

B A I L E Y

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CONSULTING ENGINEERS

CATALYST BICESTER, WENDLEBURY ROAD, BICESTER UNIT 7A

TECHNICAL NOTE FLOOD RISK & SURFACE WATER DRAINAGE PROPOSALS

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S1358/March 2022
Issue 1

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1.0 Background

- 1.1 This Technical note has been prepared in relation to drainage of proposed Unit 7A at Catalyst Bicester, Wendlebury Road, Bicester.
- 1.2 Unit 7A is proposed to be a 4-storey office/laboratory facility with a GIA of circa 6500 m² (Building footprint of 1625 m²) within the wider partially developed site of Catalyst Bicester.
- 1.3 The site benefits from Outline Planning Permission 19/01746/OUT. This is included within this note as **Appendix A**. Since Outline Planning Permission was granted, the layout of the Proposed Units and parking have varied slightly but overall, the footprint remains similar to the Approved Scheme.
- 1.4 As part of this outline planning permission, the following conditions are imposed with reference to the drainage to the site:

- (9) The development shall be carried out in accordance with the submitted Flood Risk Assessment and Drainage Strategy, prepared by Bailey Johnson Hayes Consulting Engineers ref. S1358 issue/revision 3 dated 13th February 2020 and the following mitigation measures it details:
 - Finish floor levels shall be set no lower than 64.49m AOD and;
 - 7878 m³ of compensatory floodplain storage shall be provided as shown in table 4.2 – Floodplain compensation volumes vs floodplain loss volumes.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangement embodied within the scheme, or within any other period as may subsequently to be agreed in writing by the local planning authority.

- (18) No above ground development shall take place until a detailed design and associated Management and Maintenance Plan for surface water drainage for the site, using sustainable drainage methods, has been submitted to and approved in writing by the local planning authority. The relevant phase of the development shall be implemented in accordance with the following and the development shall be managed and maintained in accordance with the approved Management and Maintenance Plan.
- 1.5 Details of the proposed new Unit 7A site layout by Cornish Architects can be found in **Appendix B**.

2.0 Flood Risk

- 2.1 Unit 7A is now entirely office space with associated parking/external areas. The National Planning Policy Framework (NPPF) vulnerability classification has not changed and the type of development is still considered “**Less Vulnerable**”.
- 2.2 The site is located almost entirely within Flood Zone 1 and therefore flood risk is low (less than 1:1000). In addition, the proposed finished floor level for the building is 65.200m AOD and the lowest external level in the car park is 64.600m . Both these levels are above the minimum FFL of 64.490m AOD. Please refer to **Appendix C** for the extent of Flood Zone 3 before and after development.
- 2.3 Notwithstanding the low flood risk for the Unit 7A site, other proposed units within the wider Catalyst Bicester site are located within Flood Zones 2&3; please refer to the original Bailey Johnson Hayes Flood Risk Assessment (Issue 3) where details of the Flood Compensation rationale have been provided.

Part of the wider site Flood Compensation Zones are situated in the Unit 7A site boundary. Updated details of the Flood Compensation zones can be found in **Appendix D**.

- 2.3 Given the minor changes to layout for the Unit 7A site, overall, flood risk to Unit 7A remains “**Low**” for all sources of flooding considered in the original FRA.

3.0 Surface Water Drainage Proposals

- 3.1 The discharge hierarchy outlined in the FRA has been followed which precludes the use of infiltration techniques to discharge surface water. The Drainage Strategy is to discharge at Greenfield rate of 8 litres / second with appropriate SuDS techniques – permeable paving and swales – to provide volume storage. Outfall is to a watercourse adjacent to the site which flows into the nearby Langford Brook.
- 3.2 The drainage system is designed to accept all 1:100 year plus 40% Climate Change Storm Events. Full detailed drainage design and MircoDrainage calculations can be found in **Appendix E**.
- 3.3 The most appropriate SuDS features have been selected in order to increase Water Quality to acceptable standard.
- 3.4 A freeboard of a minimum of 600mm between the proposed Unit 7A FFL of 65.200m and the maximum level of water in the system in the worst-case storm.

- 3.5 Overflow facilities have been provided within the swale outlet manhole and exceedance routing to areas of low risk have been outlined to ensure the development has no adverse effects on surrounding areas in a failure scenario.

4.0 Maintenance and Management

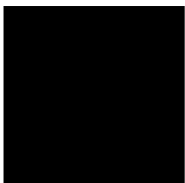
- 4.1 Completed phases of the site are currently managed by a 3rd Party management company. It is intended that on completion of the Unit 7A Site that all elements of drainage will also be under management company control.
- 4.2 BJH produced an updated SuDS maintenance and management strategy in March 2022 (Issue 2) for the whole Catalyst Bicester site to outline regular, occasional, and remedial actions for maintenance of all drainage facilities.

This document can be found submitted with this application.

5.0 Summary and Conclusion

- 5.1 In accordance with the conditions in the outline planning permission 19/01746/OUT this technical note follows the approved principles for drainage from the Flood Risk Assessment and Drainage Strategy, prepared by Bailey Johnson Hayes Consulting Engineers (ref. S1358 issue/revision 3 dated February 2020)
- 5.2 The following conclusions on Flood Risk have been summarised below:
- The updated Unit 7A site proposals are still classified as “Less Vulnerable”.
 - The site is located entirely within Flood Zone 1 and the development is appropriate for the vulnerability classification.
 - Updated flood compensation plans have been provided which provide similar volumes to the approved outline scheme.
 - Overall, the site remains at a “low” risk of flooding.
- 5.3 The following conclusions on SW Drainage design have been summarised below:
- Infiltration on this site has precluded and discharge is proposed into a nearby watercourse at a greenfield rate of 8 litres / second.
 - The most appropriate SuDS features such as permeable paving and swales have been proposed in order to increase water quality, amenity and reduce the risk of flooding to acceptable levels.
 - The SW Drainage has been designed to prevent flooding in all the 1 in 100-year +40% storm events.
 - Overflow and exceedance routing has been provided to mitigate the residual risk of failure of the SW drainage system.
 - A freeboard of at least 600mm has been provided to the building FFL.

