

Our Ref: PJF/NW/10528  
(Please reply to Banbury office)

Nicholas.Wyke@framptons-planning.com

12 April 2022

Planning Department  
Cherwell District Council  
Bodicote House  
Bodicote  
Banbury  
OX15 4AA

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990  
FULL PLANNING APPLICATION SUBMISSION**

*'Full planning application for the erection of a new high quality combined research, development and production facility comprising of Class B2 floorspace and ancillary office floorspace with associated infrastructure including: formation of signal-controlled vehicular access to the A41 and repositioning of existing bus stops; ancillary workshops; staff gym and canteen; security gate house; a building for use as an energy centre (details of the energy generation reserved for future approval); loading bays; service yard; waste management area; external plant; vehicle parking; landscaping including permanent landscaped mounds; sustainable drainage details; together with the demolition of existing agricultural buildings within the red line boundary; and the realignment of an existing watercourse'.... At Symmetry Park, Oxford North.*

The planning application for the above development has been submitted via the Planning Portal today, reference number PP-11191801.

Siemens Healthineers is a leading medical technology company, with 66,000 employees globally. An estimated five million patients, worldwide, every day, benefit from its innovative technologies and services in the areas of diagnostic and therapeutic imaging, laboratory diagnostics and molecular medicine, as well as, digital health and enterprise services.

Siemens Healthineers is working with development partner, Tritax Symmetry, who will be developing the proposed new facility. Tritax Symmetry is a Tritax Big Box REIT's (TBRR) dedicated logistics developer. The Company is a responsible developer who specialises in delivering best-in-class greener buildings, including delivering all new buildings to net zero carbon in construction.

enquiries@framptons-planning.com  
www.framptons-planning.com

Oriel House, 42 North Bar, Banbury,  
Oxfordshire, OX16 0TH  
T: 01295 672310 F: 01295 275606

Aylesford House, 72 Clarendon Street,  
Leamington Spa, Warwickshire, CV32 4PE  
T: 01926 831144

Siemens Healthineers' existing Oxfordshire-based development and production facility is located at Eynsham, Oxfordshire, and is at the forefront of the Oxford-Cambridge Arc's scientific community. Oxfordshire has a long tradition in superconductivity with links between the materials department and the physics department of Oxford University along with existing local industrial partners.

Oxfordshire's existing superconductivity cluster and Siemens Healthineers' appreciation of the skill set of its existing employees, means Oxfordshire is at the top of its preferred location for its new facility.

Siemens Healthineers' revolutionary new magnet technology has significantly increased the demand for their magnets. Siemens Healthineers cannot deliver this growth from its existing premises for the following reasons:

1. Firstly, it cannot accommodate the new production technology, and at the same time maintain production of the existing technology – which is likely to continue until the end of the decade.
2. Secondly, the occupied site is simply too small and cannot be expanded to respond to expected global demand for the new technology in MRI scanners.
3. Thirdly the existing premises are not capable of supporting the desired world-class design and manufacturing facility.

The submission of this application follows extensive pre-application discussions with both your authority and Oxfordshire County Council (OCC) over the past 12 months. This includes the signing of a Planning Performance Agreement that sought to:

- Establish a shared commitment to an agreed timetable leading up to the submission of the planning application;
- Proactively work with Cherwell District Council and Oxfordshire County Council to identify key determining issues and agree steps to resolve them;
- Determining the planning application within the prescribed period;
- Proactively work towards the completion of a Section 278 agreement; and
- Proactively work towards the completion of planning obligations.

An extensive public consultation exercise was undertaken which included a public exhibition at Chesterton Community Centre on Tuesday, 14 September 2021, which provided members of the public with an opportunity to view the proposals and speak with the project team. In addition to the public consultation exercise, a virtual private members briefing was held on Monday, 13 September 2021, with local ward councillors to discuss the proposals. Members of the project team have also attended the following parish council meetings to present the proposals and answer any questions put forward:

- Wendlebury Parish Council;
- Chesterton Parish Council;
- Weston-on-the Green Parish Council;
- Bicester Town Council.

Further details on the consultation exercise that took place are contained in the Statement of Community Involvement which accompanies the application.

Further Pre-Application discussions have also taken place with:

- National Highways;
- District Tree Officer;
- Oxfordshire County Council as Local Highway Authority;
- Oxfordshire County Council as Local Lead Flood Authority;
- Land use Consultants to Cherwell District Council;
- District Ecologist;
- Oxfordshire County Council Archaeologist;
- District Flood Licence Officer;
- Conservation Officer;
- Historic England.

## **The Proposal**

The majority of the world's population does not have access to an MRI scanner for precision diagnostics. The new facility will provide Siemens Healthineers (SH) with a new cutting-edge facility to meet predicted manufacturing volumes of the new magnet technology.

The proposal is for the development of a new high quality combined research, development and production facility, to produce superconducting magnets for medical devices used in MRI systems. Its purpose is to accommodate the current and future requirements of Siemens Healthineers.

