SIEMENS HEALTHINEERS, J9 M40

DESIGN & ACCESS STATEMENT

March 2022

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BIRMINGHAM
Bicester
M40
A41
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Junction 9
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OXFORD
LONDON

1. INTRODUCTION

1.1 PROPOSED DEVELOPMENT

On behalf of Tritax Symmetry and Siemens Healthineers this document presents proposals at Symmetry Park, Oxford North for a new high quality combined research, development and production facility for superconducting magnets for medical devices used in MRI systems.

Siemens Healthineers is the world's leading designer and manufacturer of magnets used for MRI (Magnetic Resonance Imaging) scanning systems.

The proposals are for a new high quality combined research, development and production facility of 54,000 sq m designed specifically for Siemens Healthineers.

The proposals will accommodate the current and future requirements of Siemens Healthineers, whilst also creating additional job opportunities for the local community.

The proposals will result in socio-economic benefits including:

- Capital Investment of £80M into the economy;
- 670 construction jobs will be created;
- Up to 1,200x skilled jobs will be created when the facility is fully operational;
- The retention of 528 current jobs (of which 90% are Oxfordshire based);
- SH investment will add to the economy a net additional £820M to the Gross Value Added (GVA) to the Oxfordshire economy by 2040; and
- It is forecast that the proposed development will deliver a net additional £820m GVA in Oxfordshire by 2040 and £360m net additional GVA across the rest of the UK, equating to £60m net additional GVA per annum by 2040 in Oxfordshire.

1.2 PURPOSE OF THE DOCUMENT

The document draws together a range of relevant considerations in order to present a comprehensive document identifying the design process, requirements and decisions. It has the potential to inform a number of interested parties but is focused principally upon the merits of the Site's development and the contribution it can make to the future economic growth locally, regionally and nationally. Its suitability to accommodate large-scale manufacturing buildings is also in response to the current needs and demands of the Siemens Healthineers.

It provides information about the proposals that will be of use and assistance to LPA, the local community, interested groups, statutory undertakers and other generally interested parties and therefore seeks to demonstrate a thorough understanding of the Site's development constraints and opportunities.

In so doing, it explains the value and benefits the Site's development can bring. The proposal advocated within this application grasps the opportunity to achieve this with the creation of a high quality building, through a comprehensive brief requirement that sets out a vision of a first class development in an extensively landscaped setting.

1.3 TRITAX SYMMETRY

Tritax Symmetry was formed following the acquisition of db symmetry by Tritax Big Box REIT plc, a FTSE 250 company, in February 2019. They have an entrepreneurial, experienced team that has been involved in some of the most dynamic and successful speculative and occupier-led industrial/logistics development schemes throughout the UK. Tritax Symmetry have the expertise, the sites and the in-house funding to deliver high quality buildings for their customers.

2. EXECUTIVE SUMMARY – SIEMENS HEALTHINEERS

2.1 HISTORY AND BACKGROUND

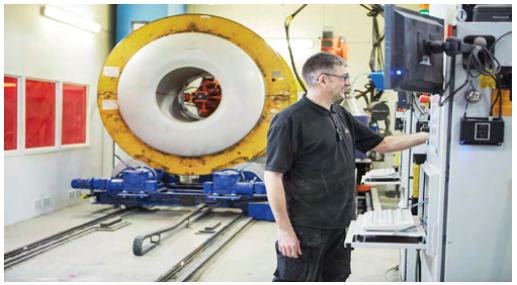
2.1.1 Siemens Healthineers (SH) is a producer of superconducting magnets used in Magnetic Resonances Imaging (MRI) scanning technology, taking a leading role in both manufacturing components and pioneering new technology through its R&D operations. SH has outgrown its existing facilities in Eynsham and has undertaken a global search for its new research and production facility.

2.1.2 There has been a long history associated with superconductive magnets in Oxfordshire. Oxford Instruments, a start-up company, researching and manufacturing magnets was founded by Sir Martin and Lady Audrey Wood in 1959. Oxford Instruments was hugely successful and experienced rapid growth. From this, Oxford Magnet Technology was founded in 1982, with the aim of commercialising propriety technology for magnets and accessories used in MRI scanners. Wholly owned by Oxford Instruments, in 2003 Oxford Magnet Technology became Siemens Healthineers, based in Eynsham and has become the world leader in superconducting MRI magnets.

2.1.3 The cost and management arrangements of MRI scanners in hospitals has resulted in residents of more wealthy countries having greater access to scanners than residents of developing countries. For example, Japan and USA have 54 MRI scanners for each 1 million of population, whereas developing countries may have as little as 1 MRI scanner per million population. Some 90% of the world population does not have access to an MRI scanner.

