



**TOWN AND COUNTRY PLANNING ACT 1990**

**STATEMENT OF COMMUNITY INVOLVEMENT**

**TO ACCOMPANY AN OUTLINE PLANNING APPLICATION FOR:**

**APPLICATION FOR OUTLINE PLANNING PERMISSION (ALL MATTERS RESERVED EXCEPT MEANS OF ACCESS (NOT INTERNAL ROADS) FROM B4100) FOR THE ERECTION OF BUILDINGS COMPRISING LOGISTICS (USE CLASS B8) AND ANCILLARY OFFICES (USE CLASS E(G)(I)) FLOORSPACE; ENERGY CENTRE, HGV PARKING, CONSTRUCTION OF NEW SITE ACCESS FROM THE B4100; CREATION OF INTERNAL ROADS AND ACCESS ROUTES; HARD AND SOFT LANDSCAPING; THE CONSTRUCTION OF PARKING AND SERVICING AREAS; SUBSTATIONS AND OTHER ASSOCIATED INFRASTRUCTURE.**

**APPLICANT:**

**TRITAX SYMMETRY ARDLEY LTD**

**APRIL 2022**

**PF/10679**

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## 1.0 INTRODUCTION

- 1.1 This Statement of Community Involvement ('SCI') has been prepared by Frampton Town Planning Ltd on behalf of Tritax Symmetry Ardley Ltd in support of an outline planning application for:

*'Application for outline planning permission (all matters reserved except means of access (not internal roads) from B4100) for the erection of buildings comprising logistics (Use Class B8) and ancillary offices (Use Class E(g)(i)) floorspace; Energy Centre, HGV parking, construction of new site access from the B4100; creation of internal roads and access routes; hard and soft landscaping; the construction of parking and servicing areas; substations and other associated infrastructure.'*

**Paragraph 39 of the NPPF places emphasis on the need for early engagement in order to improve the efficiency and effectiveness of the planning application system for all parties. It states that good quality pre-application discussions enable better co-ordination between public and private resources and improved outcomes for the community.**

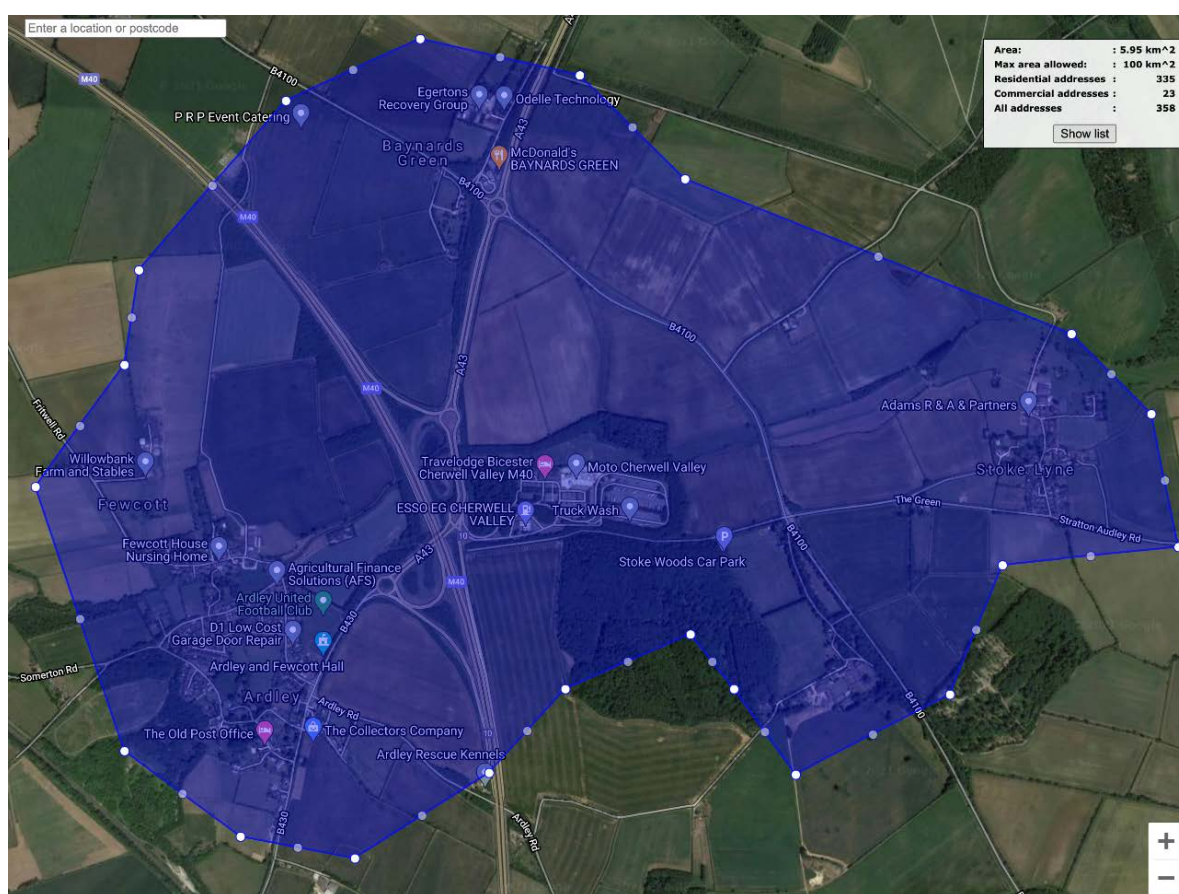
- 1.2 This SCI describes the arrangements made to engage with the local community to establish views about the development proposal. The intention of the public engagement process was to provide local residents with an early opportunity to view and make comments on the development proposals prior to the submission of a planning application.
- 1.3 In light of the COVID-19 pandemic, the Applicant considered the most appropriate manner in which to engage with the local community. The public engagement strategy has therefore included a virtual exhibition. The consultation material was uploaded onto Frampton Town Planning's website to allow online access for the community.

## 2.0 COMMUNITY CONSULTATION PROCESS

### Public Exhibition

- 2.1 A virtual public exhibition commenced on 27<sup>th</sup> January 2022.
- 2.2 The virtual exhibition was advertised locally prior to the event by an invitation drop to 350 properties in the vicinity of the site. Figure 1 illustrates the leaflet drop area, which commenced on 20<sup>th</sup> January 2022. The invitation included: a site location plan showing the location of the proposed development; and details for the virtual public exhibition.

**Figure 1: Leaflet Drop Area**



- 2.3 A public notice was also placed in the Banbury Guardian and the Bicester Advertiser. (Appendix 1).
- 2.4 Invitations were sent to members of the Parish Councils below, for a virtual presentation. (Appendix 2). The offer of separate presentations to the Town Councils was also made following the virtual presentation.
- Stoke Lyne Parish Council
  - Ardley and Fewcott Parish Council
- 2.5 The following local Ward Councillors (Fringford and Heyfords Ward) were sent invitations for a virtual presentation. (Appendix 3).
- Cllr Patrick Clarke
  - Cllr Ian Corkin
  - Cllr Barry Wood
- 2.6 At the virtual consultation event, a series of exhibition boards were displayed in order to provide an overview of the proposed development.
- 2.7 The presentation boards were provided online on the Frampton Town Planning website, <http://www.framptons-planning.com>, where interested parties could review the scheme and leave their comments. (Appendix 4).



### 3.0 COMMENTS AND FEEDBACK

3.1 Eight members of the public posted their comments on the Frampton's Town Planning website. Details of their comments can be found at Table 1 below, the Applicant's response is set out in the next section.

**Table 1: Feedback and Applicant Response to Comments Received Following the Virtual Exhibition**

	PUBLIC COMMENT
1.	<p>I. The numbers and sizes of these logistic warehouses seem enormous and out of all proportion to the area in which it is proposed they be built.</p> <p>II. If the Government's proposal to put a container freight and rail station on land south of Ardley Village on Ashgrove Farm, is successful then there is no need for even more warehouse development for still more logistic warehousing. This is overkill surely.</p> <p>III. Having such enormous warehousing sites will entail a huge increase in HGV traffic through our Village (Ardley with Fewcott) which is most undesirable. We already have large traffic flows from the incinerator (ERF) on the B430 and also lorries using the green waste depot in Camp Road. All this development would make this Countryside into a small industrial area.</p> <p>IV. Suggesting that employees should cycle to their place of work is so dangerous. Cyclists would have to contend with heavy traffic on the major B4100, A43 and traffic off the M40 and that using the B430. Not an ideal route for vulnerable cyclists to take so it will result in more vehicle traffic rather than less.</p> <p>V. It has not been possible to gain any idea of the height to which it is proposed to build these warehouses.</p> <p>VI. Figures given do not make it easy to envisage this so clearly it is very possible that they will be very visible and become a blot on the landscape, despite efforts to retain existing hedgerows and to plant trees.</p>
2.	<p>I. There is already major logistic infrastructure being planned or currently being built around Bicester and its surrounding villages. I am opposed to any further development of green land to further clog already busy routes.</p> <p>II. I also object to this proposal being named as Ardley Symmetry Park. According to my initial search, 80% of the park is not in the Ardley Parish and it should be named Baynards Green or Stoke Lyne Symmetry Park.</p> <p>III. It will also be very visible to the residents of Stoke Lyne as the land lies in a dip which rises to Stoke Lyne village.</p>
3.	<p>I. The proposal is not consistent with the Cherwell District Council Local Plan. The proposal and those of Albion are also unnecessary due to the existence of substantial logistical developments already built/being built at junction 9 and junction 11 of the M40, both of which are only 10 mins drive from junction 10.</p> <p>II. Brownfield sites such as Upper Heyford or the MOD logistical base at Bicester are much more appropriate if further development is genuinely needed.</p>