- All drainage design is in accordance with the OCC SuDS Design guidance and the CIRIA SuDS Manual C753



Bailey Johnson Hayes
Consulting Engineers
S1358/March 2022

<p>W Bailey C.Eng., F.I.Struct.E., M.I.C.E. On behalf of Bailey Johnson Hayes</p>	
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APPENDIX A

Outline Planning Permission 19/01746/OUT Cherwell District Council



NOTICE OF DECISION

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Name and Address of Agent/Applicant:

Quod
Capitol
Bond Court
Leeds
LS1 5SP

Outline Planning Determination

Date Registered: 4th September 2019

Proposal: Outline planning application (with all matters reserved excluding access) for B1 development (B1a and/or B1b and/or B1c); access and associated landscaping and infrastructure works

Location: Land Adj To Promised Land Farm, Wendlebury Road, Chesterton

Parish(es): Chesterton

OUTLINE PERMISSION FOR DEVELOPMENT SUBJECT TO CONDITIONS

The Cherwell District Council, as Local Planning Authority, hereby **GRANTS** outline planning permission for the development described in the above-mentioned application, the accompanying plans and drawings and any clarifying or amending information, **SUBJECT TO THE CONDITIONS SET OUT IN THE ATTACHED SCHEDULE.**

The reason for the imposition of each of the conditions is also set out in the schedule.

Cherwell District Council
Bodicote House
Bodicote
BANBURY
OX15 4AA

A handwritten signature in black ink, appearing to read "D.P.", located above the name David Peckford.

David Peckford
Assistant Director – Planning and
Development

Date of Decision: 24th September 2020

Checked by: Caroline Ford

SCHEDULE OF CONDITIONS

TIME LIMITS AND GENERAL IMPLEMENTATION CONDITIONS

1. The development hereby permitted shall comprise a maximum floorspace of 10,200sqm and shall be used only for purposes falling within Class B1 of the Town and Country Planning (Use Classes) Order 1987 (as amended), of which no more than 35% (3,570sqm) shall be utilised for purposes falling within Class B1(a) (including ancillary uses) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Reason: In order to retain planning control over the use of the site, to ensure that the significant environmental effects arising from the development are mitigated, as set out in the Environmental Statement and in accordance with Government guidance contained within the National Planning Policy Framework.

2. No development shall take place until a phasing plan covering the entire application site has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved phasing plan and each reserved matters application shall only be submitted in accordance with the terms of the approved phasing plan and refer to the phase (or phases) it relates to as set out in the approved phasing plan.

Reason: To ensure the proper phased implementation of the development and associated infrastructure in accordance with Government guidance contained within the National Planning Policy Framework.

3. No development (other than demolition and clearance of the existing poultry farm buildings) shall commence on any phase identified within the phasing plan approved under condition 2 of this permission until full details of the layout, scale, appearance and landscaping (hereafter referred to as reserved matters) of the development proposed to take place within that approved phase have been submitted to and approved in writing by the Local Planning Authority.

Reason: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and Article 6 of the Town and Country Planning (Development Management Procedure (England)) Order 2015 (as amended).

4. All reserved matter applications shall accord with the design principles of the approved Development Framework Plan 18022-TP121D

Reason: To ensure a coherent and high quality development of the Bicester 10 strategic allocation as a whole in accordance with policy Bicester 10 of the Cherwell Local Plan 2011 – 2031 Part 1 and the Government guidance contained within the National Planning Policy Framework.

5. Application for approval of all the reserved matters shall be made to the Local Planning Authority before the expiration of five years from the date of this permission and the outline development hereby permitted shall be begun either before the expiration of seven years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and Article 5(1) of the Town and Country Planning (Development Management Procedure (England)) Order 2015 (as amended).

6. The development shall not be carried out otherwise than in complete accordance with the approved plans

18022 – TP – 111 B - Site location plan

18022 – TP – 112 B - Parameters Plan 05 Land Use
18022 – TP – 113 C - Parameters Plan 06 Building Heights
18022 – TP – 114 B - Parameters Plan 07 Vegetation Retention & Removal
18022 – TP – 115 B - Parameters Plan 08 Site Access

unless a non-material or minor material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

Reason: To clarify the permission and for the avoidance of doubt.

7. The removal of or works to hedgerows should be timed so as to avoid the bird nesting season, this being during the months of March until July inclusive unless the vegetation or hedgerows at the site have first been checked by a suitably qualified ecologist to ensure that there are no nesting birds that would be disturbed by the development. If nesting birds are found, no development shall commence in the area around the nest until the last young has fledged.

Reason: To ensure that the development will conserve and enhance the natural environment and will not cause significant harm to any protected species or its habitat in accordance with the Government's aim to achieve sustainable development as set out in Section 15 of the National Planning Policy Framework.

8. The development hereby permitted shall be implemented in accordance with the Outline Energy Strategy (ref. 1463/ESC/00/ZZ/RP/Z/0014 dated February 2020) and shall be constructed to at least a BREEAM 'Very Good' standard

Reason: To ensure energy and resource efficiency practices are incorporated into the development in accordance with Policy ESD3 of the Cherwell Local Plan 2011-2031 Part 1 and the Government's aim to achieve sustainable development as set out within the National Planning Policy Framework.

9. The development shall be carried out in accordance with the submitted Flood Risk Assessment and Drainage Assessment, prepared by Bailey Johnson Hayes Consulting Engineers (ref. S1358 issue/revision 3 dated 13 February 2020 and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 64.49m above Ordnance Datum (AOD); and
- 7878m³ of compensatory floodplain storage shall be provided as shown in table 4.2 – Floodplain compensation volumes vs floodplain loss volumes.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed in writing by the local planning authority.

Reason: In accordance with paragraph 163 of the National Planning Policy Framework to reduce the risk of flooding on-site and elsewhere in accordance with Policy ESD6 and ESD7 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance in the National Planning Policy Framework.

10. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s) or on the completion of the development, whichever is the sooner, and shall be maintained for a period of 5 years from the completion of the development. Any trees and/or shrubs which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent for any variation.