2.1.4 SH has developed a revolutionary new magnet technology that will facilitate access to MRI scanners on a more equitable basis around the world. This technology relies on transforming the manufacture of MRI scanners, from wet-magnets to dry-magnets. It is anticipated that the manufacture of wet-magnets in SH Eynsham facility will finish by 2030. SH's facility in Eynsham is too constrained to meet the anticipated increase in demand for the manufacturing of the dry-magnets as a result of this new technology.

SIEMENS Healthineers



SIEMENS AWARDED GREAT PLACE TO WORK AWARD 2021

FIG. ARTISTS IMPRESSION

2.2 SITE SELECTION

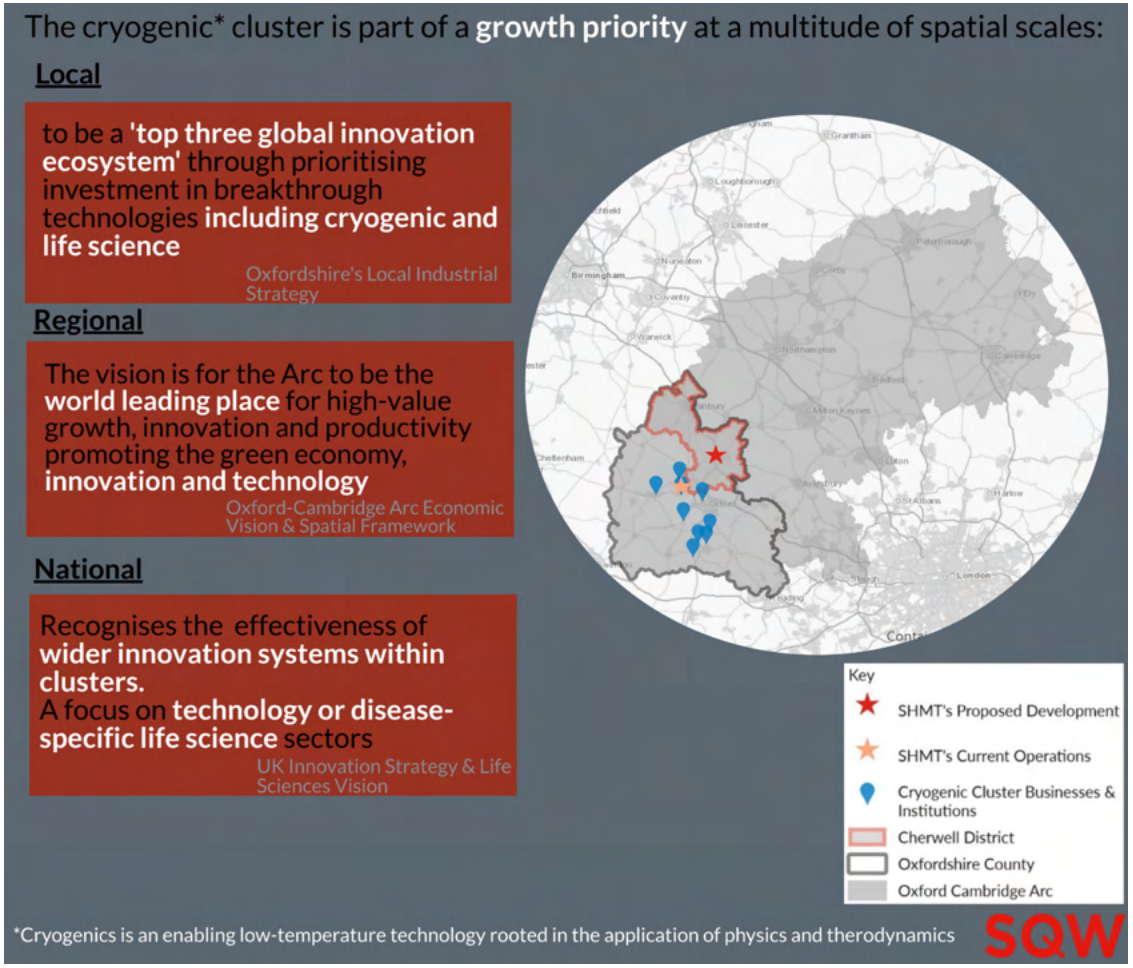
2.2.1 During 2020, Siemens Healthineers, undertook a detailed site search for opportunities against the following locational and operational criteria:

- Site area of 20 Ha;
- The capacity of the site to accommodate 55,000sqm;
- The geographical proximity to its existing Eynsham premises;
- Accessibility of the site for staff travelling to the site other than by car;
- The required operational date of the first quarter of 2024; and
- The overall suitability of the location for its headquarters and manufacturing operation.

