/HYBRID –*Full planning permission for 18,394 SQM (198,000 SQ FT) of logistics floor space, within class B8 of the town and country planning use classes order 1987, with ancillary class B1 (A) offices, together with access from A41 Aylesbury Road, associated site infrastructure including lorry parking, landscaping, amenity open space and sustainable drainage and private sewage treatment plant.*

Outline planning permission for up to 44,314 SQM (477,000 SQ FT) of logistics floor space, within class B8 of the town and country planning use classes order 1987, with ancillary class B1 (A) offices, together with associated site infrastructure including lorry parking, landscaping, amenity open space, sustainable drainage and private sewage treatment plant. Details of means of access from Aylesbury Road are included for approval – Granted 8 November 2016
12. 18/00091/F – *14,200 sq m of logistics floor space, within class B8, including ancillary class B1 (a) offices (929 sq m), erection of security gatehouse, security fence, sprinkler tank and pump house, with an access road and associated site infrastructure including external service yard, lorry parking, landscaping, amenity open space including 10m green corridor with 3m foot path and cycle link to wider Bicester 12 and storm water drainage infrastructure and private sewage treatment plant – Granted on the 12 July 2018*
13. 19/00388/F - *Full Planning Permission for 29,350 sqm of logistics floor space, within class B8 of the Town and Country Planning Use Classes Order 1987, including ancillary class B1 (a) offices (1,688 sqm), erection of security gatehouse (26 sqm), security fence, sprinkler tank and pump house, accessed from the existing Symmetry Park estate road, associated site infrastructure including external service yard, lorry parking, landscaping, amenity open space including 10m green corridor with 3m foot path and cycle link to wider Bicester 12 and storm water drainage infrastructure and private sewage treatment plant – Granted on the 6th September 2019*
14. 16/01268/OUT - *Outline application with all matters reserved apart from access for residential development including up to 1,500 dwellings, up to 7ha of employment land for B1 and/ or B8 uses, a local centre with retail and community use to include A1 and/ or A2 and/ or A3 and/ or A4 and/ or A5 and/ or D1 and/ or D2 and/ or B1, up to a 3 Form Entry Primary School, drainage works including engineering operations to re-profile the land and primary access points from the A41 and A4421, pedestrian and cycle access, circulation routes, related highway works; car parking; public open space and green infrastructure and sustainable drainage systems. Planning condition no. 3 refers to a maximum building heights plan – drawing number – 10.146/PP03 revision O. – Granted on the 20th May 2022*
15. Building Heights context: The original application for Symmetry Park was 16/00861/HYBRID. This permission included condition 26, a condition which restricted development to 15.5m in height.
16. However, since then, there have been separate full applications which have proposed higher development – 18/00091/F, for example, approved an 18m high building, as did application 19/00388/F.
17. Whilst there is some variation in heights, including commercial buildings with a height of 12.5m and 15.5m, the maximum height is 18m (see the annotated Commercial Building Heights Plan in **Appendix B**).

18. The Ocado (unit B – 18/00091/F) and DP World buildings are both 18m in height -(see the annotated Commercial Building Heights Plan in **Appendix B**). For further site context, see Site Location Plan 4036 -B09-011 P03 in **Appendix B**).

Declaration

The above matters have been agreed by Cherwell District Council and the Appellant:

Declaration	Declaration
<p data-bbox="336 611 786 674">Signed and dated on the behalf of the Appellant:</p>  <p data-bbox="343 920 643 983">David Bainbridge Planning Director, Savills</p>	<p data-bbox="874 611 1347 674">Signed and dated on behalf of Cherwell District Council</p>  <p data-bbox="874 911 1358 1003">Thomas Webster Principal Planner– South Area Major Projects Team, Cherwell District Council</p>

Date: 21 March 2024

Appendix A – Policies Bicester 2: Graven Hill & Bicester 12: South East Bicester

Figure. 1. Policy Bicester 2: Graven hill

Policy Bicester 2: Graven Hill

Development Area: 241 hectares

Development Description: This predominantly brownfield site to the south of Bicester is proposed for a mixed use development of 2,100 dwellings, significant employment land providing for high quality job opportunities, associated services, facilities and other infrastructure including the potential for the incorporation of a rail freight interchange.

Employment

- Land Area for employment – 26ha
- Jobs created – approximately 2,000 jobs
- Use classes – Mixed B1, B2 and B8 uses.