Reason: To ensure that the agreed landscaping scheme is maintained over a reasonable period that will permit its establishment in the interests of visual amenity and to accord with Policy ESD15 of the Cherwell Local Plan 2011 – 2031 Part 1, Saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

11. If, during development, contamination not previously identified is found to be present at the site, no further development shall be carried out until full details of a remediation strategy detailing how the unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. Thereafter the remediation strategy shall be carried out in accordance with the approved details.

Reason: To ensure that any ground and water contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use, to comply with Saved Policy ENV12 of the Cherwell Local Plan 1996 and Section 15 of the National Planning Policy Framework.

12. Where an offence under Regulation 41 of the Habitat and Species Regulations 2010 is likely to occur in respect of the development hereby approved, no works of site clearance, demolition or construction shall take place which are likely to impact on bats until a licence to affect such species has been granted in accordance with the aforementioned Regulations and a copy thereof has been submitted to the Local Planning Authority.

Reason: To ensure that the development does not cause harm to any protected species or their habitats in accordance with Policy ESD10 of the Cherwell Local Plan 2011 – 2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

ONGOING REGULATORY CONDITIONS TO BE COMPLIED WITH AT ALL TIMES

13. No goods, materials, plant or machinery shall be stored, repaired, operated or displayed outside any buildings within the development hereby approved except in association with the day to day operation of the buildings unless otherwise approved in writing by the Local Planning Authority.

Reason: In order to safeguard the visual amenities of the area in accordance with Policy ESD15 of the Cherwell Local Plan 2011 – 2031 Part 1, Saved Policy C28 of the Cherwell Local Plan 1996

PRE-COMMENCEMENT CONDITIONS

14. No development shall take place on any phase, including any works of demolition until a Construction Management Plan (CMP) for that phase has been submitted to and approved in writing by the Local Planning Authority. The CMP shall be appropriately titled (site, planning permission number and phase) and shall provide for at a minimum;
- Routing of construction traffic and delivery vehicles including means of access into the site;
 - Details of and approval of any road closures needed during construction;
 - Details of and approval of any traffic management needed during construction;
 - Details of wheel cleaning/wash facilities – to prevent mud etc, in vehicle tyres/wheels, from migrating onto adjacent highway;
 - Measures to control the emission of dust and dirt during construction;
 - Details of appropriate signing, to accord with the necessary standards/requirements, for pedestrians during construction works, including any footpath diversions;
 - The erection and maintenance of security hoarding / scaffolding if required;
 - A regime to inspect and maintain all signing, barriers etc;
 - Contact details of the Project Manager and Site Supervisor responsible for on-site works to be provided;
 - Details of the loading and unloading of plant and materials and the use of appropriately trained, qualified and certificated banksmen for guiding vehicles/unloading etc;
 - Details of arrangements for site related vehicles (worker transport etc);
 - Layout plan of the site that shows structures, roads, site storage, compound, pedestrian routes etc;
 - A before-work commencement highway condition survey and agreement with a representative of the Highways Depot – contact 0845 310 1111. Final correspondence is required to be submitted;
 - Any temporary access arrangements;
 - Delivery hours (which must be outside network peak hours), demolition and construction

- working hours;
- Storage of plant and materials used in constructing the development;
- A scheme for recycling/ disposing of waste resulting from demolition and construction works.

The approved Construction Management Plan shall be adhered to throughout the construction period for the development.

Reason: In the interests of highway safety and to ensure that the environment is protected during construction in accordance with Policy ENV1 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

15. No development shall take place (including demolition, ground works, vegetation clearance) in any phase until a Construction Environmental Management Plan (CEMP: Biodiversity) for that phase has been submitted to and approved in writing by the Local Planning Authority. The CEMP: Biodiversity shall include as a minimum:
- a) Risk assessment of potentially damaging construction activities;
 - b) Identification of 'Biodiversity Protection Zones';
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
 - d) The location and timing of sensitive works to avoid harm to biodiversity features;
 - e) The times during construction when specialist ecologists need to be present on site to oversee works;
 - f) Responsible persons and lines of communication;
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person;
 - h) Use of protective fences, exclusion barriers and warning signs

The approved CEMP: Biodiversity shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect habitats of importance to biodiversity conservation from any loss or damage in accordance with Policy ESD10 of the Cherwell Local Plan 2011 – 2031 Part 1 and Government guidance contained within Section 15 of the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

16. No development shall take place in any phase until an Arboricultural Method Statement (AMS) for that phase, undertaken in accordance with BS:5837:2012 and all subsequent amendments and revisions has been submitted to and approved in writing by the Local Planning Authority.

Thereafter, all works on site shall be carried out in accordance with the approved AMS.

Reason: To ensure the continued health of retained trees/hedges and to ensure that they are not adversely affected by the construction works, in the interests of the visual amenity of the area, to ensure the integration of the development into the existing built environment and to comply with Policy C28 of the adopted Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

17. No construction shall take place in any phase until a Training and Employment Plan for that phase has been submitted to and approved in writing by the Local Planning Authority. As a minimum this Plan shall include the arrangements by which the applicant (or other specified persons) will provide construction (and related trades) apprenticeship starts during construction of the relevant phase of the development hereby approved. Construction shall take place in accordance with the agreed Plan.

Reason: Paragraphs 80 and 81 of the National Planning Policy Framework support and encourage

sustainable economic growth. Para B14 of the adopted Cherwell Local Plan 2011- 2031 recognises that it is important to ensure the population is sufficiently skilled to attract companies and investment to Cherwell and supports proposals to strengthen the skills base of the local economy. Strategic Objective 3 of the adopted Cherwell Local Plan seeks to support an increase in skills.

18. No development in any phase shall take place until a detailed design and associated Management and Maintenance Plan for surface water drainage for that phase, using sustainable drainage methods, has been submitted to and approved in writing by the Local Planning Authority. The relevant phase of the development shall be implemented in accordance with the approved detailed design prior to the first occupation of that phase and in accordance with the following, and the development shall be managed and maintained in accordance with the approved Management and Maintenance Plan.