2.2.2 SH's initial site search resulted in a 'long list' of potential sites. Further assessment of these sites produced a final list of 5 potential sites for its operation. All 5 sites are located within Oxfordshire. Appendix 3 lists the SH site searches.

2.2.3 Following SH's internal site search, it was concluded that there was no certainty that the sites identified could accommodate or be delivered within the timeframe to facilitate the proposed development. The only option available to SH to retain its operation within Oxfordshire is to identify a parcel of land that could be developed to meet its operational needs within the required timescale.

2.2.4 This application site is the only site that has the capacity to accommodate the scale of SH's operation and be delivered within its operational timeframe. The proposed new facility at Symmetry Oxford North will enable SH to manufacture the dry-magnets, and continue with its ground breaking research and development work.



SIEMENS SPATIAL CONTEXT OF THE PROPOSED DEVELOPMENT

2.3 SOCIAL RESPONSIBILITY

2.3.1 SH is a socially responsible employer that seeks to have a positive impact on the local community and where its employees play centre stage in its operation. SH delivers social benefits to both its workforce and the wider community through the National Themes Outcomes and Measures (TOMs) Measurement Framework.

2.3.2 TOMs is a framework that seeks to deliver social values through specific themes: Promoting Local Skills and Employment (jobs); Supporting Growth of Responsible Business (Growth); Healthier, Safer and more Resilient Communities (Social), and decarbonising and safeguarding our world (Environment). The following sets out how SH deliver its social values to each of these criteria at its existing Eynsham facility, and would continue to do so at the new facility at Symmetry Park, Oxford North.

2.3.3 The proposed relocation and expansion of SH to Symmetry Park, Oxford North will provide the opportunity to scale up the depth and breadth of the social value offer, reflecting the proposed significant expansion of its workforce with a clear opportunity to embed itself into the community in close proximity to the proposed development.

Social Value delivered in 2020/21

Jobs: Local skills & employment

- **81%** of employees **live within 20km** of the existing factory **51% of which live within 10km**
- **40 secondary school students** helped with interview skills and CV writing workshops
- **15 apprentices** are employed across a 3-year programme at any given time.

Growth: Supporting Growth of Responsible Business

Over **3,199 Health and Wellbeing Encounters** recorded, including:

Physical Health:

- onsite gym used **335 times per month** with multiple exercise classes held weekly

Mental Health:

- 10 workshops offering support for anxiety, mindfulness, & stress management attended by **155 participants**

Environment: decarbonising & safeguarding our world

20 employees engaged in the local Biodiversity Team who have carried out:

- **Two meadow walks**
- **Wildflower planting** activities
- **Animal box making** workshops
- Supported the production of **local wildlife information boards** in partnership with ENRN and local schools

Social: Stronger, healthier communities

- **Main sponsor** of the Oxford Science Festival & the annual charitable Wytham Wood 10km run
- **Raised £25,000** over the last 3 years for **Cancer Research**
- **120 days of volunteering** from employees annually

SQW

SIEMENS ECONOMIC IMPACT OF THE PROPOSED DEVELOPMENT

Jobs: Promoting Local Skills and Employment

SH works in partnership with local secondary and primary schools. A senior SH employee acts as an Enterprise Advisor to the local secondary school working collaboratively to optimise the school's engagement and interaction with business. Through the schools initiative, the SH Eynsham facility hosted interview skills and CV sessions for secondary school pupils, mentoring of students and hosted 3 factory tours for 20 students.

SH run an Apprenticeship programme (up to NVQ Level 3), with 15 apprentices employed at any given time, either working at the factory in Eynsham or in the classroom, across a 3 year programme.

Growth: Supporting Growth of Responsible Business

SH places significant emphasis on supporting the wellbeing of its staff through the principal areas of their; physical and mental health, nutrition and medical care and assistance. To this effect SH will provide, such facilities as (not exhaustive), an onsite gym, yoga session, mental health and nutrition workshops, and a WellPoint Kiosk where the workforce can access health information sessions, such as Stroke Awareness.