Housing

- Number of homes – Approximately 2,100

- Dwelling mix – to be informed by Policy BSC4: Housing Mix
- Affordable Housing – 30%
- The provision of extra care housing and the opportunity for self build affordable housing.

Infrastructure Needs

- Education – At least a two form of entry primary school
- Health – no on site requirements anticipated
- Open Space – to include general greenspace, play space, allotments and outdoor sports provision as outlined in Policy BSC 11: Local Standards of Provision – Outdoor Recreation. Outdoor sports provision to be located in the north- west part of the site. Public open space to include the hill top area.
- Access and Movement–contribution to improvements to the surrounding local and strategic road networks. New points of access between site and Bicester.
- Community facilities – local centre to include retail provision
- Utilities - Off site improvements to utilities may be required.

Key site specific design and place shaping principles

- Proposals should comply with Policy ESD15
- Layout of development that enables a high degree of integration and connectivity between new and existing communities, with appropriate consideration of the relationship of the development with any retained military uses
- A layout that maximises the potential for walkable neighbourhoods, with a legible hierarchy of routes with new footpaths and cycleways provided on site that link to existing networks beyond the site
- A well designed approach to the urban edge, which relates development at the periphery to its rural setting and affords good access to the countryside
- Development that respects the landscape setting and that demonstrates enhancement, restoration or creation of wildlife corridors, and that respects the relationship between the woodland and open areas of Graven Hill and the development through the creation of 'green fingers' leading into the development area
- Careful consideration of open space and structural planting around the site to achieve an overall improvement in the landscape and visual impact of the site
- Provision of a road alignment within the site to secure strategic highway improvements for Bicester
- Maximisation of the transport connectivity in and around the site, including the use of the rail tracks on site to serve commercial logistics and

distribution uses, subject to consideration of noise mitigation if proximate to sensitive receptors

- Contribution to improvements to the surrounding local and strategic road networks, good accessibility to and improvement of public transport services, including financial or in-kind contributions to bus services and bus stop infrastructure, engineered pedestrian and cyclist connectivity to the A41 underpass to facilitate potential routes to the town centre, improved facilities for pedestrians and cyclists to cross the A41, and the provision of a Travel Plan to maximise connectivity with existing development
- Take account of the Council's Strategic Flood Risk Assessment for the site
- Development should take account of the flood compensation works within the site
- Provision of a buffer between new development and the sewage works, including a nature reserve
- Protection of the character, appearance and setting of Langford Park Farm
- Development proposals to be accompanied and influenced by landscape/visual and heritage impact assessments
- Biodiversity protection and enhancement measures should be implemented in any future development. Protected species surveys for bats and great crested newts will be required, and sufficient mitigation measures agreed prior to planning permission being granted
- An archaeological field evaluation to assess the impact of the development on archaeological features
- Good accessibility to public transport services should be provided for, including the provision of a bus route through the site with buses stopping at the railway stations and at new bus stops on the site
- Significant sustainable access provision including footpaths and cycleways, enhancing green modal accessibility beyond the site to the town centre, Bicester Village Railway Station, adjoining developments and linking the development to the existing Public Rights of Way Network
- Public open space to form a well connected network of green areas suitable for formal and informal recreation
- Provision of opportunities for Green Infrastructure links beyond the development site to the wider town and open countryside
- Preservation and enhancement of protected habitats and species on site and creation and management of new habitats to achieve an overall net gain in biodiversity
- Sensitive management of recreational access to Graven Hill woodland whilst acknowledging recreational tourism and health benefits.
- An Ecological and Landscape Management Plan to be provided to manage the woodland and other habitats onsite
- Careful design of employment units onsite to limit adverse visual impact on the new development and the wider area

- The provision of public art to enhance the quality of the place, legibility and identity
- Remediation of contaminated land
- The retention or appropriate treatment of on-site and off-site heritage assets and their settings, particularly given the archaeological interest in and beyond the site, the heritage significance of the MOD site and also in relation to listed buildings beyond the site
- The provision of extra care housing and the opportunity for self-build housing
- Demonstration of climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD 1 - 5
- Recycling and potential reuse of demolition materials where possible
- Adoption of a surface water management framework to reduce run off to greenfield rates
- Consideration of the requirements in the Council's SFRA including the use of SuDS in accordance with Policy ESD7: Sustainable Drainage Systems (SuDS) specifically combined infiltration and attenuation techniques in the north western corner of the site, and attenuation techniques across the vast majority of the site.