	<p>III. Claims the project will create jobs (not just in constructing it) and jobs will be lost if it is not built are unfounded and contradictory. There is no local employment need, the buildings are speculative as they have no tenants/businesses lined up to operate from the site and it is extremely likely that workers will commute from some distance away, adding to the congestion and pollution in the Stoke Lyne basin which has air quality already adversely affected by the motorway and the Ardley incinerator.</p> <p>IV. This site, as the proposal explains, should not be considered in isolation because the Albion applications and further proposals on the other side of the motorway represent very substantial change of use and would utterly transform the area to its detriment.</p>
4.	<p>I. This development will be totally against the agreements which were set out during the COP26 conference. There will be a significant loss of biodiversity, an increase in flood risk an impact on air quality, a decrease in arable land and food production and have a negative effect on local communities.</p> <p>II. There will be a considerable loss of important habitat. Mainly consisting of ancient hedgerows and verges. Grass verges provide habitat for small mammals who are an important food source for raptors, due to the loss of grassland. They also provide unique areas for a range of plants which in turn provide additional habitat for invertebrates, and a food source for, birds and small mammals.</p> <p>III. The concern from, many farmers and scientists are that arable land needs to be retained and is vital for food production. It is vital that we can feed our own population in a sustainable way.</p> <p>IV. Any additional development at this location will only increase flood risk.</p> <p>V. The risk of polluting the local watercourse would be increased due to the amount of traffic and other activities at the site.</p> <p>VI. Sewage effluent is a major concern and how this is going to be dealt with.</p> <p>VII. Water and electricity are also of concern. Water companies are now looking to divert water supplies from elsewhere to meet the increase demands in this area.</p>
5.	<p>The traffic is already at saturation point on the B4100 and the roundabout at Baynards Green is often backed up all the way to the entrance to our lane at Watergate leading to Bainton especially at rush hour. This whole development goes totally against the current wish for greener values.</p>
6.	<p>Pollution concerns with more vehicles and buildings. The construction of the associated buildings are too much for the local area.</p>
7.	<p>Heyford Park Parish Council objection to planning application.</p> <p>I. There is no public transport accessing the site, and the additional traffic from employees and HGV transport vehicles would substantially increase the level of traffic on a road network that is already at or above capacity. In addition, consideration should also be given to the SRFI proposed nearby and the increased traffic they will arise from the approved "Great Wolf" leisure development.</p>

	<p>II. Any development would be visually intrusive and out of character with the surrounding countryside. By its sheer size this development will create a high level of light pollution in a predominantly rural location. This will have a significant adverse impact on neighbouring villages.</p> <p>III. Similar smaller scale developments on an adjacent site (18/00672/OUT) have been rejected in the past. The same grounds for objecting to this application would apply.</p> <p>IV. There is no evidence to support such a substantial increase in demand for warehousing in the area. Consideration should also be given to the previously approved warehousing under construction such as the development on the outskirts of Bicester.</p> <p>V. There is already a high level of warehousing and retail development in the area. An increase would not support the diversity of employment that is required for sustainable development.</p> <p>VI. The road network through both Ardley and Middleton Stoney are already at very high levels. These levels are already set to increase with the approval of the Great Wolf leisure development. A development of this scale would create an enormous increase in traffic through Ardley and Middleton Stoney without a massive expansion of the road network surrounding Junction 10 of the M40.</p>
8.	The amount of construction you want to build is too large of an area. We feel we are being suffocated with all these large buildings.

#### 4.0 RESPONSE TO COMMENTS MADE

- 4.1 The applicant has carefully considered the feedback received, including as part of the full suite of supporting technical work in support of the application, to ensure all the issues raised are addressed as part of the application submission. However, given the nature of the application being in outline form, a number of detailed mitigation points necessarily cannot be addressed until the detailed design and layout of the scheme is fixed.
- 4.2 The applicant has therefore prepared a ‘worst case’ assessment based on the Parameter Plan accompanying the application, but it should be understood that changes to the illustrative masterplan layout can be made at future stages to address some of the points raised. The applicant is committed to continuing to engage with the local community and those most affected by the proposals at future stages of the project, and detailed matters can nonetheless be controlled via standard planning conditions attached to the grant of any subsequent planning permission.
- 4.3 Therefore, in this section, each of the main concerns raised are responded to with cross reference to other application documents where appropriate.

#### Transport

- 4.4 The application will be accompanied by a Transport Assessment – which has the particular purpose of assessing the impact of the operation of the surrounding highway network – and determining the extent to which improvements to the network to accommodate the

development may be necessary. The approach taken in the Transport Assessment will be to consider the extent to which the development may be served by alternative means of transport to single-occupancy private car journeys for employees, preferably the opportunity for bus based travel.

- 4.5 It is to be acknowledged that few logistics companies are able to operate their supply chains by rail transport, especially for the distribution of goods beyond logistics building to customer. The Transport Assessment will consider the impact of additional HGVs serving the development upon the strategic and local highway network.
- 4.6 The scope of the Transport Assessment will be agreed with two relevant Highways Authorities, namely Oxfordshire County Council and National Highways.
- 4.7 Objections to the granting of planning permission on the basis of alleged harm as a result of increased traffic are common place, but are often predicated on misconceptions as to the actual traffic impacts.
- 4.8 The Applicant's highways consultants, have considered these highways concerns and engaged with Oxfordshire County Council to find the most appropriate way of mitigating the transport impact, including mitigation through the requirement to provide a travel plan to encourage the use of sustainable modes of transport to the site. Discussions are ongoing, but these measures include:
  - Shift based bus service;
  - Sustainable transport links that integrate with existing networks and provide good connectivity within the development and to the surrounding area including accessibility to a variety of transport modes;
  - Secure, convenient and sheltered cycle parking will be provided at each unit as well as changing rooms and shower facilities to encourage walking and cycling;
  - A Travel Demand Management Strategy for the site, incorporating measures to encourage and promote occupants to walk and cycle to and from the site where possible.
- 4.9 The site is located next to the strategic road network which facilitates shorter HGV development trips on the road network surrounding the application site. Additionally, the HGV Routeing Strategy (to be secured by a condition attached to the planning permission) will advise on the most suitable routes for HGVs from the application site to the strategic road network, avoiding areas of sensitivity, most notably the villages surrounding the application site.

### **Noise and Air Quality**

- 4.10 These issues are to be assessed within the Environmental Statement by specialist consultants. As part of the EIA process the applicant has instructed assessments of Air Quality; Noise and Vibration and Lighting. The result of these assessments are included in the accompanying Environmental Statement (ES) with the standalone reports included as Appendices.
- 4.11 With regards to noise, the construction phase impacts are judged to be not significant when appropriate mitigation measures set out in a Construction Environmental Management Plan (CEMP) are applied. The CEMP will be secured through an appropriately worded condition attached to the subsequent grant of any outline planning permission.

- 4.12 Residual effects of noise include operational transportation noise, building services plant and industrial operations associated with potential B8 uses. The final layout and orientation of the various buildings/service yards has yet to be determined. Mitigation measures have been proposed which can eliminate any residual impacts in relation to industrial/commercial sounds including: warehouses could be positioned so as to screen the service yards and other areas associated with noise generating activities from noise sensitive receptors; the provision of acoustic barriers; once stationary engines should be turned off; use of reversing beepers should be minimised where possible; drop heights should be reduced to their lowest practicable levels; a low noise, rubber floor should be considered around the delivery area; use of radios should not be permitted; and, all staff (including delivery drivers) should be made aware of the necessity to keep noise to a minimum.
- 4.13 Residual effects associated with operational transportation noise have been reduced as far as possible within the constraints of the scheme and are considered to be acceptable. Operational impacts are likely to be not significant once appropriate mitigation measures have been applied. It is therefore considered that when appropriate mitigation measures are included where necessary, the site is suitable for the proposed development.
- 4.14 The nearest residential properties comprise one dwelling located to the east of the site. No other residential properties are located within close proximity of either site. The Parameter Plan requires the provision for a bund along the eastern boundary. The final noise attenuation measures will be defined at reserved matters stage and will ensure that impact on residential amenity is mitigated.
- 4.15 The ES includes an Air Quality Assessment (AQA). The AQA assesses potential air quality impacts during both the operational and construction phases of the development.
- 4.16 The potential for construction activities to cause nuisance from dust is considered to have a low/negligible adverse impact. This potential adverse impact can be mitigated by the implementation of a CEMP. A Framework CEMP is submitted as part of this planning application.
- 4.17 The AQA submitted alongside this application assesses the impact of the proposed development on air quality. It found in the absence of mitigation the site is found to have a 'Low Risk' in relation to dust soiling effects on people and property, human health and ecological impacts. Providing mitigation measures are implemented as outlined in the AQA residual effects from dust emissions arising from the construction phase are considered to be not significant.
- 4.18 The AQA has also considered the operational effects of the proposed development and found the effects to be not significant.
- 4.19 The construction works have the potential to create dust. During construction it is recommended that a package of mitigation measures including a CEMP which will cover measures relating to site management, monitoring, preparing and maintenance of the site, operations, and waste management is put in place to minimise the risk of elevated particulate matters concentrations and dust nuisance at the sensitive receptors and in the surrounding area. With mitigation in place the ES concludes that construction impacts are judged to be not significant. These measures can be secured by way of a CEMP attached to the grant of any subsequent planning permission.