Healthier, Safer and more Resilient Communities

SH supports its employees in engaging with their local community through a combination of allowing time to be spent volunteering every year (each SH employee is allowed to spend 2 days of company time volunteering per year supporting local charitable organisations and events) and contributing to charitable fundraising. Other events include, SH employees voting to support a charitable partner which for the last 3 years was Cancer Research UK, with the workforce raising over £25,000

Decarbonising and safeguarding our world

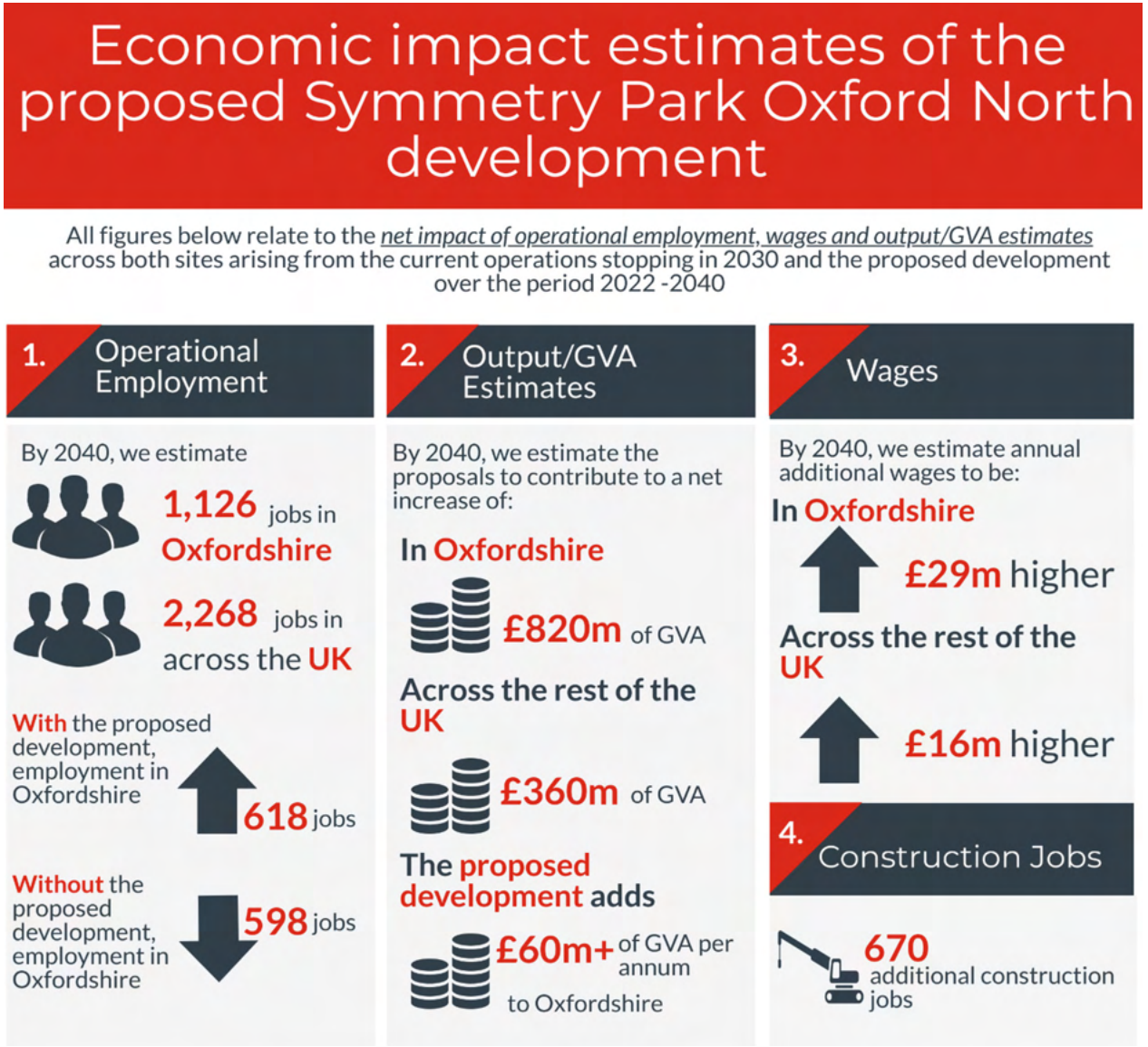
SH employees of the existing Eynsham facility have established a Biodiversity Team which supports the local Eynsham Nature Recovery Network (ENRN). A Biodiversity Team, of 20 employees of the Eynsham facility, arrange events such as, company meadow walks, wildflower planting and animal box making workshops. The Biodiversity Team also support the production of local wildlife information boards in partnership with ENRN and local schools.

2.4 SOCIO ECONOMIC BENEFITS

2.4.1 It is anticipated that, once planning approval has been achieved, the development of the new facility will commence in the second quarter of 2022, with the facility becoming operational in the first quarter of 2024. There will be a phased closure of SH Eynsham facility, with the workforce being transferred to the new HQ and the Eynsham facility being closed by 2030.