Policy Bicester 2: Graven Hill

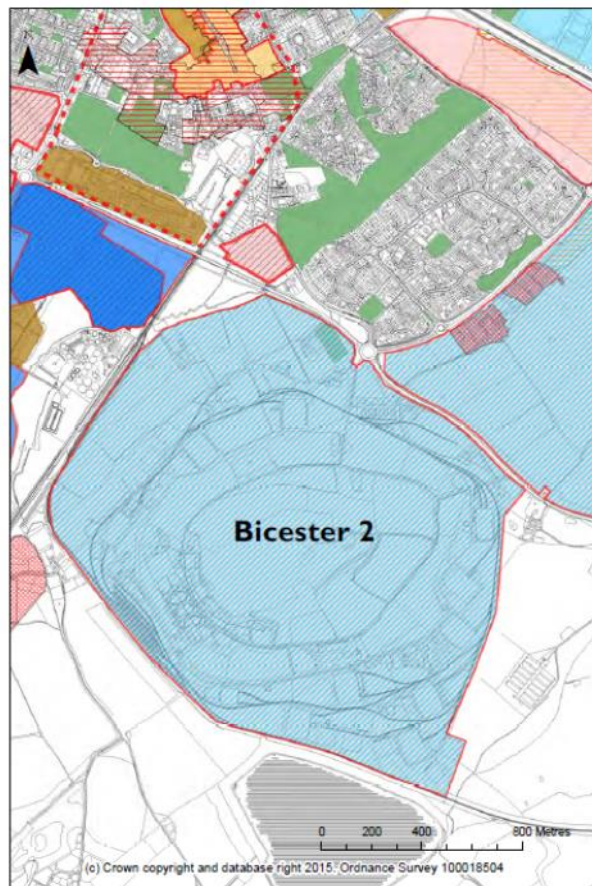


Figure. 2. Policy Bicester 12: South East Bicester

Policy Bicester 12: South East Bicester

Development Area: 155 hectares

Development Description: A mixed use site for employment and residential development to the east of the ring road to the south east of Bicester

Employment

- Land Area – Approximately 40 hectares
- Jobs created – Approximately 3,000
- Use classes – Mixed B1, B2 and B8 uses (primarily B8 uses).

Housing

- **Number of homes – 1,500**
- **Dwelling mix – to be informed by Policy BSC4: Housing mix**
- **Affordable Housing – 30%**
- **The provision of extra care housing and the opportunity for community self-build affordable housing.**

Infrastructure Needs

- **Health – No on site requirements are anticipated**
- **Open space – to include general greenspace, play space, allotments and outdoor sports provision as outlined in Policy BSC 11: Local Standards of Provision – Outdoor Recreation**
- **Access and Movement – contributes to improvements to the surrounding local and strategic road networks. Safeguarding of land for future highway capacity improvements to peripheral routes.**
- **Community facilities – Mixed use local centre to include a multi-use community hall, convenience store and small scale employment premises**
- **Schools – to include the provision of a primary school on site and financial or in kind contributions to secondary school provision**
- **Utilities – off site improvements to utilities may be required.**