- 4.20 The conclusions of these reports demonstrate that subject to appropriate mitigation, as detailed in the Environmental Statement, the proposals will not result in any significant adverse impact on the locality. Therefore, the principle of mitigating any impacts has been addressed at outline stage, however detailed design of mitigation cannot follow until the detailed design stage when the layout of buildings is known. All matters can however be controlled via condition to ensure that there is no unacceptable adverse impact on amenity.
- 4.21 It is acknowledged that the development will result in some degree of disturbance to the local community during the construction phase. During the construction phase any disturbance can also be managed and controlled to acceptable environmental levels through the imposition of a standard CEMP and the incorporation of best-practice working measures. Disturbance during the construction phase is short-term and will be mitigated by best practice in construction management.
- 4.22 Lighting will be sensitively designed and located so to minimise light spill within and outside the site. The External Lighting Layout and Illuminance Plot demonstrates that there will be no light spill on the closest sensitive receptors.

### **Need for the Development and Local Employment Needs**

- 4.23 The Planning Statement submitted as part of the application submission sets out the need for modern B8 floorspace.
- 4.24 A combination of growth in online retailing and rationalisation of occupier supply chain systems continues to fuel demand for logistics space. The logistics sector is of critical importance to shops, households, assembly lines, hospitals and other public services across the country.
- 4.25 Over the past five years the national logistics and industrial property market has shown a steady growth of approx. 5% of total stock cumulatively, which is mainly driven by an increase in the supply of larger units. This reflects the growth in requirements by logistics operators for larger premises to accommodate higher levels of throughput. At the national level there has been a substantial decrease in both total available floorspace and availability rates over the last decade. This indicates that there has been a consistent supply constraint in this market segment since 2014. The situation has become particularly acute in the last 2-3 years with growing demand and dwindling supply. The availability rate dropping as low as 3% of total stock in 2021 where a usual benchmark for an efficient market is for vacancy to be 8% of total stock.
- 4.26 The Market Analysis submitted as part of the planning application concludes that without allowing Symmetry Park Ardley to come forward there is not enough allocated land available and likely to come forward to meet anticipated demand. If Symmetry Park Ardley is permitted then the gap between supply and estimated demand is reduced substantially but still leaves insufficient capacity to meet estimated demand.
- 4.27 A Labour Market Analysis has been submitted as part of the planning application. This concludes:
- There is a suitably sized and qualified workforce within the labour market area. This area has a large, suitably skilled and qualified potential workforce that is growing faster than the wider region and the UK. The area also has a notable specialisation in logistics.

- There is a significant amount of proposed residential development in Cherwell that will be built within a sustainable commuting distance to the proposed development by 2031. This will increase the potential labour force that the proposed development will be able to draw upon. House prices are relatively low in Cherwell compared to most of the labour market area which could draw more workers to the housing market close to the proposed development.
- The labour market analysis identifies a good pool of existing and future labour that could work at the proposed development. The population of the labour market area is forecast to grow at a slightly higher rate than the South East and the UK. The level of employment in the labour market area is also forecast to grow at a slightly higher rate than the South East and the UK between 2011 and 2031.
- Proportional to total employment, the labour market area has a concentration of logistics employment which is three times larger than the proportion on the national level emphasising the importance of the sector to the local area.
- The labour market area contains a diverse range of skills and qualifications which supports the logistics sector.
- The labour market area has a higher economic activity rate compared to the South East region. There is a lower unemployment level in the labour market area compared to the South East and the UK. Job seekers in the labour market area are seeking a wide range of employment opportunities. While these indicators suggest a relatively tight local labour market the planned growth in the local population and workforce will increase the supply of labour.
- House prices in Cherwell are the lowest in Oxfordshire and the second lowest in the labour market area which may mean that more potential workers move to the area in search of more affordable housing.
- 23,000 new homes will be built within reasonable proximity of the proposed development by 2031. Based on current dwellings per household in Cherwell this should increase the economically active population in Cherwell by 32,200. This increased population will significantly contribute to the potential workforce of the proposed development.
- The findings of this labour market analysis are that there is a good prospect of an appropriate workforce being available in the catchment area to staff the proposed development once it is operational.

### **Design and Scale of Development (including Visual Impact)**

- 4.28 The Design and Access Statement submitted as part of the planning application includes an assessment of the suitability of this site for B8 uses.
- 4.29 The indicative design concepts examined in the Design and Access Statement reflect a contemporary design approach, incorporating a high quality and sustainable design. It is not possible for the applicant to provide more information at this stage as the eventual buildings will need to be constructed to the specific operational requirements of the ultimate end users and therefore the precise design and materials remain reserved matters for later consideration.
- 4.30 The scheme includes variable depths of landscape buffer around the boundaries of the site. Enhanced depth buffers of landscaping to prominent elements of the development have been provided, with landscape buffers to the boundary of existing residential properties allowed for under the Parameters Plan. These are provided in order to reduce the impact of the



development on its surroundings but also to provide a high-quality business environment in keeping with the ambitions of this development.

- 4.31 The Landscape and Biodiversity Strategy also shows how it is envisaged that the landscaping of the site can be provided to ensure that the buildings will sit within a high-quality landscaped setting.
- 4.32 The submitted ES concludes that in the wider context, the low number of significant landscape and visual effects confirm the extent to which strategic planting incorporated into the proposed development would mitigate views, retaining and reinforcing the characteristic landscape fabric and pattern of the site and assimilating the proposed development, as far as possible, into the urban and rural landscape context.
- 4.33 Following consultation comments received regarding the quantum of development, the proposals have subsequently been reduced by 25,000 sqm. The minimum 30m landscaped bund along the eastern boundary has also been increased to a minimum of 45m, and significantly deeper in most areas. A reduced height parameter along the eastern part of the site is now also proposed, all of which combine to further reduce the impacts of the proposals on Stoke Lyne.

#### **Loss of Agricultural Land**

- 4.34 In respect of agricultural land quality, an agricultural land quality site survey has found the agricultural land to be moderate quality (Grade 3b), which is not categorised as the best and most versatile.

#### **Loss of Wildlife Habitats**

- 4.35 The ecological assessment submitted as part of the planning application concludes that the habitats at the site are generally of low to negligible ecological interest due to their current intensive agricultural use and management techniques. In any event the habitats of greatest potential are the hedges, which where possible are being retained and will be enhanced under the proposals via an appropriate management regime.
- 4.36 The landscape and biodiversity strategy for the proposals aims to enhance biodiversity through the creation of new habitats connected to the existing landscape features on site. The scheme includes landscape buffers around the boundaries of the Site. These provide ecological mitigation with the overall goal of providing net gains in biodiversity.
- 4.37 Mitigation proposals take into consideration those protected species that, following extensive ecological work, require consideration. In summary the proposals provide a high-quality landscaped environment allowing for a comprehensive onsite green infrastructure network, including:
- Existing boundary hedgerows and trees would be retained and reinforced to offer commuting and foraging opportunities for protected species;
  - Additional native hedgerows to be created within the site;
  - Landscaped buffer from proposed development zones to enhance boundary features of ecological interest;
  - Native heavy standard tree planting and shrubs;
  - New native woodland planting;

- New species-rich meadow grassland;
- Additional structural landscaping to provide a connection between existing woodland blocks within the local landscape context;
- Species-rich meadow grassland to be created within areas of green open space to provide nectar-rich habitats for pollinating insects such as bees, butterflies and moths, and
- New wetland habitat.

4.38 It is considered that the development would not prejudice any protected species in accordance with the guidance contained in paragraphs 180 of the Framework, and that it has had regard to the requirements of the EC Habitats Directive (Article 16).

#### **Flood Risk**

- 4.39 The proposed development will manage its surface water runoff and flood risk through Sustainable Urban Drainage (SuDs).
- 4.40 SuDs will ensure that the site will manage its surface water drainage in a sustainable manner. The drainage capacity of the site will include an additional 40% volume to take into account climate change.
- 4.41 The management of surface water runoff through SuDs will improve the existing surface water arrangements.
- 4.42 Further details on how surface water will be dealt with is contained in the drainage statement accompanying the application.