2.4.2 The relocation of SH to this site will have a significant impact on the economy of Bicester, Oxfordshire and the UK as a consequence of:

- Capital Investment of £80M into the economy; (paragraph 4.28 of the Socio-Economic Impact Assessment SQW (September 2021)
- 670 construction jobs will be created;1
- (Page 15 Table 4.5 Estimate of construction jobs of the Socio-Economic Impact Assessment SQW (September 2021);
- Up to 1,200 skilled jobs will be created when the facility is fully operational;
- The retention of 528 current jobs (of which 90% are Oxfordshire based);
- SH investment will add to the economy a net additional £820M to the Gross Value Added (GVA) to the Oxfordshire economy by 2040; and (paragraph 4.22 of the Socio-Economic Impact Assessment SQW (September 2021)
- SH investment will add to the economy £360M to the Gross Value Added (GVA) to the UK economy. (paragraph 4.22 of the Socio-Economic Impact Assessment SQW (September 2021)



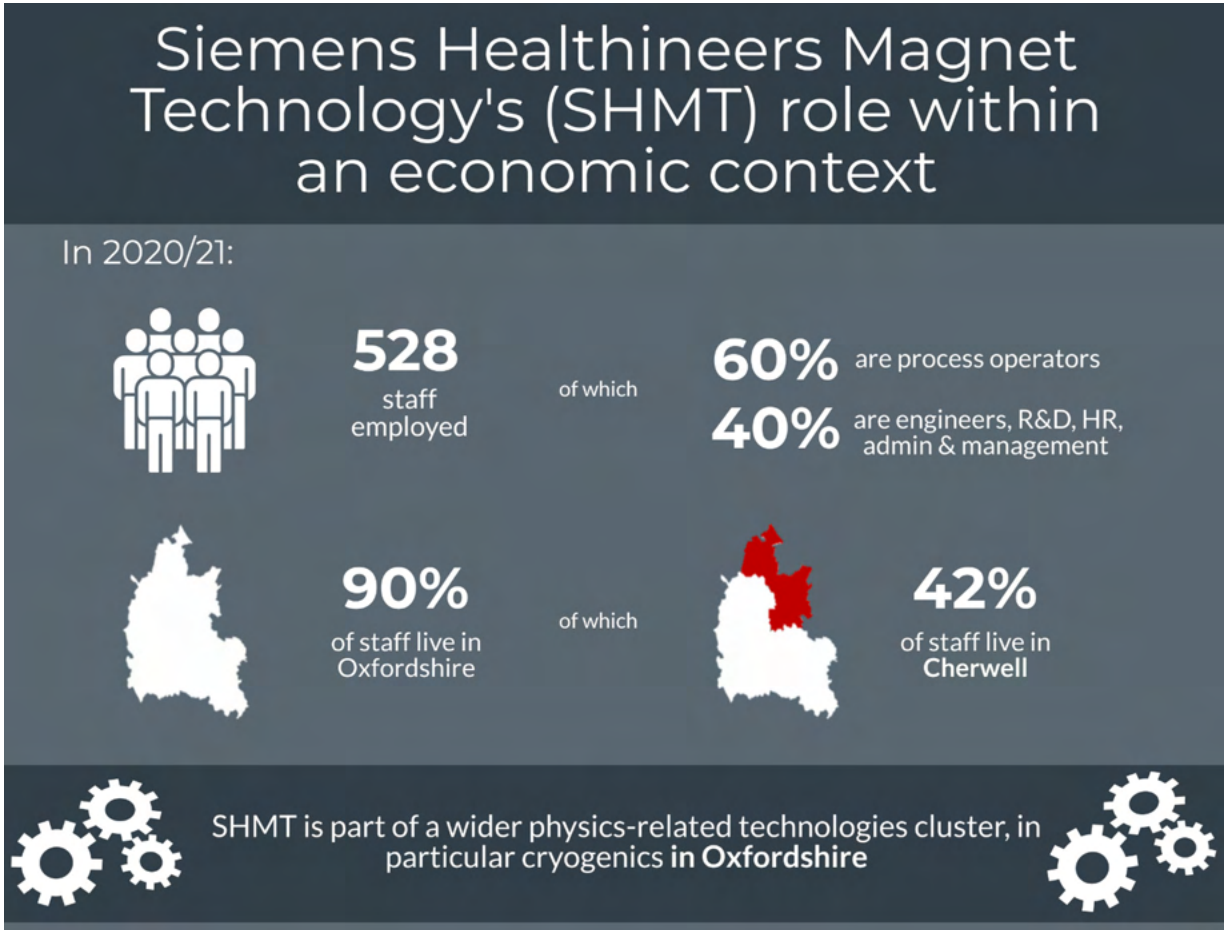
2.4.3 Over 80% SH c 550 existing employees reside within 20km of its existing factory at Eynsham. The proposed facility, once fully operational and the existing factory has been wound down, is projected to employ c. 1,345 staff across all functions, representing both (a) the obvious potential for retention of existing staff, the majority of whom live locally, and (b) to create significant additional employment growth in Cherwell District.