The development at Oxford North is the only site that could accommodate the Siemens Healthineers aspirations for growth and its operational requirements, which include:

- Retaining the existing high quality and specialist skill set of its existing workforce;
- Maintaining SH's existing extensive supply chain;
- Continuing SH's important commercial and academic links with the Oxford University 'super conductivity hub', and the Oxfordshire cryogenics cluster; and
- Support the economic vision for the Oxford-Cambridge Arc that described Oxfordshire as the 'global leader in cryogenics, with the most powerful concentration of cryogenics expertise in the world'.

The new facility is approximately 3 times larger than the Eynsham premises, and will secure Siemens Healthineers' long-term commitment and investment in Oxfordshire, as a leading part of:

- The Arc's critical mass of research, high-technology expertise and innovation assets found nowhere else in the UK.
- The Arc's scientific community and entrepreneurial spirit to propel the UK's response to the major national and global challenges we face.

- The Arc's place at the forefront of the UK's green recovery, that can deliver new technologies, new industries and new investment, at scale to strengthen the country's position in the world economy.
- The Arc's world-leading innovation across multiple sectors that can deliver prosperity for the UK, with 40% of supply-chain currently from UK businesses.

The proposed development will result in significant benefits which can be summarised as follows:

- Capital investment of around £80m into the local economy;
- Approximately 670 construction jobs will be created;
- 1,126 skilled jobs will be created when the facility is fully operational;
- The retention of 528 current jobs (of which 90% are Oxfordshire based);
- SH's investment will add a net additional £820m to the Gross Value Added (GVA) to the Oxfordshire economy by 2040;
- SH's investment will add £360m to the Gross Value Added (GVA) to the UK economy;
- SH is Certified™ as a 'great place to work'. The scheme creates exceptional, high performing workplaces where employees feel valued.
- SH is one of the top 100 UK Apprenticeship Employers - investing in the development of early careers with apprenticeship opportunities.
- 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;
- Net Gain in Bio Diversity;
- New landscape planting including 2211 new trees along with 15,152 shrubs and areas of wildflower grassland;
- A new signalised access onto the A41 that will act as a natural speed restraint given vehicles will be required to stop for red lights, therefore reducing speeds along the A41;
- New safer crossing point for pedestrians and cyclists, including those existing residents that are seeking to use the Public Right of Way (PRoW) network and access the existing bus stops opposite Wendlebury;
- Improvements to the existing bus stops on the A41 which will be relocated and improved with lighting, shelters and real time passenger information (RTPI) provided, thereby enhancing connectivity to the site and also improving the ability of residents of Wendlebury to access the public transport network;
- Improved connections to the existing cycle network, thereby encouraging greater use of this mode of transport;
- Delivered to net zero carbon in construction;
- Achieve a minimum BREEAM Rating of Excellent for the fit out certificate;
- Achieve a minimum Energy Performance Certificate (EPC) rating A;
- Incorporate on-site renewable energy generation through incorporation of solar photo voltaic panels;
- Sustainable Urban Drainage Systems (SuDS) that will provide betterment on existing surface water discharge rates into the Wendlebury Brook.

I attach a Schedule of Documents and Plans that support the planning application. The planning application fee of £121,253.00 + £32.20 service charge will be paid via the Planning Portal in the usual manner.

The proposed development is considered to comply with national and local planning policy, further details of which are contained within the supporting documents accompanying the application. Given the pressing need for, and substantial benefits of the proposals, together with the associated mitigation works, it is respectfully requested that planning permission is granted without delay.

Yours sincerely



Nick Wyke

Associate Planner

**FRAMPTONS**

Attach: Schedule of Documents and Plans

## Schedule of Documents and Plans

*'Full planning application for the erection of a new high quality combined research, development and production facility comprising of Class B2 floorspace and ancillary office floorspace with associated infrastructure including: formation of signal-controlled vehicular access to the A41 and repositioning of existing bus stops; ancillary workshops; staff gym and canteen; security gate house; a building for use as an energy centre (details of the energy generation reserved for future approval); loading bays; service yard; waste management area; external plant; vehicle parking; landscaping including permanent landscaped mounds; sustainable drainage details; together with the demolition of existing agricultural buildings within the red line boundary; and the realignment of an existing watercourse' at Symmetry Park, Oxford North.*

<b>Environmental Statement</b>
Non-Technical Summary
<b>Scoped in Topics</b>
Chapter 1 Introduction
Chapter 2 Proposed Development
Chapter 3 Approach to assessment
Chapter 4 Planning Policy
Chapter 5 Transport
Chapter 6 Air Quality
Chapter 7 Noise and Vibration
Chapter 8 Biodiversity
Chapter 9 Landscape and Visual Effects
Chapter 10 Heritage
Chapter 11 Hydrology, Flood Risk and Drainage
Chapter 12 Ground Conditions and soils
Chapter 13 Climate Change
Chapter 14 Socio Economic Effects
Chapter 15 Summary of Mitigation and Cumulative Effects
Chapter 16 Glossary and Abbreviations
<b>ES Appendices</b>
01.1 Assessor information
02.1 Framework Construction and Environmental Management Plan
03.1 EIA Scoping request
03.2 EIA Scoping opinion
05.1 Transport Assessment
05.2 Travel plan
06 Air Quality