#### **Water and Electricity Supply and Sewage Capacity**

- 4.43 The Energy Centre will combine multiple power sources to enhance grid supplies. There are two primary purposes of Energy Centres, the first is the import or generation of electricity and heat, the second is the storage and distribution of power and heat to users across a site. Electricity from the Energy Centre will contribute to the needs of the users of the site, and the heat will be captured in the form of hot water which in turn will be distributed over a heat network and utilised across the site.
- 4.44 Rooftop solar PV generation will be built, with surplus generation potential being stored in Energy Centre batteries. Any shortfall in supply will be made up using local embedded combined heat and power/fuel cell mix units in the Energy Centre that are specified to operate on up to 100% hydrogen once the national gas grid supply migrates to zero carbon fuel supply.
- 4.45 Thames Water is responsible for the disposal of waste water and supply of clean for this area. Information with regards to sewer and water main flooding contained within the Cherwell District Council SFRA and the Oxfordshire County Council PFRA have been consulted.

#### **Compliance with Local Plan**

- 4.46 The application is compliant with Policy SLE1 in the Local Plan, as the policy envisages subject to an exceptional need being demonstrated (and compliance with other criteria) that additional employment land may be released. Framptons have considered SLE1 in the context of the Framework 2021 and particularly the Council's application of Policy SLE1 on other

development proposals. The planning statement sets out an analysis of compliance with Policy SLE1 as follows:

- 1) The economic objectives of sustainable development in (NPPF paragraph 8) states that planning system need to be responsive be ensuring sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improve productivity. The Cherwell Local Plan (adopted 2015) based on evidence dated earlier than 2015 has not accounted for the changed economic circumstances set out below, has not accounted for the need for logistics development and the NPPGs (2019) fundamental provision of the acknowledgement of the needs of the logistics industry, paragraph: 031 Reference ID: 2a-031-20190722 (Revision date: 22 07 2019) stated that:

*‘The logistics industry plays a critical role in enabling an efficient, sustainable and effective supply of goods for consumers and businesses, as well as contributing to local employment opportunities, and has distinct locational requirements that need to be considered in formulating planning policies (separately from those relating to general industrial land).’*

- 2) However, SLE1 does envisage the possibility of exceptional circumstances requiring new land to be released. The planning statement therefore sets out the exceptional circumstances for accommodating this development i.e., the urgent need for more land to accommodate logistics floorspace. The need argument is demonstrated by reference to the recent National, Regional and Local policy (for example NPPG, Planning for Growth, UK Government Plan for Jobs, National Infrastructure Commission, Oxfordshire Growth Needs Assessment, Local Industrial Strategy (OXLEP), Oxford-Cambridge Arc), policy recognition of the need for logistics floorspace, with national policy in particular recognising the need for resilience of global supply chains due to the changed circumstances from Covid-19/Brexit/ the war in Ukraine and the urgency of the need to promote jobs. There is an urgent need for more land for logistics in the interests of the UK and regional growth policy.

## 5.0 CONCLUSION

- 5.1 The engagement process that has been undertaken has brought to our attention some of the key concerns arising from the development. It has enabled our project team to ensure that these concerns have been considered and where possible resolved in finalising the proposals. It is felt that through this process that the emphasis on pre-application engagement as set out in section 4 of the NPPF has been met.

## **APPENDIX 1**

- Banbury Guardian published 27/01/22
- Bicester Advertiser published 27/01/22

## **APPENDIX 2**

- Invitations to Parish Councils

## **APPENDIX 3**

- Invitations to Ward Councillors

## **APPENDIX 4**

- Virtual Exhibition Presentation Boards



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# Classified

## PLANNING NOTICES

**CHERWELL DISTRICT COUNCIL**  
**TOWN AND COUNTRY PLANNING ACTS**  
**APPLICATIONS THAT REQUIRE STATUTORY ADVERTISEMENT**

**21/03580/1B** – Blenheim – Devereux Cottage 15 Bradford Court Blenheim OX15 4RA – Replace four existing wooden sash windows with four identical wooden double glazed sash windows – Sir Antony Baldry.

**21/03990/DISC** – Banbury – 89-89A Manor Road Banbury OX16 3LL – Discharge of Conditions 3 (reclaimed brick and slate details), 4 (sample panels), 5 (doors & windows), 8 (biodiversity Method Statements), 10 (Landscaping scheme), 12 (Archeological Method Statement and 14 (Corred cycle parking facilities) of 19/01003/F – Stroud Park Ltd.

**21/04061/DISC** – Bourton – Lydgate A1 All Saints Church Main Street Great Bourton – Discharge of Condition 3 (hingles for roof) of 19/00328/LB – Parochial Church Council of Great Bourton Church.

**21/04062/DISC** – Bourton – Lydgate A1 All Saints Church Main Street Great Bourton – Discharge of Condition 3 (hingles for roof) of 19/00327/F – Parochial Church Council of Great Bourton Church.

**21/04252/DISC** – Shington With Alkerton – Knapp House The Green Shington OX15 6NE – Discharge of Conditions 4 (abatement detail) and 5 (gable, gutters and roof structure) of 21/01669/LB – Mr Max Nutall.

**21/04254/DISC** – Shington With Alkerton – Knapp House The Green Shington OX15 6NE – Discharge of Conditions 4 (abatement detail) and 5 (gable, gutters and roof structure) of 21/01669/LB – Mr Max Nutall.

**21/04255/LB** – Bodicote – 17-19 High Street Bodicote OX15 4BX – To raise the existing brick chimney so that it achieves a height of 1800mm above the existing thatched roof finish to comply with the building control's approved documents – Mr Kevin Briggs.

**22/00100/F** – Sibford Gower – Sibford Gower – Whits End Main Street Sibford Gower OX15 5RT – Addition of a small over glass window to the side of the house as part of a garage conversion – Mrs Jean White.

**22/00104/F** – Aderbury – Harpen Coffee House The Old Co Op Croft Lane Aderbury OX17 3NB – RETROSPECTIVE – Rear elevation wall and roof refurbishment and the addition of three rooflights – Mr Tony Round.

**22/00112/F** – Bodicote – The Hermitage 8 High Street Bodicote OX15 4BZ – Demolition of conservatory and installation of new external doors into existing lounge. Single storey rear extension. Demolition and rebuild of timber framed south wing. Internal alterations – Mr & Mrs Baxter.

**22/00122/DISC** – Epwell – Yarn Hill House Birds Lane Epwell Banbury OX15 6LQ – Discharge of Condition 3 (passway schedule of materials) of 21/02936/LB – Mr Peter & Mrs Carolyn Koch de Goersyrd.

**22/00124/DISC** – Aderbury – Saddlers Cottage High Street Aderbury OX17 3LS – Discharge of Conditions 3 (roof method statement) and 4 (roof permeable membrane) of 21/01385/LB – Mr New Park.

**22/00153/F** – Aderbury – Pine Trees Berry Hill Road Aderbury OX17 3HT – Erection of one residential dwelling and formation of associated access and landscaping – Mr William Aylward.

**22/00165/F** – Banbury – 1 Berrymore Road Banbury OX16 9QD – Demolition and replacement of existing detached outbuilding (garage and shed) with a proposed single storey home office/library and garden store – Mr & Mrs Wilson.

**22/00166/F** – Blenheim – Side Acre Queen Street Blenheim OX15 4QQ – New single storey annexe and triple garage to be created in the rear garden – Mr Mark Tibbets.

**22/00174/F** – Steple Aston – Workshop Adjacent Telephone Exchange South Side Steple Aston OX25 4RX – Erection of single storey detached commercial building with B2 use and permission for MOT testing and alteration to existing workshop to provide ancillary storage building – amendment to Planning approval 20/02795/F – Mr Steve Ward.

"These are household applications: any appeal in writing against refusal for planning permission will be sent to the Secretary of State, after which you won't be able to comment further. Full details of these applications may be inspected during normal office hours at the Council Offices, or at <https://planningregister.cherwell.gov.uk/>. Alternatively, relevant applications have been sent to the respective Clerks to the Parish Councils or Meetings. Representation on applications should be sent by the expiry date listed below to the Assistant Director for Planning and Development, Bodicote House, Bodicote, Banbury OX15 4AA. Any representations received cannot be treated as confidential in view of the provisions of the Local Government (Access to Information) Act, 1985. Expiry 17/02/2022

DAVID PECKFORD – ASSISTANT DIRECTOR FOR PLANNING AND DEVELOPMENT

## GENERAL NOTICES

**WEST NORTHAMPTONSHIRE COUNCIL**

**SOUTH NORTHAMPTONSHIRE AREA – APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACTS AND ORDERS**

**WNS/2022/0058/FUL** – 5 Braggetts Lane, Middleton Cheney, Northamptonshire, Single storey rear extension.

**WNS/2022/0061/FUL** – Seabury Manor Webb Lane Greatworth, Northamptonshire, Renovation and extension to existing stone outbuilding forming workshop, study and garage ancillary to main farmhouse, works include revision to driveway, parking and turning areas.

**WNS/2022/0071/MAO** – Land North Off Benheim Rise, Kings Sutton, Northamptonshire, Outline planning permission for residential development of up to 21 no. dwellings with all matters reserved except access, including affordable housing together with creation of new areas of open space, a new access off Hampton Drive, landscaping and all enabling and ancillary works.