- S1358 - Ext - 34B - Tech Scheme Option 8 Drainage Layout
- FRA (Issue 3) - Main Body Text (PART 1 OF 11)
- Appendix A (PART 2 OF 11)
- Appendix B (PART 3 OF 11)
- Appendix C (PART 4 OF 11)
- Appendix D (PART 5 OF 11)
- Appendix E (PART 6 OF 11)
- Appendix F (PART 7 OF 11)
- Appendix G (PART 8 OF 11)
- Appendix H (PART 9 OF 11)
- Appendix J (PART 10 OF 11)
- Appendix K (PART 11 OF 11)

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal in accordance with Policy ESD8 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

19. No part of the development hereby permitted shall take place until a desk study and site walk over to identify all potential contaminative uses on site, and to inform the conceptual site model has been carried out by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and has been submitted to and approved in writing by the Local Planning Authority. No development shall take place until the Local Planning Authority has given its written approval that it is satisfied that no potential risk from contamination has been identified.

Reason: To ensure that any ground and water contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use to comply with Saved Policy ENV12 of the Cherwell Local Plan 1996 and Section 15 of the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

20. If a potential risk from contamination is identified as a result of the work carried out under condition 19, prior to the commencement of the development hereby permitted, a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present, the risks to receptors and to inform the remediation strategy proposals shall be documented as a report undertaken by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and submitted to and approved in writing by the Local Planning Authority. No development shall take place unless the Local Planning Authority has given its written approval that it is satisfied that the risk from contamination has been adequately characterised as required by this condition.

Reason: To ensure that any ground and water contamination is adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use, to comply with Saved Policy ENV12 of the Cherwell Local Plan 1996 and Section 15 of the National Planning Policy Framework. This information is required prior to commencement of the

development as it is fundamental to the acceptability of the scheme.

21. If contamination is found by undertaking the work carried out under condition 20, prior to the commencement of the development hereby permitted, a scheme of remediation and/or monitoring to ensure the site is suitable for its proposed use shall be prepared by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and submitted to and approved in writing by the Local Planning Authority. No development shall take place until the Local Planning Authority has given its written approval of the scheme of remediation and/or monitoring required by this condition.

Reason: To ensure that any ground and water contamination is adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use, to comply with Saved Policy ENV12 of the Cherwell Local Plan 1996 and Section 15 of the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

22. No development shall take place until a professional archaeological organisation acceptable to the Local Planning Authority has prepared an Archaeological Written Scheme of Investigation, relating to the application site area, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To secure the provision of archaeological investigation and the subsequent recording of the remains, to comply with Government advice in the National Planning Policy Framework (NPPF) (Section 16). This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

23. Following the approval of the Written Scheme of Investigation referred to in condition 22, and prior to the commencement of the development (other than in accordance with the agreed Written Scheme of Investigation), a staged programme of archaeological evaluation and mitigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the Local Planning Authority within two years of the completion of the archaeological fieldwork.

Reason: To safeguard the identification, recording, analysis and archiving of heritage assets before they are lost and to advance understanding of the heritage assets in their wider context through publication and dissemination of the evidence in accordance with the NPPF (2019). This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme

24. No development shall take place in any phase until, full specification details of the site roads, parking and turning areas to serve the development on that phase, which shall include swept path analysis, construction, layout, surfacing, lighting, drainage and visibility splays have been submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the first occupation of each phase of the development, the site roads and turning areas shall be constructed in accordance with the approved details.

Reason: In the interests of highway safety, to ensure a satisfactory standard of construction and layout for the development and to comply with Government guidance contained within the National Planning Policy Framework. This information is required prior to commencement of the phase of the development as it is fundamental to the acceptability of the scheme

CONDITIONS REQUIRING APPROVAL OR COMPLIANCE BEFORE SPECIFIC CONSTRUCTION WORKS TAKE PLACE

25. No piling shall take place until a Piling Method Statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling shall be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning

Authority (in consultation with Thames Water). Any piling must be undertaken in accordance with the terms of the approved Piling Method Statement.

Reason: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure. In order to achieve sustainable development in accordance with Section 15 of the National Planning Policy Framework.

CONDITIONS REQUIRING APPROVAL OR COMPLIANCE BEFORE OCCUPATION

26. There shall be no occupation beyond 1,200 sqm until confirmation has been provided that either all water network upgrades required to accommodate the additional flows to serve the development have been completed; or a development and infrastructure phasing plan has been agreed with Thames Water to allow additional development to be occupied. Where a development and infrastructure phasing plan is agreed no further occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason: Network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development. Any necessary reinforcement works will be necessary in order to avoid low / no water pressure issues. In order to comply with Policy ESD8 of the Cherwell Local Plan 2011 – 2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

27. Prior to the occupation of any unit within the development hereby approved, an updated Framework Travel Plan, prepared in accordance with the Department of Transport's Best Practice Guidance Note "Using the Planning Process to Secure Travel Plans" and its subsequent amendments, shall be submitted to and approved in writing by the Local Planning Authority. This Framework Travel Plan to be based on the draft document 19539-07a dated 22nd July 2019. The travel plan shall be implemented in accordance with the details approved.

Reason: In the interests of sustainability and to ensure a satisfactory form of development, in accordance with Government guidance contained within the National Planning Policy Framework.

28. Prior to the first occupation of the development hereby approved, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the LEMP shall be carried out in accordance with the approved details.

Reason: To protect habitats of importance to biodiversity conservation from any loss or damage in accordance with Policy ESD10 of the Cherwell Local Plan 2011 – 2031 Part 1 and Government guidance contained within Section 15 of the National Planning Policy Framework.

29. Prior to the first occupation of the development hereby permitted, the existing access onto Wendlebury Road shall be permanently stopped up in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority and shall not thereafter be used by any vehicular traffic whatsoever.

Reason: In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework.

30. The development hereby permitted shall not be occupied until it has been provided with a system of electrical vehicle charging to serve the development. In addition, ducting should be in place to allow for the easy expansion of the EV charging system as demand increases towards the planned phase out of ICE vehicles (ideally ducting should be provided to every parking space to future proof the development).

Reason: To comply with policies SLE 4, ESD 1, ESD 3 and ESD 5 of the adopted Cherwell Local Plan 2011-2031 Part 1 and to maximise opportunities for sustainable transport modes in accordance with paragraph 110(e) of the National Planning Policy Framework

31. If remedial works have been identified in condition 21, the development shall not be occupied

until the remedial works have been carried out in accordance with the scheme approved under condition 21. A verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that any ground and water contamination is adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use, to comply with Saved Policy ENV12 of the Cherwell Local Plan 1996 and Section 15 of the National Planning Policy Framework.