Key site specific design and place shaping principles

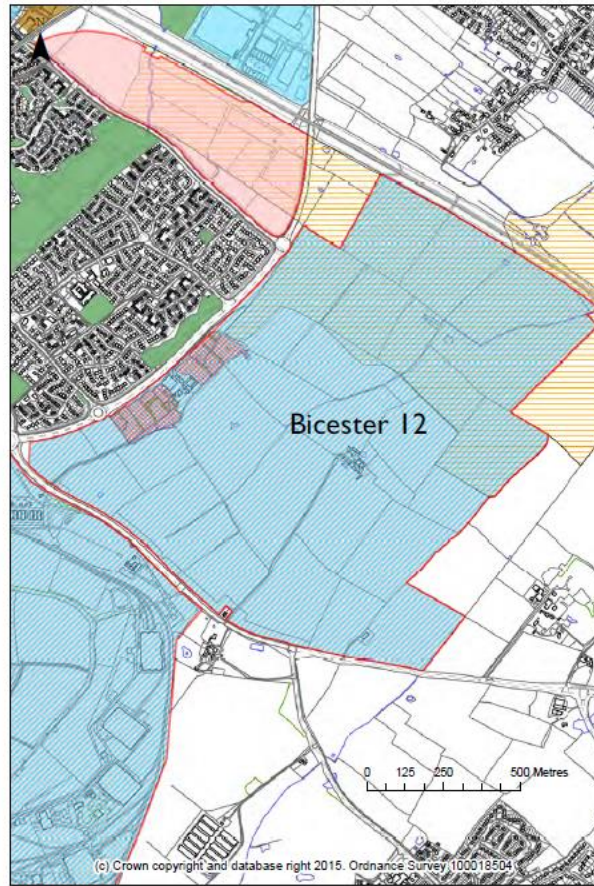
- **Proposals should comply with Policy ESD 15.**
- **The development of a comprehensive masterplan for the allocated site in consultation with the Council, Oxfordshire County Council, English Heritage, the Local Nature Partnership (Wild Oxfordshire) and local communities.**
- **Commercial buildings with a high quality design and finish, with careful consideration given to layout, architecture, materials, colourings and to building heights to reduce overall visual impact.**
- **Development proposals should protect cultural heritage and archaeology, in particular the Grade II listed Wretchwick Farmhouse and Wretchwick Deserted Medieval Settlement, a Scheduled Ancient Monument, and incorporate an appropriate landscape buffer, to maintain the SAM's open setting. In consultation with Historic England, appropriate public access and interpretation facilities should be provided.**
- **Provision of open space in accordance with Policy BSC 11: Local Standards of Provision – Outdoor Recreation, particularly to allow for access to the monument.**
- **Retention and enhancement of hedgerows and the introduction of new landscaping features that will ensure the preservation and enhancement of biodiversity, resulting in an overall net gain. Development should demonstrate the enhancement, restoration or creation of wildlife corridors.**

- A well designed approach to the urban edge, which relates development at the periphery, and affords good access, to the countryside.
- The provision of public art to enhance the quality of the place, legibility and identity.
- A proposal that is well integrated, with improved, sustainable connections between existing development and new development on this site.
- New footpaths and cycle ways should be provided for that link to existing networks and the wider urban area. This includes links from the site into Bicester town centre and to facilitate access to railway stations, secondary schools, other community facilities and places of employment. Connectivity with Launton Road, Langford Village and London Road should be improved.
- A legible hierarchy of routes should be established to encourage sustainable modes of travel and the development layout should maximise the potential for walkable neighbourhoods and incorporate cycle routes.
- Protection of the line and amenity of existing Public Rights of Way. Connectivity and ease of access from the development to the wider Public Rights of Way network.
- Good accessibility to public transport services should be provided for, including a through route for buses between the A4421 Charbridge Lane and the A41 Aylesbury Road, with effective footpaths and cycle routes to bus stops, including a financial contribution towards the provision of a bus service through the site and new bus stops with effective footpaths and cycle routes to bus stops from dwellings and commercial buildings.
- A transport assessment and Travel Plan to accompany development proposals.
- Public open space to form a well-connected network of green areas suitable for formal and informal recreation.
- Provision of opportunities for Green Infrastructure links within and beyond the development site to the wider town and open countryside including appropriate improvements to connectivity between areas of ecological interest.
- Adequate investigation of, protection of and management of protected habitats and species on site given the ecological value of the site, with biodiversity preserved and enhanced.
- The preparation and implementation of an Ecological Management Plan to ensure the long term conservation of habitats and species within the site.
- A scheme, to be agreed with the Council, for the protection of existing wildlife habitats and species during construction of the development.
- Ensure that there are no detrimental impacts on downstream sites of Special Scientific Interest through hydrological, hydro chemical or sedimentation impacts.
- The northern section of the site within the Conservation Target Area should be kept free from built development. Development must avoid

adversely impacting on the Conservation Target Area and comply with the requirements of Policy ESD11 to secure a net biodiversity gain.