Applications may be viewed online at [www.westnorthants.gov.uk/](http://www.westnorthants.gov.uk/) applications or at your local Council Offices. Representations can be made online or by post to WNC Planning Dept, The Guildhall, 51 Gile Square Northampton NN1 1UE within 21 days (excluding Bank or Public Holidays) from date of publication of this notice. Dated 27th January 2022

## PLANNING NOTICES

**CHERWELL DISTRICT COUNCIL**  
**PLANNING POLICY CONSULTATION**  
26 January 2022 to 8 March 2022

**Local Plan Partial Review Draft Development Briefs for:**  
**Site PR6a: Land East of Oxford Road,**  
**Site PR6b: Land West of Oxford Road & Site**  
**PR7a: Land South East of Kidlington**

The Council has published the above draft Development Briefs for public consultation.

The Local Plan Partial Review was adopted in September 2020 and requires the preparation of development briefs to help to secure well-planned, high-quality development on each of the Plan's allocated sites. The draft briefs need to accord with the adopted planning policies and provide further detail on the design and layout proposals for these sites. Once approved, the briefs will be key considerations in any future planning applications brought forward on these allocated sites.

The three draft Development Briefs are available to view online at <http://etstalk.cherwell.gov.uk/development-briefs>

**Inspect the Documents**  
Online at <http://etstalk.cherwell.gov.uk/development-briefs>  
If anyone has difficulty accessing the documents online, they can contact the Development Brief Project Team for assistance on 01295 227006 or email [DevelopmentBrief@cherwell-de.gov.uk](mailto:DevelopmentBrief@cherwell-de.gov.uk).

During opening hours at:  
**Cherwell District Council Offices**, Bodicote House, White Post Road, Bodicote, Banbury, OX15 4AA  
**Kidlington Library**, Ros Groves House, 23 Oxford Road, Kidlington, OX5 2BP  
**Oxford City Council**, St Aldate's Chambers, 109 St Aldates, Oxford, OX1 1US  
**Oxfordshire County Library**, Queen Street, Westgate, Oxford, OX1 1DI  
**Summertown Library**, South Parade, Summertown, Oxford, OX2 7JN

**Submitting Comments**  
Comments on the three draft Development Briefs should be sent: By email to [DevelopmentBrief@cherwell-de.gov.uk](mailto:DevelopmentBrief@cherwell-de.gov.uk) Or by post to: Development Brief Project Team, Planning Policy, Conservation and Design, Cherwell District Council, Bodicote House, Bodicote, Banbury OX15 4AA. Representations made will be considered in completing the final versions of the Development Briefs.

**Comments should be received no later than 11.57pm on Tuesday 8 March 2022. Any comments received will be made publicly available. Personal details will be protected.**  
YVONNE REES, CHIEF EXECUTIVE

**Public Notice**

**Land adjacent to the east of the A43, near Junction 10 of the M40**

A public exhibition is being held virtually to view proposals for an outline Planning Application. This is being prepared to deliver Planning Permission for up to 325,000 sqm (Gross External Area) of logistics floorspace, within Class B8 of the Town and Country Planning Use Classes Order with Ancillary Use offices Class E(a)(ii), together with associated site infrastructure including an Energy Centre; parking; landscaping; and sustainable drainage at Symmetry Park, Ardley. The site is located adjacent to the A43, accessed from the B4100.

Due to the current COVID-19 situation a virtual exhibition on behalf of Tritax Symmetry has been arranged:

**THURSDAY 27TH JANUARY 2022**

**Visit [www.framptons-planning.com](http://www.framptons-planning.com) - click on 'Recent Projects' Symmetry Park, Ardley**

Members of the public are invited to view the virtual exhibition and to complete the online comment form. The comments forum is open until Thursday 10th February 2022 5.00pm. The virtual public exhibition is being held by Frampton Town Planning Ltd.

Oriel House, 42 North Bar, Banbury, OX16 0TH  
[www.framptons-planning.com](http://www.framptons-planning.com)

## PUBLIC NOTICES

**Warwickshire County Council**

**ROAD TRAFFIC REGULATION ACT 1984**

Warwickshire County Council proposes to make the following Temporary Traffic Orders:

**HILL ROAD, STOURTON**

Order Effect: Road closed to vehicular traffic.

**Reason for Order:** To enable works for the installation of a telegraph cable.

**Order Commencement:** 16 February 2022 up to 18 months.

**Anticipated Completion:** 18 February 2022.

**Access & Diversion:** Hill Road, Whichford Road, Long Compton Road and vice versa.

**Contractor:** KVN Circuit, Tel: 07971 691 755.

For all of the above temporary orders, pedestrian access to and egress from properties and land situated adjacent to the length of road to be closed will be maintained at all times. Vehicular access will be maintained where possible. To report any problems with these works or for further details of our current & planned roadworks visit our website [warwickshire.gov.uk/roadworksmap](http://warwickshire.gov.uk/roadworksmap) or call us 01908 412915.

S Duxbury, Assistant Director of Governance & Policy, Shire Hall, Warwick, CV34 4RL Date 27 Jan 2022

## TRUSTEES NOTICES

**John Edwin Bolton (Deceased)**

Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the above named, late of 142 Oxford Road, Banbury, Oxon, OX16 9BD, who died on 08/11/2021, are required to send written particulars thereof to the undersigned on or before 28/03/2022, after which date the Estate will be distributed having regard only to the claims and interests of which they have had notice.

**Apelin Stockton Fairfax Solicitors,**  
36 West Bar, Banbury, Oxfordshire OX16 9RU  
(Ref: 17705/001/RH)

## JOBS

## HEALTHCARE & NURSING

**Salaried GP**  
**with optional view to Partnership**

**Hightown Surgery**  
Banbury, Oxfordshire

Flexible working & portfolio careers encouraged  
4-8 sessions available

**Looking for flexibility, variety and a great team ethos?**

We are looking for enthusiastic GPs, who are keen to work in a supportive, dedicated team that embraces change for the benefit of our staff & our 12,000 patients. We recognise the challenges of the current working climate and of balancing family and work life. We are delighted to offer a post that can incorporate flexible hours and remote consulting from home, if desired.

**Have we tempted you?**  
**Are you the GP we're looking for?**

We would consider applications for salaried or partnership, 4-8 sessions; it's the fact factor that is most important to us. Many of our permanent GPs started as locums here, so you might like to try us out that way.

We would love to hear from you and strongly encourage an informal visit.

**Please contact our Practice Manager Diane Stringer on:**  
**diane.stringer@nhs.net**  
**or 01295 270722**

## SOCIAL CARE

**Roses Care Services**

'Putting People First, Quality Guaranteed' Requires

**Care Workers**

to join our domiciliary care business

We are currently recruiting Carers to provide care in the community to enable people to live independently in their own homes in Banbury and surrounding district.

Full and Part-time positions available for qualified carers but not essential as a full training programme is available to new recruits.

**Day, Evening and Weekend Work available**

Excellent Rates of Pay including Pension and other fringe benefits  
Generous mileage allowance  
Relocation Support Offered

**Contact Marlene Lines or Sarah Tagg**  
**01295 810711 or 07912 045094**  
**Email: [marlene@rosescare.co.uk](mailto:marlene@rosescare.co.uk)**

## JOBS

## EDUCATION & TEACHING

**Blessed George Napier Catholic School and Sixth Form**

**Are you seeking a part-time job that fits with school hours and the school term?**  
**If you enjoy working in a friendly, busy environment and are looking for a new opportunity, one of these roles may just be for you!**

Commencing February/March 2022

**Permanent, part-time Catering Assistants x2**  
11.25 hours per week, 2.25 hours per day [11:00 – 13:15]  
pro-rata salary £4,586 per annum [FTE £18,198]

**Casual Catering Assistant x1**

Providing cover at peak times, across school sites, on an as and when basis, within the hours of 09:00 and 14:30  
Casual enhanced hourly rate £10.57 per hour

We have an excellent school Catering Department, extending beyond BGN, to four other schools. We currently require two Catering Assistants for our extended catering services at St John's Catholic Primary School. Working under the direction of the Catering Services Manager, you will set-up the service area and serve and clear away meals.

No previous catering experience is required as full training will be provided.

**For further information and to apply, please use the following link:**  
**<https://www.eteach.com/careers/bgn-oxon>**  
If you have any questions, please email [hr@bgn.oxon.sch.uk](mailto:hr@bgn.oxon.sch.uk) or call 01295 264216

**Closing date for applications: Monday 31st January 2022**  
**Provisional date for interviews: w/c 7th February 2022**

BGN is committed to safeguarding and promoting the welfare of all students and to upholding fundamental British Values. We expect all our employees to share this commitment. This post will require an enhanced DBS.

An academy within The Pope Francis Catholic Multi Academy Company

## GENERAL VACANCIES

**BRYCO**

**Diesel/Petrol Engineer**

£30,000 to £35,000 per annum (depending on experience)  
Full time (Monday to Friday), Permanent – 38.5 hours per week, statutory holidays included and uniform will be provided.

The role requires a motivated Diesel engineering fitter. Working in a small friendly team.