DEVELOPMENT MONITORING

The Council has identified the development hereby approved as one that it considers appropriate to monitor during construction. We would therefore be grateful if you could let us know of your intention to start the development at least 14 days prior to the commencement of work on site. You can do this by emailing the Council on: monitoring@cherwell-dc.gov.uk and providing us with the following information: application number; application address; and the date you intend to start the development. During the monitoring period, we will be assessing the development against the approved plans, and compliance with any conditions imposed on the permission. It is in your interest to comply with this request as it will help to avoid any unnecessary, and possibly expensive, corrective works.

PLANNING NOTES

1. **Conditions** – the applicant's attention is drawn to the need to comply with all conditions imposed on this permission. Failure to do so could result in the council serving a breach of condition notice against which there is no right of appeal.

Under the Town and Country Planning (Fees for Applications, Deemed Application, Requests and Site Visits) (England) Regulation 2012 there is a fee payable each time you make a request to discharge any of the conditions attached to this permission. You can apply to discharge more than one condition at the same time. At the time of this decision the fee is £34 per request for householder development and £116 per request in all other cases. The fee may be more when you come to apply for the discharge of condition if the Regulations have been amended. The fee is payable when you submit the details to discharge the condition(s). The Council has '1app' forms for such applications, but their use is not mandatory.

There is no fee for the discharge of conditions on listed building consents.

The Council has eight weeks to respond to applications to discharge conditions, so you will need to make your application in good time before commencing development.

2. **Material Samples** – please note that where any of the above conditions require the approval of materials, material samples are no longer accepted at the Council offices and should in the first instance be left on the application site for the relevant case officer to view and assess in context with its surroundings. Material samples and sample panels should be placed/erected on the site before an application to discharge that condition(s) is submitted.

Should leaving samples on site be impractical then arrangements should be made with the relevant case officer to view samples on site.

3. **Environmental Impact Assessment** – Before granting this planning permission the Council has taken into account the environmental information relating to the development (within the meaning of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)). With regard to the requirements of Regulation 24 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended), the main reasons and considerations on which the decision is based including information about the participation of the public - along with the main measures to avoid, reduce and, if possible, offset the major adverse effects of the development – is contained within the Officer's report to Planning Committee published 13th May 2020.

4. **Legal Agreement** – Attention is drawn to a Legal Agreement related to this development dated 24th September 2020 which has been made pursuant to Section 106 of the Town and Country Planning Act 1990, Sections 111 and 139 of the Local Government Act 1972 and/or other enabling powers.

STATEMENT OF ENGAGEMENT

In accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) and paragraph 38 of the National Planning Policy Framework, the Council has worked positively, creatively and proactively to determine this application within the agreed timescales, having worked with the applicant/agent where necessary and possible within the scope of the application (as set on in the case officer's report) to resolve any concerns that have arisen, in the interests of achieving more appropriate and sustainable development proposals. Consent has been granted accordingly.

The case officer's report and recommendation in respect of this application is available to view online at: <http://www.cherwell.gov.uk/viewplanningapp>. The agenda, minutes and webcast recording of the Planning Committee meeting at which this application was determined are also available to view online at: <http://modgov.cherwell.gov.uk/ieListMeetings.aspx?CId=117&Year=0>



NOTICE OF DECISION

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

NOTES TO THE APPLICANT

TIME LIMITS FOR APPLICATIONS

By virtue of Sections 91-96 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, planning permissions are subject to time limits. If a condition imposing a time limit has been expressly included as part of the permission, then that condition must be observed. Otherwise, one or other of the following time limits will apply:

Where planning permission is given in outline subject to a condition reserving certain matters for subsequent approval, application for approval of such matters reserved must be made not later than the expiration of 3 years beginning with the date of the outline planning permission and further the development to which the permission relates must be begun not later than the expiration of 2 years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last reserved matters to be approved.

Where the planning permission is complete and is not in outline, the development must be begun not later than the expiration of 3 years from the date on which permission was granted.

OTHER NECESSARY CONSENTS

This document only conveys permission or approval for the proposed development under Part III of the Town and Country Planning Act 1990 and you must also comply with all the bye-laws, regulations and statutory provisions in force in the District and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.

In particular you are reminded of the following matters:

- The need in appropriate cases to obtain approval under the Building Regulations. **The Building Regulations may be applicable to this proposal. You are therefore advised to contact the District Council's Building Control Manager before starting work on site - Telephone: 01295 227006. Email: Building.Control@Cherwell-dc.gov.uk**
- Data supplied by the National Radiological Protection Board (NRPB) and the British Geological Survey (BGS) suggests that the site of this application falls within an area which is potentially at risk from radon. This may require protective measures in order to comply with the Building Regulations if your consent relates to a new dwelling or house extension. Further advice on whether protective measures are required under the Building Regulations can be obtained by contacting the Building Control Manager on 01295 227006 or E-mail at building.control@cherwell-dc.gov.uk
- The need to obtain an appropriate Order if the proposal involves the stopping up or diversion of a public footpath.
- The need to obtain a separate "Listed Building Consent" for the demolition, alteration or extension of any listed building of architectural or historic interest.
- The need to make any appropriate arrangements under the Highways Act in respect of any works within the limits of a public highway. The address of the Highway Authority is Oxfordshire County Council, Speedwell House, Speedwell Street, Oxford, OX1 1NE.

- It is the responsibility of the applicant to ascertain whether his/her development affects any public right of way, highway or listed building.

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Local Planning Authority to grant permission or approval subject to conditions, you can appeal to the First Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990.

If you wish to appeal, then you must do so within six months of the date of this notice. Forms can be obtained from the **Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Tel 0303 444 5000**. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that permission or approval for the proposed development could not have been so granted otherwise than subject to the conditions imposed by the Local Planning Authority, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

PURCHASE NOTICES

If either the Local Planning Authority or the First Secretary of State grants permission or approval for the development of land subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the District Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

COMPENSATION

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.

APPENDIX B

Cornish Architects' Plans for Unit 7A



NOTES

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Subject to Statutory Approvals.