- Development proposals to be accompanied and influenced by landscape/visual and heritage impact assessments.
- Demonstration of climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD 1 - 5.
- A flood risk assessment should include detailed modelling of the watercourses. Development should be excluded from flood zone 3 plus climate change and public open space/recreation areas located near watercourses to create 'blue corridors'.
- Take account of the Council's Strategic Flood Risk Assessment for the site.
- The incorporation of SUDS (see Policy ESD 7: Sustainable Drainage Systems (SuDS)), taking account of the recommendations of the Council's Strategic Flood Risk Assessment. Detailed site specific analysis and ground investigation to determine whether infiltration SuDS techniques are acceptable; due to underlying geology and groundwater vulnerability attenuation techniques are likely to be required.
- Development that considers and addresses any potential amenity issues which may arise - including noise impact from the rail line to the far north. The introduction of buffers/barriers/screening and the location of uses should be carefully considered to mitigate potential nuisances.
- The provision of a scheme, to be agreed with the Council, for the appropriate retention and re-use of existing farm buildings.
- An assessment of whether the site contains best and most versatile agricultural land, including a detailed survey where necessary.
- A soil management plan may be required to be submitted with planning applications.
- An archaeological field evaluation to assess the impact of the development on archaeological features.

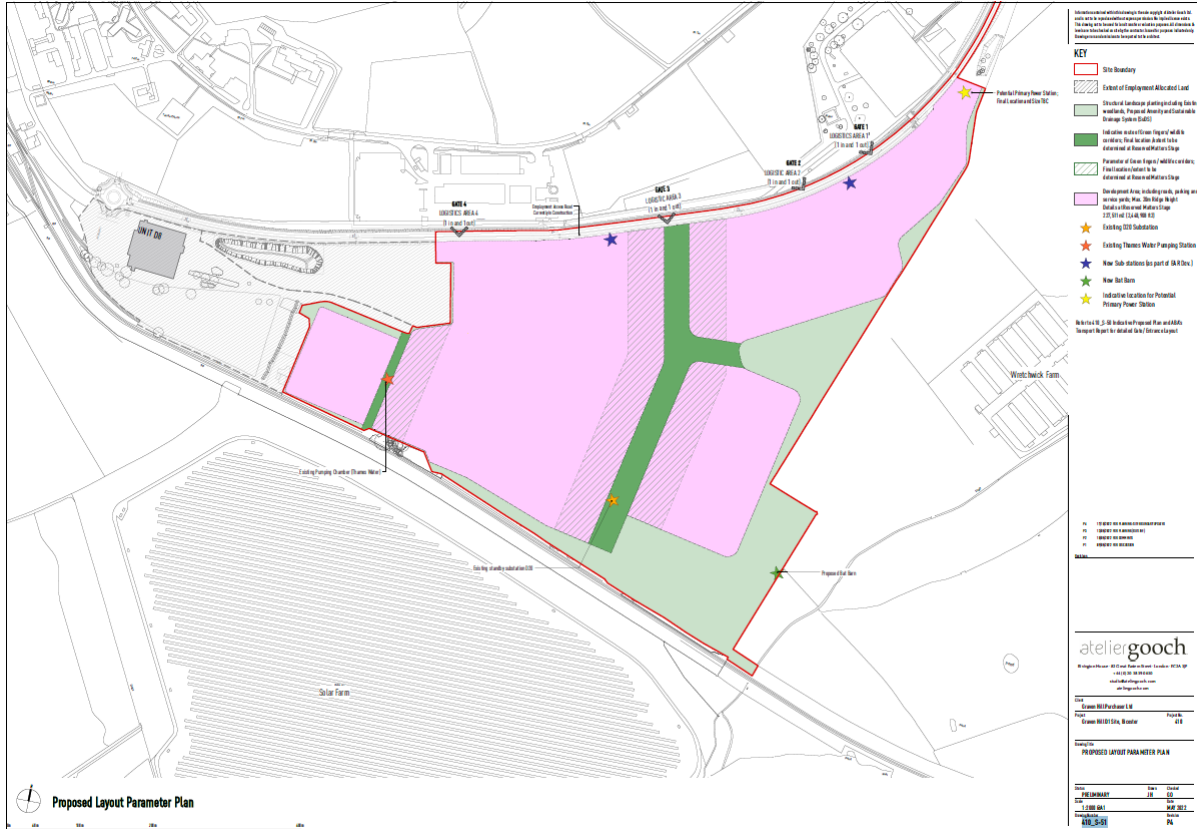
Policy Bicester 12: South East Bicester



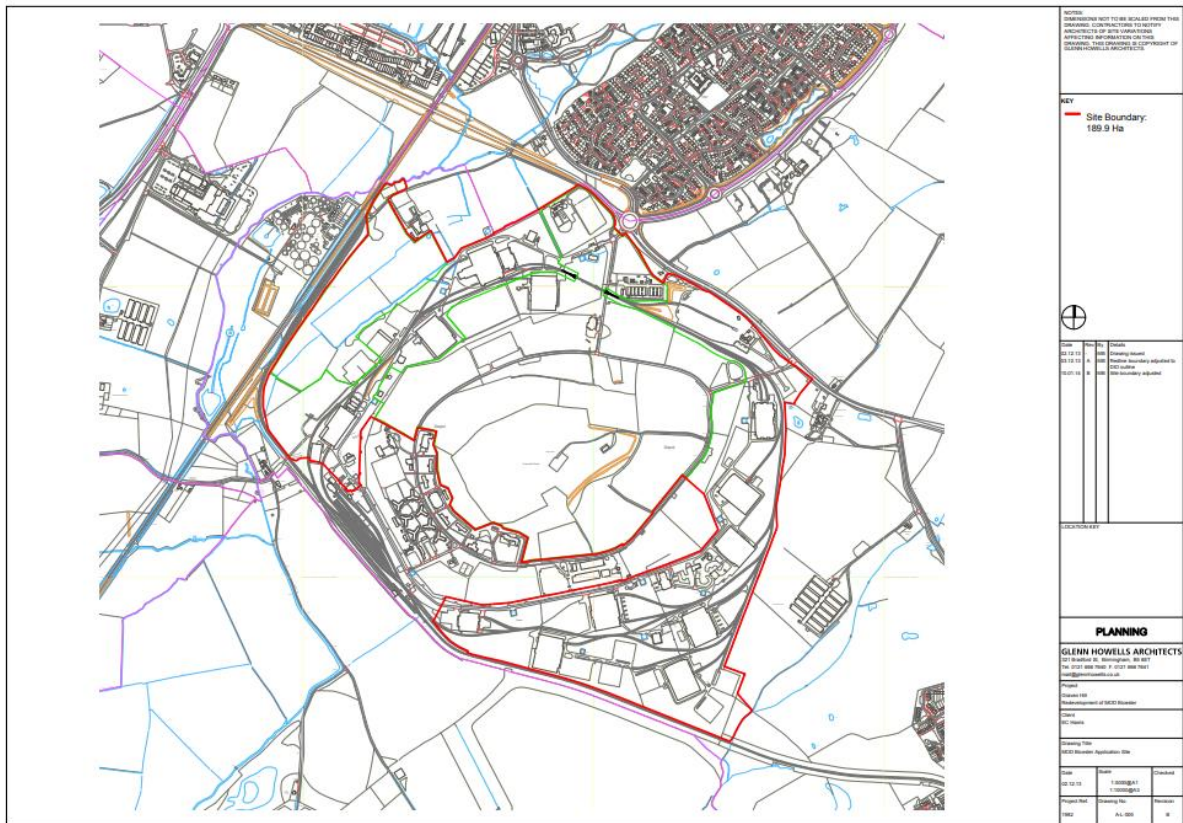
Appendix B

Graven Hill

Drawing 410_S-51 Rev P4 – parameter plan heights for commercial buildings on Graven Hill 'D' site (22/01829/OUT)