The successful candidate will have qualifications and/or experience in the following:

- Diesel engine, rebuilding, repairing, fault finding & maintenance (petrol, diesel and gas engines).
- electrical diagnostic skills with training available.
- You will be working with common rail/ECU electronics.
- The successful candidate will be required to attend any training courses for the engine products we supply at our expense.
- you will be required to work in our workshop and occasionally visit our customer's site.
- Own tools would be desirable.

It is anticipated that the individual will work five days a week (Monday to Thursday 8.00 – 4.30pm, Friday 8.00 – 3.00pm each week).

The company will also support training to develop your skills further if required.

**Please send CV's to [sue@bryco.co.uk](mailto:sue@bryco.co.uk)**

**TO ADVERTISE**

**CALL**

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To advertise telephone: **01865 420420**  
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Tenders and Contracts | Goods Vehicle Operator Licences

► Planning Notices

**CHERWELL DISTRICT COUNCIL  
TOWN AND COUNTRY PLANNING ACTS  
APPLICATIONS THAT REQUIRE STATUTORY  
ADVERTISEMENT**

**21/04250/F** – Hardwick With Tusmore – Tusmore Park Holdings Estate Office Tusmore Park Tusmore Bicester OX27 7SP – Change of Use of land to children’s play area – Tusmore Park Settlement.

**22/00090/F** – Upper Heyford – Orchard House Orchard Lane Upper Heyford OX25 5LD – Erection of a garden room, 4.8m x 3m – Mrs Agnes Haslam\*.

**22/00095/F** – Bicester – Unit E1 Pioneer Square Bure Place Bicester OX26 6FA – Shopfront alteration to install new crittal glazing and new signage – CB Coflee Holdings Ltd.

**22/00105/F** – Weston On The Green – Manor Farm Bungalow Northampton Road Weston On The Green OX25 3QL – Single Storey Front and Rear Extensions with Associated Internal and External Works. – Mr N Godwin\*.

**22/00106/DISC** – Chesterton – Land Approx 1 Mile From J9 East Of M40 Part Of M40 Through Chesterton Parish Chesterton – Parital discharge of conditions 9 (details of finished floor levels in relation to site levels) and full discharge of conditions 11 (trees to be protected according to Arboricultural Method Statement) & 23 (Mitigation strategy for Great Crested Newts) of 19/02550/F – Great Lakes UK Limited.

**22/00110/DISC** – Islip – Greystones Middle Street Islip OX5 2SF – Discharge of condition 4 (100x100mm sample area – beams) of 21/03665/LB – Michael Davis.

**22/00109/DISC** – Islip – Greystones Middle Street Islip OX5 2SF – Discharge of condition 5 (100x100mm sample quarry area) of 21/03665/LB – Michael Davis.

**22/00130/F** – Gosford And Water Eaton – 4 Couling Close Gosford Kidlington OX5 1GD – Addition of dormer window and insertion of rooflight to facilitate loft conversion housing new master bedroom and en-suite – Mr Sam Sepstrup\*.

**22/00127/DISC** – Islip – Greystones Middle Street Islip OX5 2SF – Discharge of Condition 3 (full design details of the woodburner) of 21/03665/LB – Michael Davis.

**22/00135/LB** – Shipton On Cherwell And Thrupp – Shipton Lift Bridge 219 East Of Railway Line Over Oxford Canal East Of Jerome Way Shipton On Cherwell – Repair of abutments and approach walls, reinstatement of timber deck and conversion to manual hydraulic operation – Canal & River Trust.

**22/00162/F** – Souldern – Souldern House Souldern OX27 7LA – Lean-to extension to form new morning room – Mr and Mrs S Pheasant\*.

**22/00163/LB** – Souldern – Souldern House Souldern OX27 7LA – Lean-to extension to form new morning room – Mr and Mrs S Pheasant.

**22/00179/F** – Souldern – Olde Saddlers Cottage Bates Lane Souldern OX27 7JU – Remodelling rear elevation to create more glazed area, add an additional roof light and upgrade the size of an existing roof light and replace all windows. – William Green\*.

\*These are householder applications; any appeal in writing against refusal for planning permission will be sent to the Secretary of State, after which you won’t be able to comment further. Full details of these applications may be inspected during normal office hours at the Council Offices, or at <https://planningregister.cherwell.gov.uk/>. Alternatively, relevant applications have been sent to the respective Clerks to the Parish Councils or Meetings. Representation on applications should be sent by the expiry date listed below to the Assistant Director for Planning and Development, Bodicote House, Bodicote, Banbury OX15 4AA. Any representations received cannot be treated as confidential in view of the provisions of the Local Government (Access to Information) Act, 1985. **Expiry 17/02/2022**

**DAVID PECKFORD – ASSISTANT DIRECTOR FOR PLANNING AND DEVELOPMENT**

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Due to the current COVID-19 situation a virtual exhibition on behalf of Tritax Symmetry has been arranged:

**THURSDAY 27TH JANUARY 2022 FROM 5.00PM**

Visit **www.framptons-planning.com** - click on ‘Recent Projects’ Symmetry Park, Ardley

Members of the public are invited to view the virtual exhibition and to complete the online comment form. The comments forum is open until Thursday 10th February 2022 5.00pm. The virtual public exhibition is being held by Frampton Town Planning Ltd.

Oriel House, 42 North Bar, Banbury, OX16 0TH

**www.framptons-planning.com**

To get **your** vacancy listed, contact us **NOW** on  
**01865 236 228**

# Driver and plant supervisor/batcher roles

## Cassington

**Smiths Concrete Ltd is a long-established local company operating concrete, mortar and gravel plants throughout Oxfordshire and Warwickshire. A joint venture, it is run by Hanson – one of the UK’s largest suppliers of construction materials and part of the HeidelbergCement Group.**

**We now have job vacancies at our Cassington plant, near Bicester, Oxfordshire:**

- We are seeking a **company driver** to join the transport team.

The successful applicant will be involved in a variety of tasks associated with the efficient delivery of Smiths Concrete products to customers and will work in accordance with current health, safety and environmental legislation, ensuring professional standards are met. A clean cat C HGV2 licence is essential as is knowledge of road transport law and working time directive. Previous experience in the industry is preferable. Applicants should also be self-motivated with a responsible approach and the ability to work unsupervised.

- A **plant supervisor/batcher** is also required to support operations at our concrete plant.

Reporting to the operations manager, you will be responsible for the safe and efficient day-to-day running of the site, including the batching and dispatching of concrete, stock control and logistics, ensuring it operates in accordance with all health, safety and environmental regulations. Applicants must have excellent organisation and communication skills and experience in IT, particularly Microsoft applications. A flexible approach to working and previous industry experience is advantageous. Starting salary £26-28k.

**Both remuneration packages include 27 days holiday and contributory pension scheme, plus on-going training and development opportunities.**

To apply, go to: [www.hanson-careers.co.uk/en/vacancies](http://www.hanson-careers.co.uk/en/vacancies)

Closing date for applications: **February 25, 2022**

***Hanson UK is an equal opportunities employer. We are committed to being a fair, respectful and inclusive organisation.***

**Newsquest (Oxford) is part of UK’s largest regional newspaper publisher, with an expanding portfolio of newspapers, websites, and magazines:**

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We are recruiting for a **Web Offset Printer**

**The Person**

The successful candidate must be an experienced 4 colour web offset printer, used to a modern high-speed Press, working to tight deadlines – Consideration will be given to time served sheet-fed 4 colour lithographic printers.

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- Competitive salary
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- Newsquest Workplace Pension Plan (NWPP)
- Staff Discount scheme

The role necessitates a high degree of physical activity and therefore will require a good level of fitness

Please contact Jerry Secker Regional Print Manager

With current C.V. at the e-mail address below

[jerry.secker@newsquest.co.uk](mailto:jerry.secker@newsquest.co.uk)

# BRICKLAYERS & HODS REQUIRED FOR A LONG RUN OF WORK IN BERRYFIELDS AYLESBURY.

WEEKLY PAY,  
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**07860225184 OR**  
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**Support acts wanted.**

Good singing voice optional. Search Social Care jobs now at [ox1jobs.com](http://ox1jobs.com).

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andMart**



Our Ref: PJF/ag/LS/10679

19<sup>th</sup> January 2022

*(Delivered via email)*

Dear Councillor

**TOWN AND COUNTRY PLANNING ACT 1990  
SYMMETRY PARK, ARDLEY  
LAND TO THE EAST OF THE A43, NEAR JUNCTION 10 OF THE M40**

An outline Planning Application is being prepared to deliver Planning Permission for up to 325,000 sqm (Gross External Area) of logistics floorspace, within Class B8 of the Town and Country Planning Use Classes Order with Ancillary Use offices Class E(g)(i)), together with associated site infrastructure including an Energy Centre; parking; landscaping; and sustainable drainage at Symmetry Park, Ardley. The site is located adjacent to the A43, accessed from the B4100 (please see the Location Plan overleaf, with the site outlined in red).