Site Boundary

Subject to separate application

B

Amended to suit updated drainage strategy and landscape design.

SK

18/03/2022

A

Landscaping updated to Landscape Architects design. Unit 7a and 7b car parking totals corrected.

SK

10/03/2022

Rev	Description	Chk	Date

Peer House
8 -14 Verulam Street
London WC1X 8LZ
tel +44(0)20 7400 2120
enquiries@cornisharchitects.com
www.cornisharchitects.com

RIBA

Chartered Practice

cornisharchitects

Project Title:

CATALYST PHASE 2

Drawing Title:

PROPOSED SITE PLAN

Drawing Status:

TOWN PLANNING

Scale.
0 10 metres 80

Drawn By: S K
Scale: 1:1000 @ A1
Date: 07/03/2022
Chk'd By: C S

ALBION LAND

Drawing No. 21023 - TP - 202
Rev. B

Copyright of Cornish Architects ©

Approximate Area Schedule GIA			
Unit(s)	Offices		
FULL	sm	sf	
7a		6503.2	70000.0
TOTALS		6503.2	70000.0

Note: areas exclude the glass links



NOTES

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Subject to Statutory Approvals.

- Site Boundary
- Subject to separate application
- Concrete block paving to parking spaces
- Concrete block paving to parking circulation
- Brushed concrete road/yards
- Concrete block paving to footpaths
- Large format paving
- Tarmac
- Soft landscape as Landscape Architects information
- Trees as Landscape Architects information
- EV charging point
- Dropped kerb with tactile paving
- 1.5m high timber post and rail fence

B	Amended to suit updated drainage strategy and landscape design.	SK	18/03/2022
A	Landscaping updated to Landscape Architects design. Unit 7a and 7b car parking totals corrected.	SK	10/03/2022
Rev	Description	Chk	Date

Peer House
8 -14 Verulam Street
London WC1X 8LZ
tel +44(0)20 7400 2120
enquiries@cornisharchitects.com
www.cornisharchitects.com



cornisharchitects

CATALYST PHASE 2

PROPOSED SITE FINISHES PLAN

TOWN PLANNING

Scale. 0 10 metres 80

Drawn By: S K Scale: 1:1000 @ A1 Date: 07/03/2022 Chk'd By: C S



Drawing No. 21023 - TP - 203 Rev. B

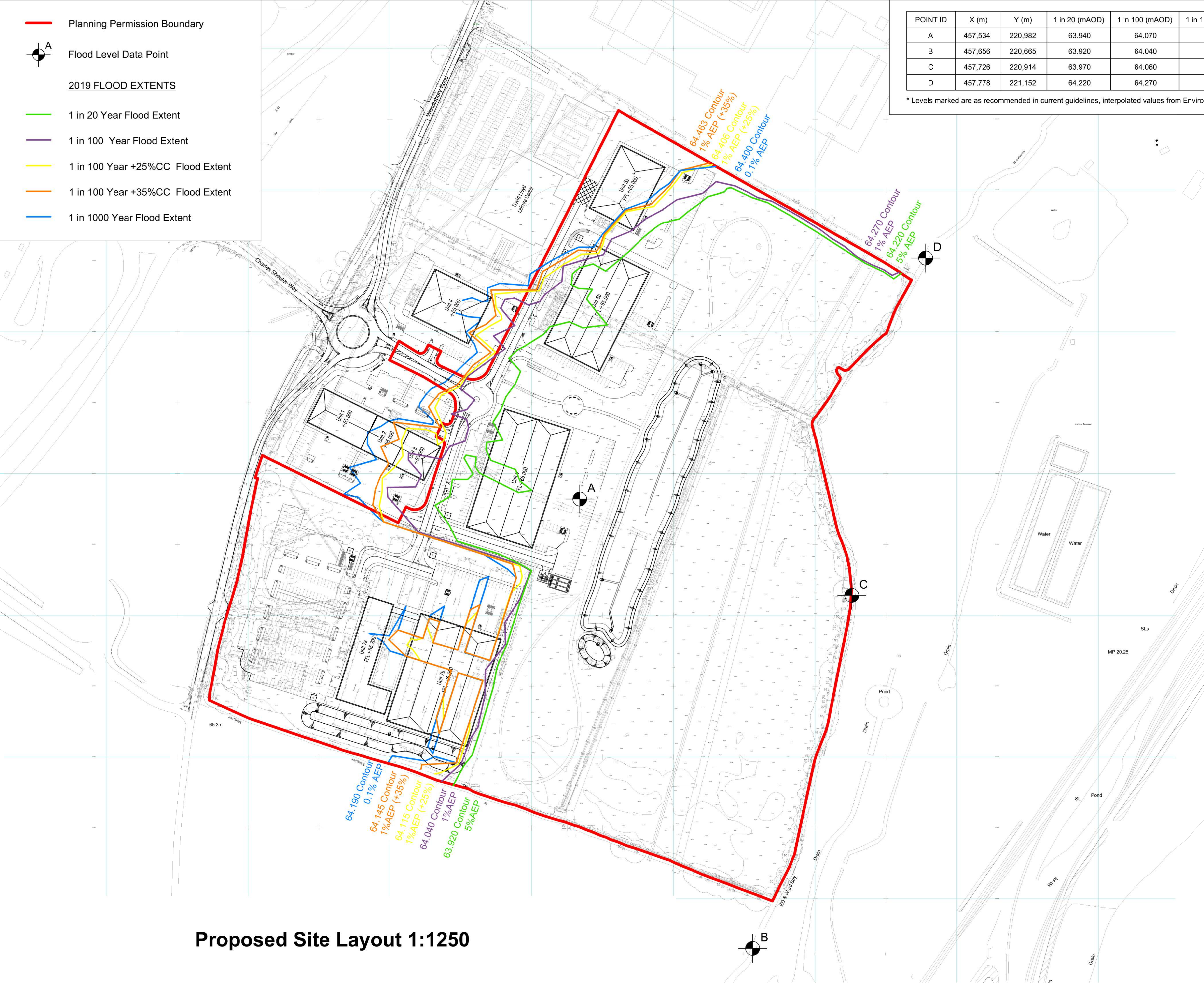
APPENDIX C

BJH EA Flood Zone Extent Plans:

S1358 - Ext - 13C - EA Flood Contour Overlay

S1358 - Ext - 41B - Existing Extent of Flood Zone 3

S1358 - Ext - 42B - Proposed Extent of Flood Zone 3



POINT ID	X (m)	Y (m)	1 in 20 (mAOD)	1 in 100 (mAOD)	1 in 100 + 25 % CC	1 in 100 + 35 % CC	1 in 1000 (mAOD)
A	457,534	220,982	63.940	64.070	64.133*	64.158*	64.210
B	457,656	220,665	63.920	64.040	64.115*	64.145*	64.190
C	457,726	220,914	63.970	64.060	64.123*	64.148*	64.200
D	457,778	221,152	64.220	64.270	64.408*	64.463*	64.460

* Levels marked are as recommended in current guidelines, interpolated values from Environment Agency Product 4 data.