2.4.4 The net effect on employment of the current operations and additional activity through the proposed development is estimated to support up to 1,200 jobs in Oxfordshire after allowing for potential displacement and supply chain multiplier effects.

2.4.5 It is forecast that the proposed development will deliver a net additional £820m GVA in Oxfordshire by 2040 and £360m net additional GVA across the rest of the UK, equating to £60m net additional GVA per annum by 2040 in Oxfordshire.

2.4.6 SH generates significant social value both in terms of its role as responsible employer and in terms of its external impacts on its local community and stakeholders. SH makes significant local contributions, including a commitment to training and supporting the wellbeing of its workforce which in turn bolsters the resilience of the locally specialised labour market, The proposed development will unlock a scaling of SH capacity to generate significant social value within Cherwell District and Oxfordshire more widely.

2.4.7 Should the proposed development not go ahead then SH have indicated that their existing facility would wind down and cease operations by 2030 with the consequence being that a key source of local, specialist, high-skilled employment would be lost along with economic and social value benefits foregone both in relation to the existing position and the proposed expansion.



SIEMENS MAGNET TECHNOLOGY DIAGRAM

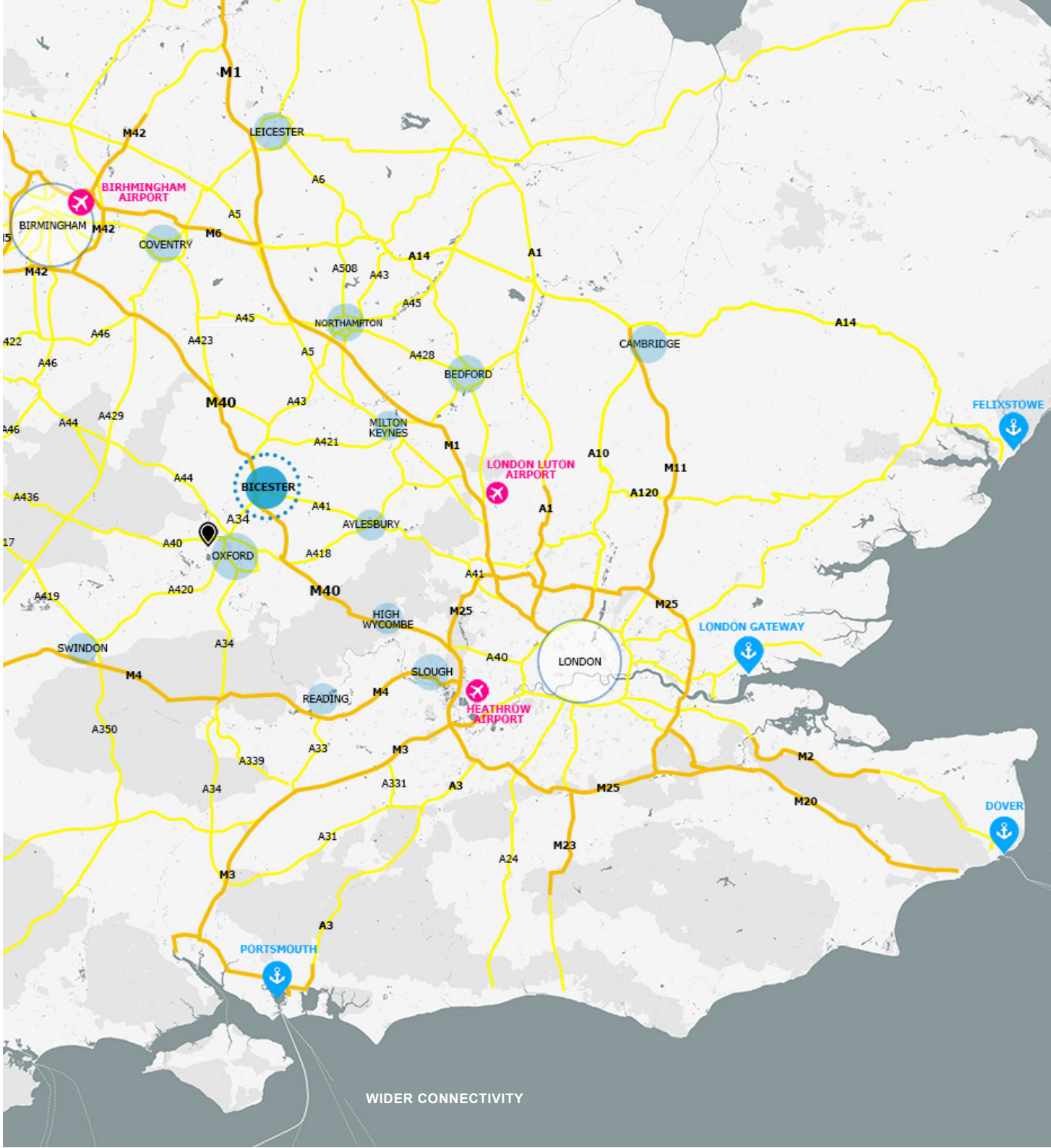
3. CONTEXT ANALYSIS

3.1 LOCATION