Due to the current COVID-19 situation a virtual exhibition on behalf of Tritax Symmetry has been arranged and we have invited members of the public to view these emerging proposals on:

**THURSDAY 27<sup>TH</sup> JANUARY 2022 FROM 5.00PM**

**AT [www.framptons-planning.com](http://www.framptons-planning.com) - click on 'Recent Projects' then Symmetry Park, Ardley**

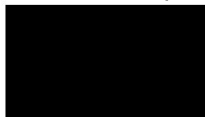
We have invited member to complete one of our online comment forms. The comments forum is open until Thursday 10<sup>th</sup> February 2022.

We would also like to invite Parish Councillors and Ward Councillors to a question-and-answer session on the 27<sup>th</sup> January 2022 at 7pm, where we can present the proposals and answer any questions you may have.

Please let me know whether you can attend and I can send an invite to the virtual meeting. My contact details are [louise.steele@framptons-planning.com](mailto:louise.steele@framptons-planning.com) or 01295 672310. I would be grateful if you could RSVP by the end of Tuesday 25<sup>th</sup> January 2022.

If your Parish or Ward Council members are unavailable at the time, please contact me and we can arrange a separate time.

Yours sincerely



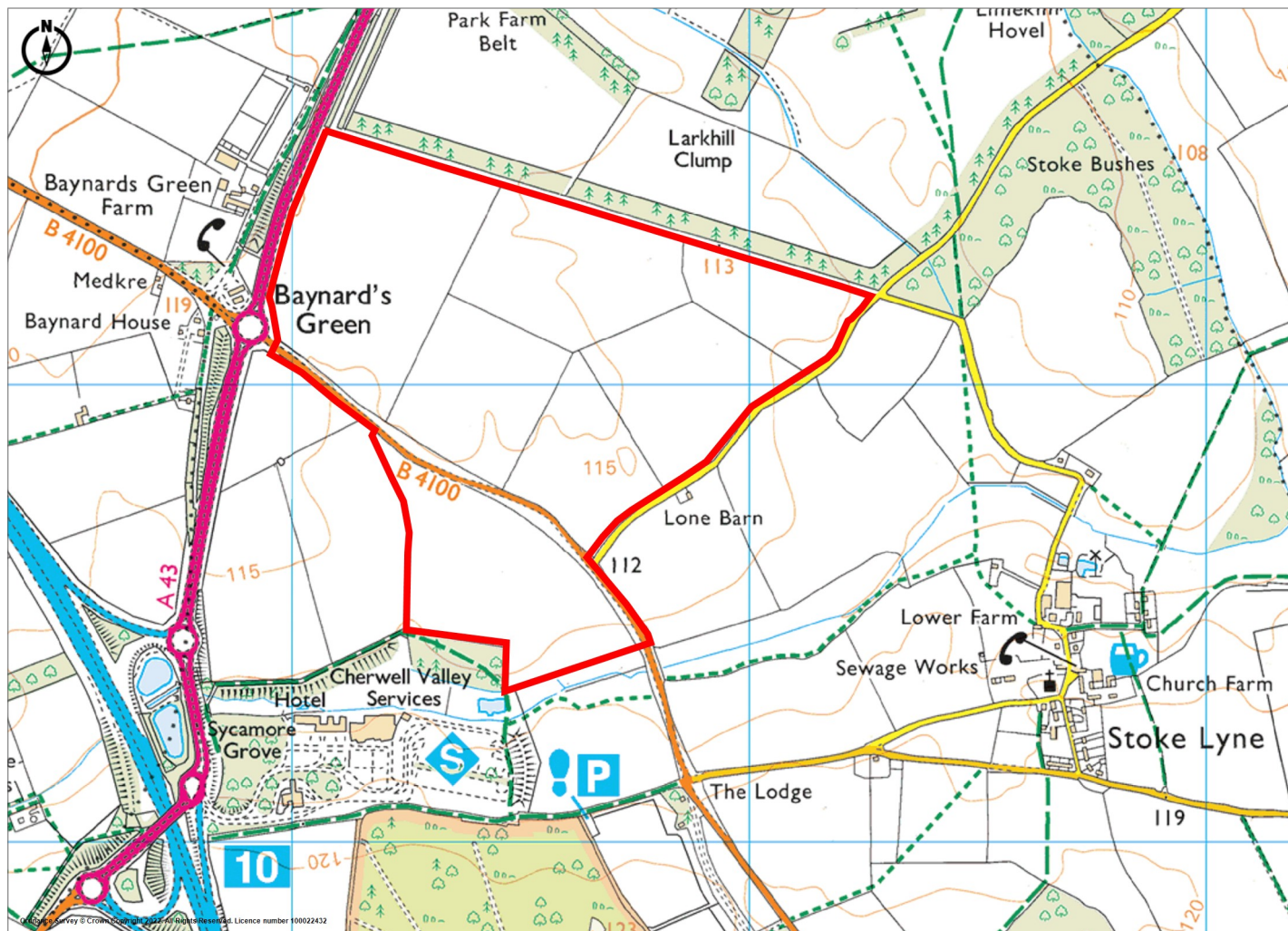
**Louise Steele**

Enc: Site Location Plan

[enquiries@framptons-planning.com](mailto:enquiries@framptons-planning.com)  
[www.framptons-planning.com](http://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



Our Ref: PJF/ag/LS/10679

19<sup>th</sup> January 2022

*(Delivered via email)*

Dear Councillor

**TOWN AND COUNTRY PLANNING ACT 1990  
SYMMETRY PARK, ARDLEY  
LAND TO THE EAST OF THE A43, NEAR JUNCTION 10 OF THE M40**

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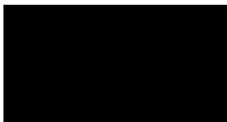
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If your Parish or Ward Council members are unavailable at the time, please contact me and we can arrange a separate time.

Yours sincerely



Louise Steele

Enc: Site Location Plan

[enquiries@framptons-planning.com](mailto:enquiries@framptons-planning.com)  
[www.framptons-planning.com](http://www.framptons-planning.com)

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





Site Location Plan (Site in yellow)

On behalf of Tritax Symmetry we are pleased to welcome you to view our proposals at Symmetry Park, Ardley.

The proposals are for logistics buildings with ancillary offices, an Energy Centre, new site access from the B4100, and landscaping.

We welcome your feedback on these proposals. Please take the opportunity to complete one of our comment forms.

## Who are Tritax Symmetry?

Tritax Symmetry is Tritax Big Box REIT's dedicated logistics developer, specialising in delivering best-in-class greener buildings and an unrivalled choice of locations and scale. With offices in London, Northampton and Manchester, Tritax Symmetry has a land portfolio of 4,150 acres, capable of accommodating 40 million sq ft of logistics space.

The company is dedicated to targeting carbon neutrality on the construction of all new buildings. Its commitment to best-in-class sustainable construction methods will give customers the operational advantages they demand.

Further information on Tritax Symmetry is available at [www.tritaxsymmetry.com](http://www.tritaxsymmetry.com)

Tritax Big Box REIT plc is the only listed vehicle dedicated to investing in very large logistics warehouse assets ("Big Boxes") in the UK and is committed to delivering attractive and sustainable returns for shareholders.



Symmetry Park, Ardley, is located approximately 2.5 miles to the north of Bicester, 2 miles to the east Upper Heyford and 15 miles to the south of Brackley. The site is shown edged in red on the adjacent plan.