Graven Hill Site location Plan - A-L-005 Rev B

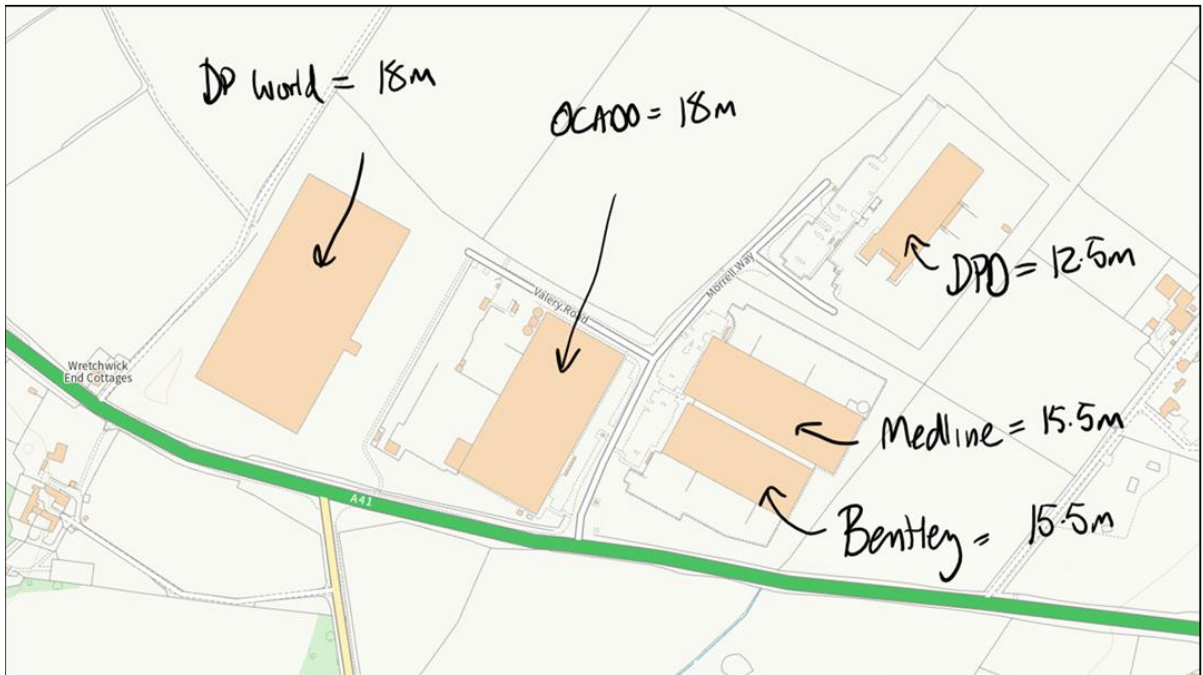


(11/01494/OUT) Graven Hill Parameter Plan A-L-030 Rev N

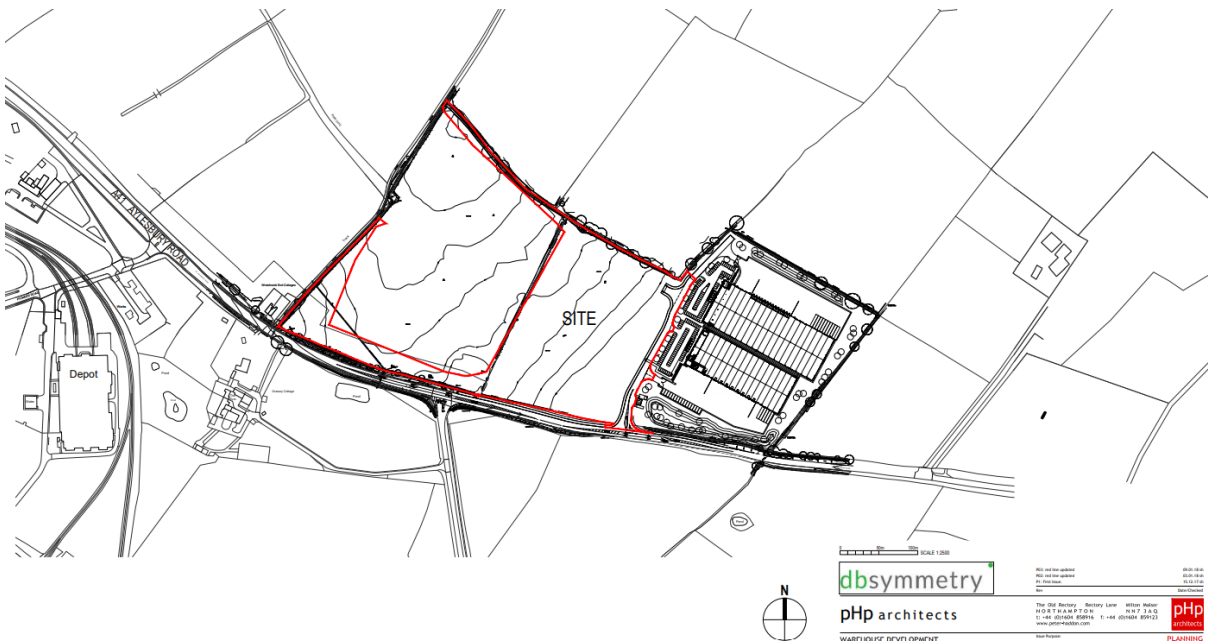


Symmetry Park

Commercial Building Heights Plan on Symmetry Park (part of Bicester 12)



Symmetry Park Site Location Plan 4036 -B09-011 P03



South East Bicester, Wretchwick Way, Bicester