NOTES

Topographical survey by MK Surveys (June 2018)

Cornish Architects Tech Scheme Option 11 Plan Ref. 21023 - SK 024 (D) (March 2022)

Flood levels information derived from Environment Agency Product 4 (November 2019)

In order to predict the effects of climate change the 100 year + 25%CC extent and 100 year + 35%CC extent have been interpolated from the Product 4 values for 100 year + 20% using the Bicester EA model.

PRELIMINARY

C	14.03.22	Updated to new scheme
B	28.11.19	Contours adjusted to updated product 4
A	10.06.19	Updated to new scheme
Rev	Date	Revision Description

Revision Schedule

Project Title	Catalyst Bicester Wendlebury Road, Bicester
Client	ALBION LAND
Drawing Title	EA Flood Data (Product 4) Contour Overlay

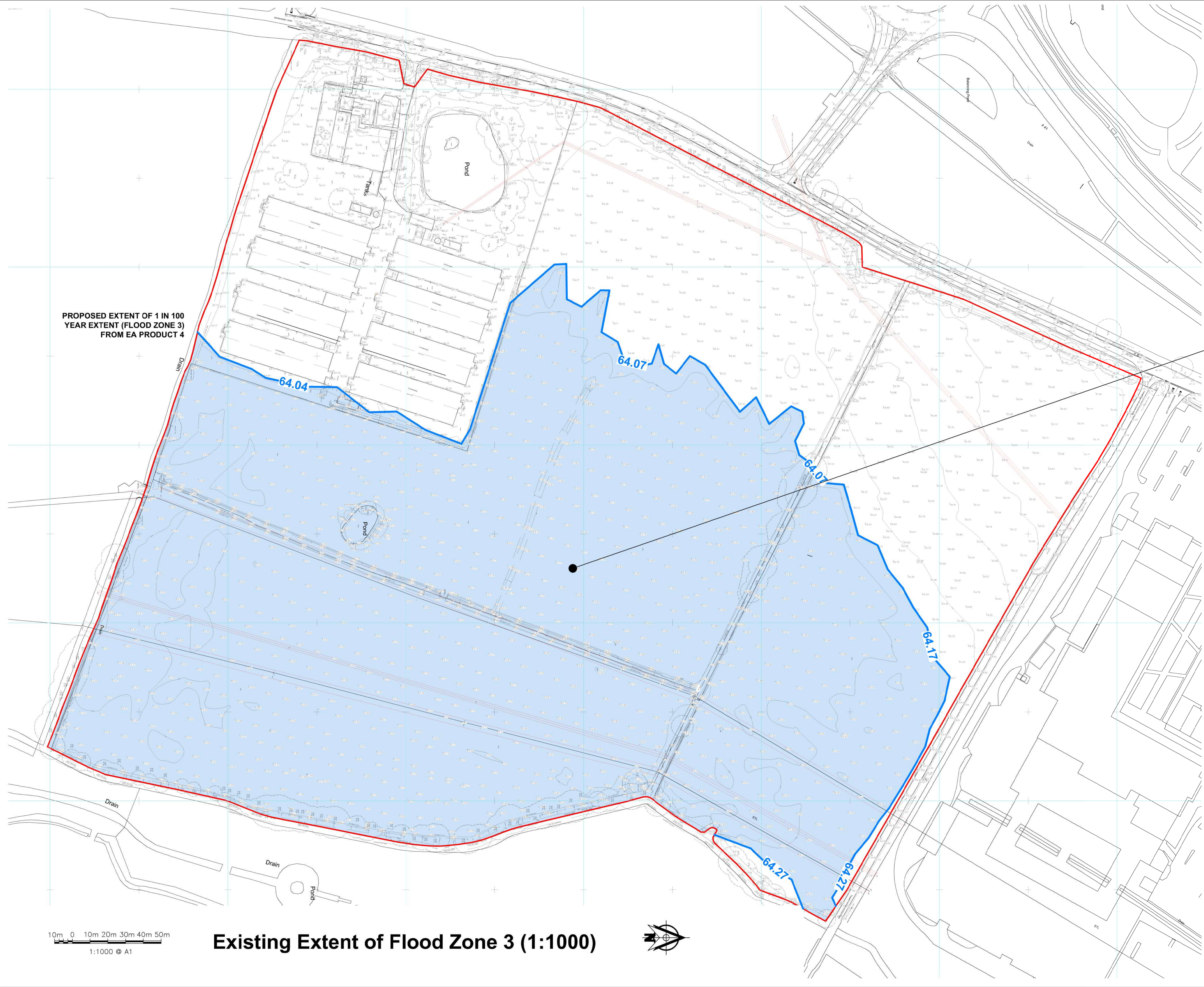
ALBION LAND

EA Flood Data (Product 4)
Contour Overlay

BAILEY JOHNSON HAYES
Consulting Engineers

ST.ALBANS: Suite 4, Phoenix House, 63 Campfield Rd, ST.ALBANS, Herts AL1 5FL
MANCHESTER: Grange House, John Dalton Street, MANCHESTER, M2 6FW

Scale	1:1250 @A1	Drawing Number
Date	12.11.18	S1358-Ext-13 C
Drawn	JNG	



NOTES

Topographical survey by MK Surveys
(June 2018)

Flood levels information derived from
Environment Agency Product 4
(November 2019)