The application site is located adjacent to the A41 and immediately to the north of the M40, Junction 9. The M40 motorway links London, Oxford and Birmingham in England, a distance of approximately 89 miles. The motorway is three lanes except for junction 1A to junction 3 a short section in-between the exit and entry slip-roads at junction 4 and also between the slip roads at junction 9.

The A41 in the UK is a trunk road between London and Birkenhead. Now, in parts, the A41 is replaced by motorways, it passes through or near Watford, Kings Langley, Hemel Hempstead, Aylesbury, Bicester, Solihull, Birmingham, West Bromwich, Wolverhampton, Newport, Whitchurch, Chester and Ellesmere Port.

EXISTING SIEMENS MAGNET TECHNOLOGY FACTORY



WIDER CONNECTIVITY

UK MAP

3.2 CONTEXT AND EXISTING SITE FEATURES

The boundary of the Site fronts the A41 road and extends across several open fields that are currently in agricultural use. There are a number of buildings in agricultural or commercial use located in the north east part of the Site.

The eastern extent of the Site is defined by field boundaries and hedgerows, the Grange Farm Industrial Estate, and Lower Grange Farm. The Wendlebury Brook defines the western edge of the Site, flowing from north to south towards a small area of woodland, where its course then changes to flow east across the Site, before passing under the A41.

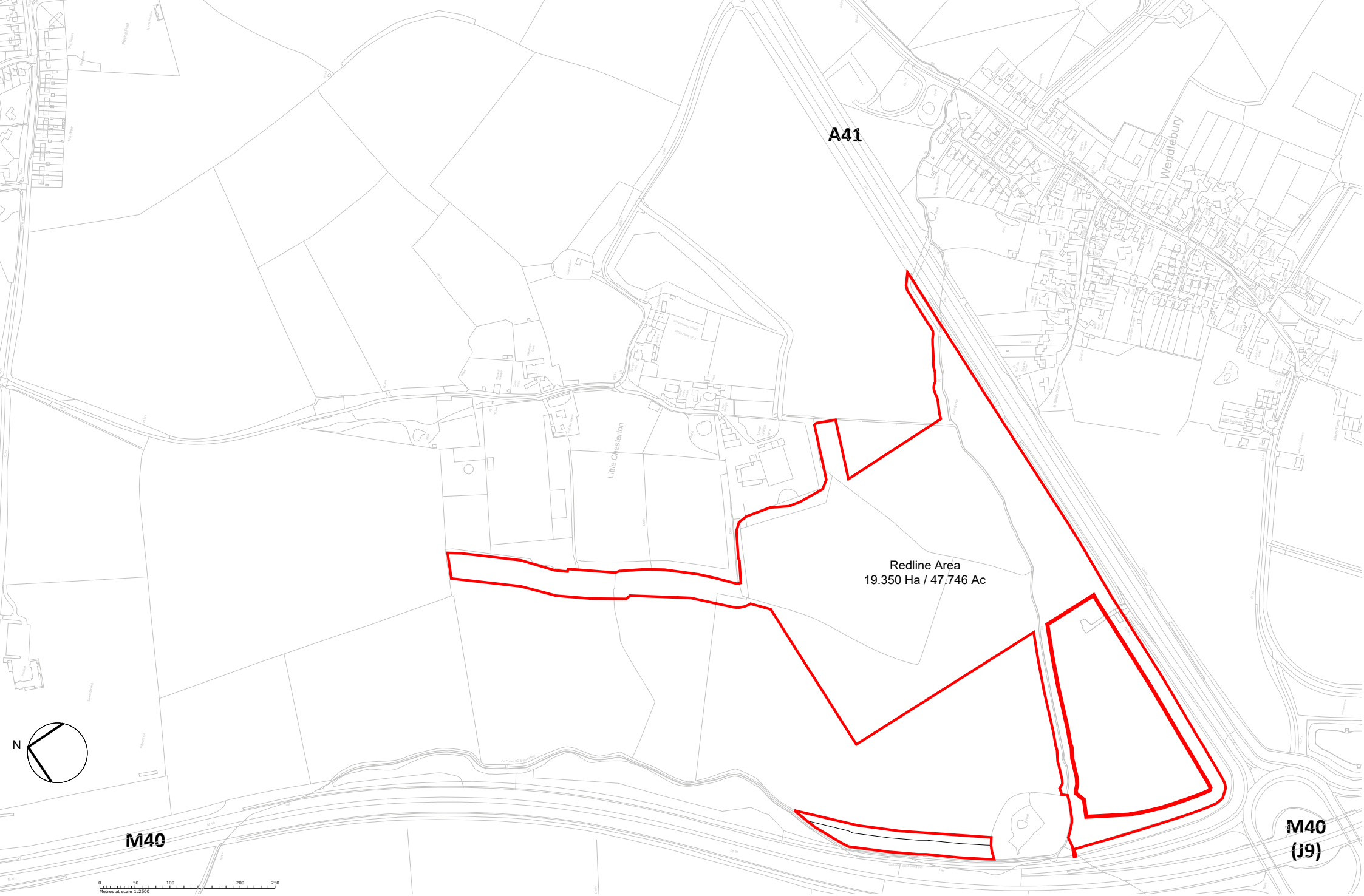
Generally, ground levels fall from north to southeast, from approximately 77.50 metres Above Ordnance Datum (mAOD) to approximately 64.00 mAOD.