## Schedule of Documents and Plans

07 Noise Appendices
08.1 Ecology Baseline Measures
08.2 Biodiversity metric
09.1 Landscape and Visual Impact Assessment (LVIA) baseline assessment
09.2 Table of Effects: Visual Amenity
09.3 Assessment of cumulative effects
09.4 Detailed Landscape Proposals. edp2425_d017rev.B
09.5 Photoviewpoints
09.6 Arboricultural Impact Assessment
09.7 Landscape Strategy Plan
09.8 External Lighting Design
10.1 Archaeological and Heritage Desk-Based Assessment, Geophysical survey report
10.2 Pre-application consultation
10.3 Written scheme of investigation and Trial Trench Evaluation Report
11.1 Flood Risk Assessment v1.4
11.2 Surface Water Drainage Layout (T/20/2407-P4)
12.1 Preliminary Risk Assessment (TE1585-TE-00-XX-RP-GE-001-V03)
<b>Stand Alone Reports</b>
Planning Statement
Design and Access Statement
Health Impact Assessment
Sustainability Statement
Waste Management Strategy
Statement of Community Involvement
Socio Economic Impact Assessment
<b>Plans</b>
13-222-SGP-STE-00-DR-A-131002 - Location Plan – Symmetry Park, Oxford North (Rev. P8)
13-222-SGP-ZZ-ZZ-DR-A-131007 – Watercourse Diversion Planning Location Plan (Rev. P1)
13-222-SGP-ZZ-ZZ-DR-A-131009 – Location Plan
13-222-SGP-ZZ-ZZ-DR-A-121404 – Energy Centre Proposed Plan & Elevations (Rev. A)
13-222-SGP-ZZ-ZZ-DR-A-131000 - Site Plan – Phase 1 (Rev. V)
13-222-SGP-ZZ-ZZ-DR-A-131001 - Site Plan – Phase 2 (Rev. V)

## Schedule of Documents and Plans

13-222-SGP-ZZ-ZZ-DR-A-131002 - External Finishes Plan – Phase 2 (Rev. M)
13-222-SGP-ZZ-ZZ-DR-A-131003 - External Furniture & Boundary Treatment Plan – Phase 2 (Rev. M)
13-222-SGP-ZZ-ZZ-DR-A-131105 – ENHANCED Phase 1 – Production Area Layout (Rev. F)
13-222-SGP-ZZ-ZZ-DR-A-131106 – ENHANCED Phase 1 & 2 – Office Layout (Rev. D)
13-222-SGP-ZZ-ZZ-DR-A-131107 – ENHANCED Phase 1 – Gross External Area Plans (Rev. C)
13-222-SGP-ZZ-ZZ-DR-A-131108 – ENHANCED Phase 1 - GIA Plans and Critical Dimensions (Rev. E)
13-222-SGP-ZZ-ZZ-DR-A-131109 – ENHANCED Phase 1 – Roof Plan (Rev. G)
13-222-SGP-ZZ-ZZ-DR-A-131110 – ENHANCED Phase 2- Production Area Layout (Rev. E)
13-222-SGP-ZZ-ZZ-DR-A-131112 – ENHANCED Phase 2 – Gross External Area Plans (Rev. C)
13-222-SGP-ZZ-ZZ-DR-A-131113 – ENHANCED Phase 2 – GIA Plans & Critical Dimensions (Rev. D)
13-222-SGP-ZZ-ZZ-DR-A-131114 – ENHANCED Phase 2 – Roof Plan (Rev. H)
13-222-SGP-ZZ-ZZ-DR-A-131115 - ENHANCED Phase 1 & 2 – Facilities Management Building (Rev. D)
13-222-SGP-ZZ-ZZ-DR-A-131116 - ENHANCED Phase 1 & 2 – Gatehouse (Rev. B)
13-222-SGP-ZZ-ZZ-DR-A-131200 – ENHANCED Phase 1 – Production Area Sections (Rev. D)
13-222-SGP-ZZ-ZZ-DR-A-131201 – ENHANCED Phase 1 & 2 – Office Sections (Rev. C)
13-222-SGP-ZZ-ZZ-DR-A-131202 – ENHANCED Phase 2 - Production Area Sections (Rev. D)
13-222-SGP-ZZ-ZZ-DR-A-131204 – ENHANCED Phase 1 & 2 - Atrium Sections (Rev. E)
13-222-SGP-ZZ-ZZ-DR-A-131300 – ENHANCED Phase 1 – Elevations (Rev. E)
13-222-SGP-ZZ-ZZ-DR-A-131303 – ENHANCED Phase 2 – Elevations (Rev. E)
13-222-SGP-ZZ-ZZ-DR-A-131307 – ENHANCED Elevation Visuals