AREA OF EXISTING
FLOOD ZONE 3 =
CIRCA 110,000 M²



PRELIMINARY

B	14.03.22	Minor revs
A	28.11.19	Updated to new Product 4 data
Rev	Date	Revision Description

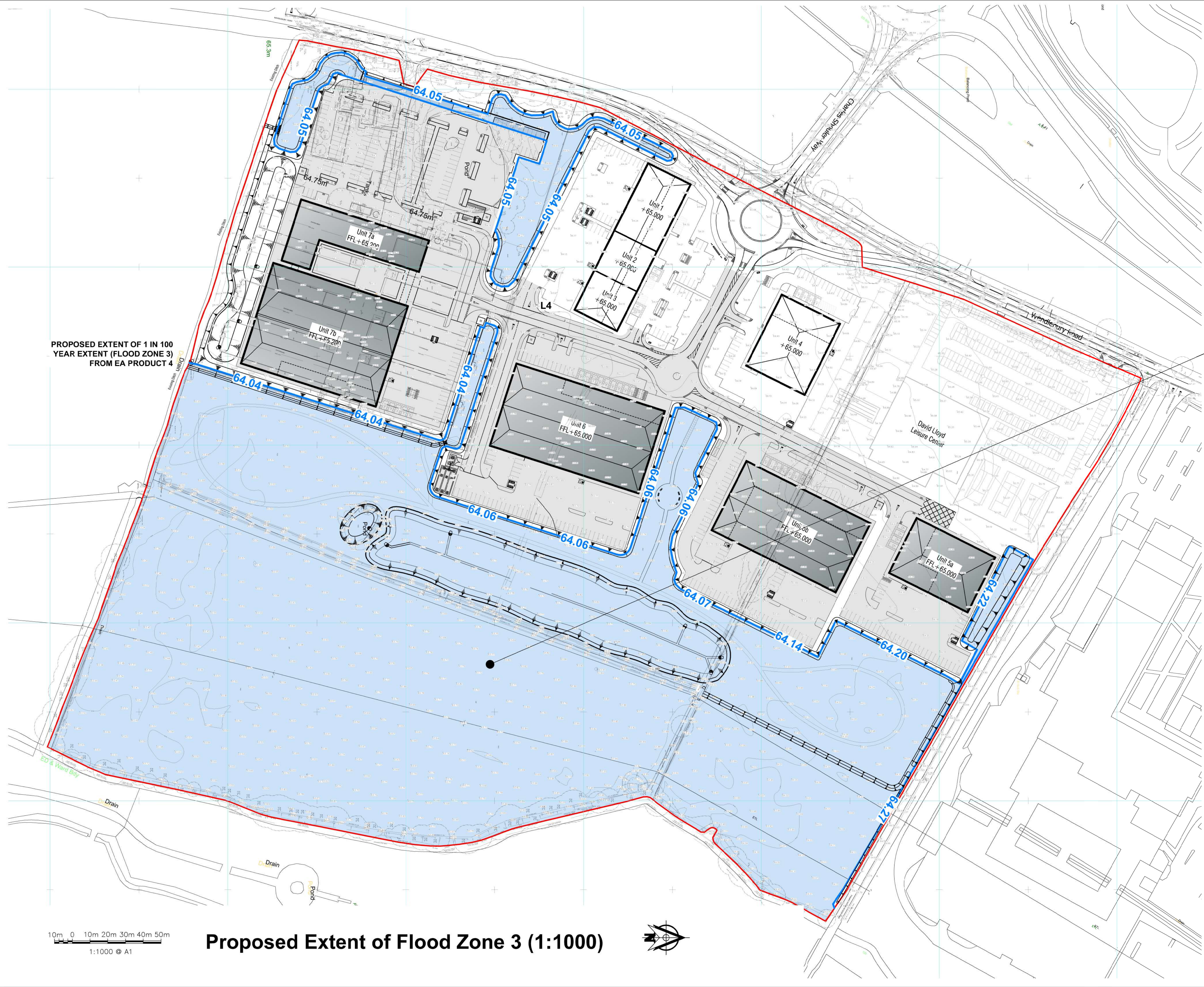
Revision Schedule

Project Title	Catalyst Bicester Wendlebury Road, Bicester
Client	ALBION LAND

Drawing Title	Extent of Flood Zone 3 Prior to start of Development
---------------	---

BAILEY JOHNSON HAYES Consulting Engineers
ST.ALBANS: Suite 4, Phoenix House, 63 Campfield Rd, ST.ALBANS, Herts AL1 5FL MANCHESTER: Grange House, John Dalton Street, MANCHESTER, M2 6FW

Scale	1:1000 @A1	Drawing Number	S1358-Ext-41 B
Date	01.11.19		
Drawn	JNG		



PROPOSED EXTENT OF 1 IN 100
YEAR EXTENT (FLOOD ZONE 3)
FROM EA PRODUCT 4

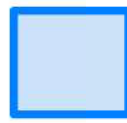
NOTES

Topographical survey by MK Surveys
(June 2018)

Cornish Architects Tech Scheme Option
11 Plan Ref. 21023 - SK 024 (D)
(March 2022)

Flood levels information derived from
Environment Agency Product 4
(November 2019)

AREA OF PROPOSED
FLOOD ZONE 3 =
CIRCA 90,000 M²



See BJH Plans S1358-Ext-44A/
45A Flood Compensation Plans
for calculations to the 1 in 1000
year storm event (Zone 1)

PRELIMINARY

B	14.03.22	Updated to new site layout
A	28.11.19	Updated to new Product 4 data
Rev	Date	Revision Description

Revision Schedule

Project Title	Catalyst Bicester Wendlebury Road, Bicester
Client	ALBION LAND



Drawing Title
**Extent of Flood Zone 3
After Completion of Development**

BAILEY JOHNSON HAYES
Consulting Engineers

ST.ALBANS: Suite 4, Phoenix House, 63 Campfield Rd, ST.ALBANS, Herts AL1 5FL
MANCHESTER: Grange House, John Dalton Street, MANCHESTER, M2 6FW

Scale	1:1000 @A1	Drawing Number
Date	01.11.19	S1358-Ext-42 B
Drawn	JNG	