Fields within the Site are enclosed by hedgerows having few associated mature trees. The arable use offers negligible ecological value. A site survey has found the agricultural land to be of moderate quality (Grade 3b), which is not categorised as the best and most versatile.

The Environment Agency's flood map indicates that the majority of the Site is located within Flood Zone 1. It therefore has a 'low probability' of river flooding, with less than a 1 in 1,000 annual probability (<0.1%). A small proportion of the Site, located immediately adjacent to the Wendlebury Brook, is located within Flood Zone 2 where there is currently a 'medium' annual probability of river flooding (1% - 0.1%) in any year.

Footpath 161/4/20 traverses the Site and crosses the A41 into the village of Wendlebury. At present there are no formal crossing points, but there is a pedestrian refuge area provided in the central reserve of the A41.

There are no designated heritage assets (world heritage sites, scheduled monuments, listed buildings, conservation areas, registered parks and gardens or registered battlefields) located within the Site.



LOCATION PLAN

3.3 LINKS & TRANSPORT

The site is well located in terms of access:

- The A34 dual carriageway provides quality links to Oxford and Southampton;
- The M40 provides quality north-south links from Birmingham to London;
- The Chiltern Railway services provide quality links to London , Oxford and Birmingham.
- Not direct Railway connection (with one change) : Bedford, Aylesbury and Milton Keynes.
- The A41 provides a high quality bus route between Oxford and Aylesbury;

Vectos have assessed a number of potential access options to the proposed application site. The proposed access arrangement is a new priority signalised junction off the A41.

3.4 AMENITIES

The application site is located approximately 2.5 miles south of Bicester town centre where a number of amenities are available. There are a number of supermarkets in close proximity including Tesco and Sainsburys.

3.5 VIEWS & VISTAS

A full Landscape and Visual Impact Assessment (LVIA) has been carried out as part of this application. This document measures the effects on local landscape character and the visual effects upon established visual receptors.

3.6 SERVICES & EASEMENTS

There is an existing foul rising main sewer to the east of the site with a 6m easement.

3.7 PUBLIC ACCESS

Footpath 161/4/20 traverses the site and crosses the A41 into the village of Wendlebury. The route is safeguarded within the development scheme.

3.8 ARCHAEOLOGY

Archaeological investigations to date (including geophysical surveys) indicate that there are no significant known features on the site. Trenching is being undertaken with reporting to follow.

3.9 STATUTORY DESIGNATIONS

The application site has no listed buildings, Ancient Monuments or Conservation Areas. There are no European sites within or nearby the boundary that would give rise to the need for an appropriate assessment under the Conservation (Natural Habitats, etc.) Regulations 1994. There are no Sites of Special Scientific Interest within the site boundary.

3.10 TREE PROTECTION ORDERS

There has been a comprehensive tree survey completed and there are no known tree preservation orders within the boundary of the development site.