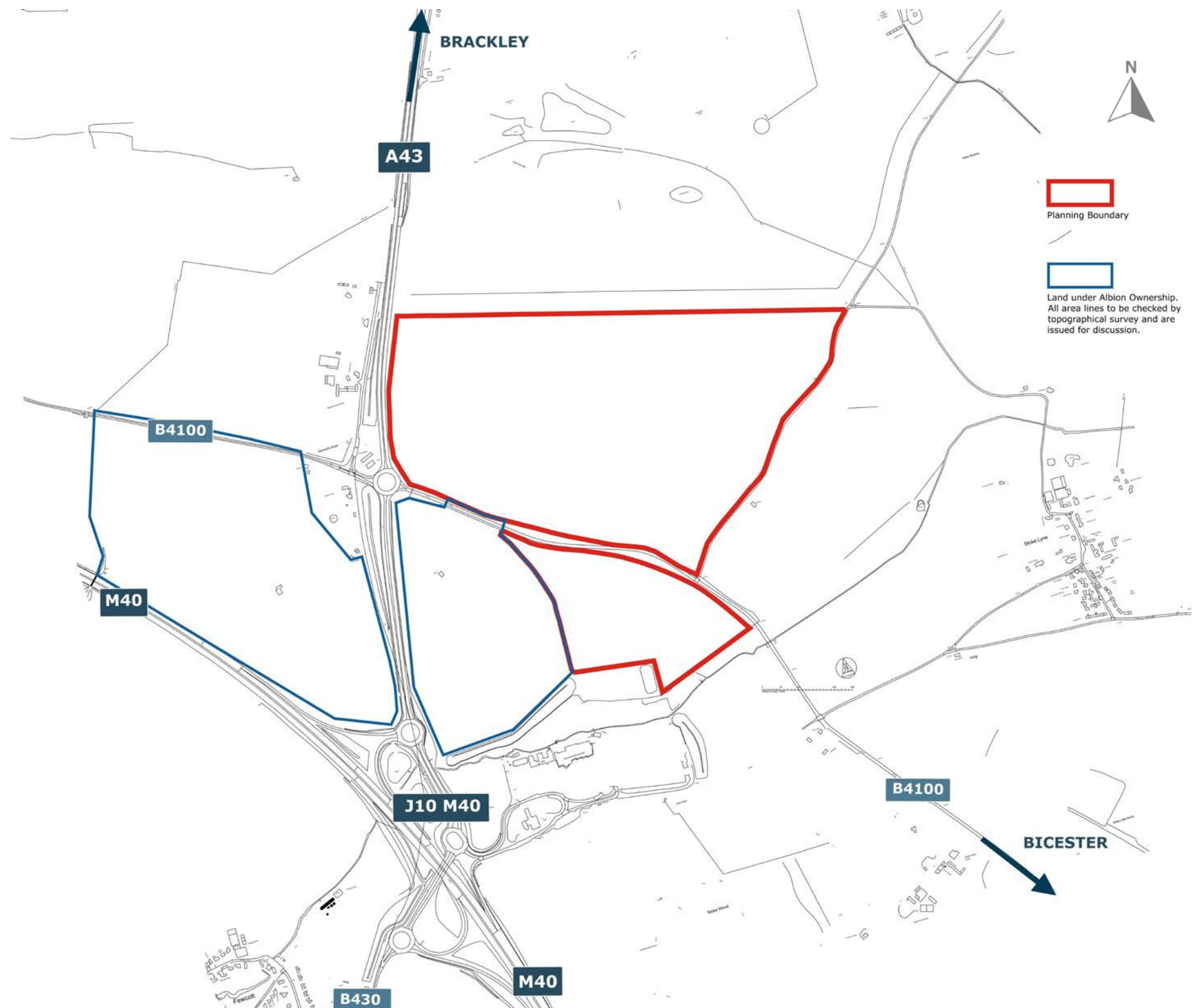
The site is located adjacent to the A43, accessed from the B4100, giving direct access to the M40 at Junction 10. The M40 provides access to Bicester and then to London to the south-east and Banbury and Birmingham to the north-west.

The site comprises agricultural fields which are defined by field boundaries and hedgerows.

The site comprises moderate quality (Grade 3b) agricultural land, which is not categorised as the best and most versatile.

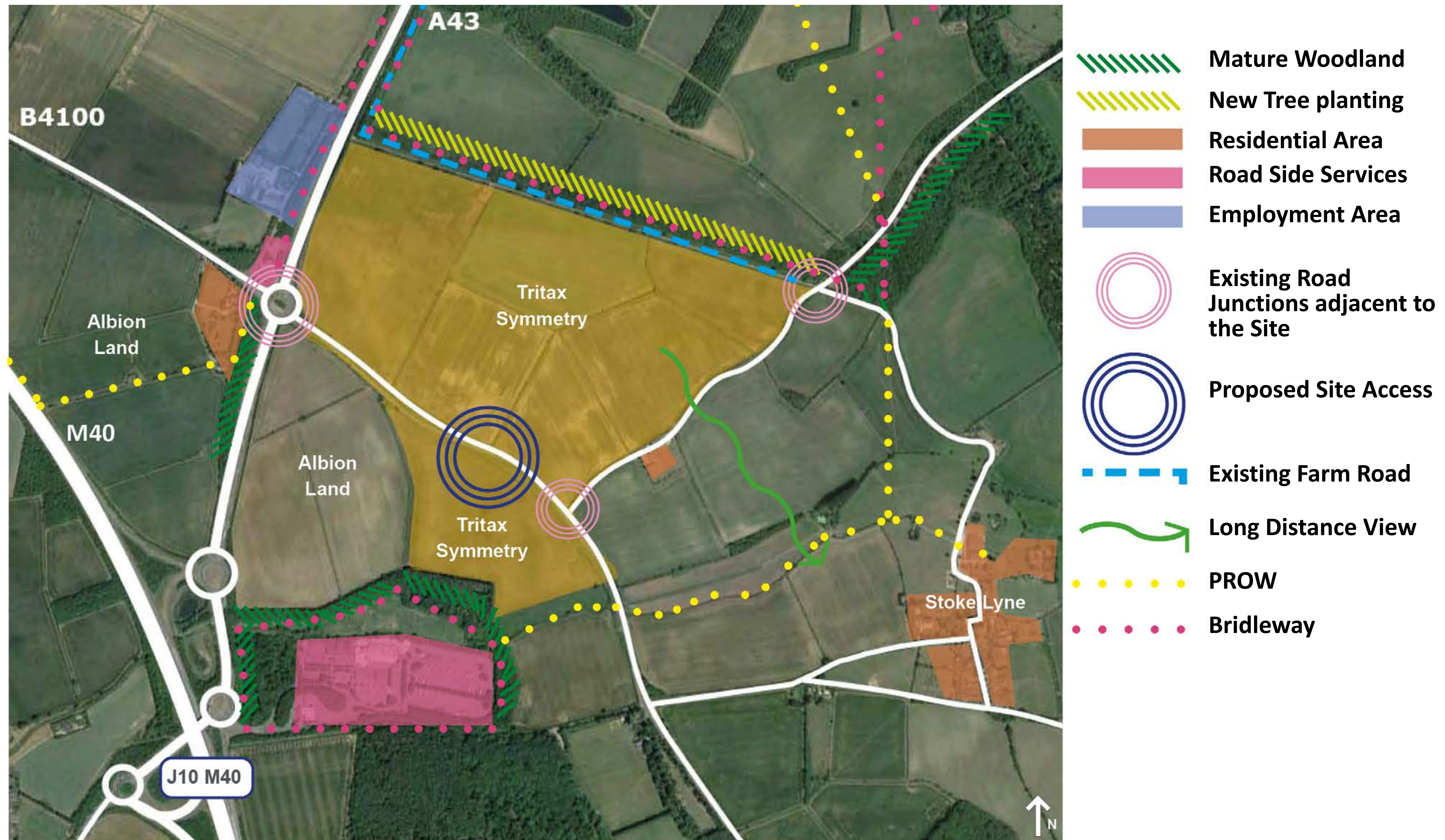
To the west of the site is agricultural land, which is subject to a number of Planning Applications (refs. 21/03266/F, 21/03267/OUT and 21/03268/OUT) which are also for logistics use (these sites are shown on the adjacent plan edged in blue). These Applications have been submitted by Albion Land but have not yet been determined by Cherwell District Council.

There is a bridleway (ref. 367/24/10) off site, which runs parallel along the northern boundary of the site and there is a bridleway (ref. 367/21/10) which runs close to the south west boundary of the site. The path is on the adjoining land to the south of the site.



Site Location Plan showing Tritax Symmetry site (in red) and adjoining applications (in blue)







The proposal is to seek an outline planning permission for up to 325,000 sqm (Gross External Area) of logistics floorspace, within Class B8 of the Town and Country Planning Use Classes Order with Ancillary Use offices Class E(g)(i)), together with associated site infrastructure including an Energy Centre; parking; landscaping; and, sustainable drainage.

The adjacent plan shows the Parameters Plan for the development proposals for which planning permission will be sought. The Parameters Plan indicates the proposed 'zones' for development within the site including the likely scale of buildings and the number of units.

The Parameters Plan allows for the provision of an Energy Centre as part of the on-site infrastructure, to potentially provide power and heat to businesses on the park.

The plan on board 5 shows an Illustrative Masterplan option for these proposals. This is illustrative only and demonstrates one way in which the Site could be developed.



Parameters Plan





## Illustrative Masterplan



Policy SLE1 of the Cherwell Local Plan as adopted, has a general employment policy that covers circumstances where ‘new employment proposals’ on non-allocated sites, such as Symmetry Park, Ardley, will be supported.

The support for such development relies upon the need to demonstrate ‘Exceptional Circumstances’.

The proposed development represents a significant investment in the logistics sector that forms a vital part of the local economy.

The second component which should be satisfied are the criteria attached to Policy SLE1. It is necessary to demonstrate through a robust site assessment that the proposed development investment cannot be accommodated on land:

- Committed for employment development;
- Allocated for employment development;
- Within or adjoining Category A Villages.

A rigorous site assessment has been undertaken looking at the alternative sites available taking account of the above criteria. This has included looking at available sites on designated employment land. There are no other sites available within the provisions of the policy.

Should planning permission not be secured, this would be damaging to both the local and national economy through loss of jobs and investment in the logistics sector.

Policy requires the development to be acceptable in landscape, heritage, highways and other environmental considerations. The Planning Statement which will accompany the Planning Application will address these policy considerations.

On this basis the proposed development is considered to be policy compliant.

Logistics is the lifeblood of the national economy. During the pandemic and post Brexit, it has become obvious how critical supply chains are, and they are rapidly changing.

Recent National, Regional and Local policy (for example the UK Government Budget (2021); the National Infrastructure Commission; Planning for Growth; Plan for Jobs; The Oxfordshire Growth Needs Assessment; the Local Industrial Strategy (OXLEP); the vision for the Oxford-Cambridge Arc; and the Oxfordshire Council's Growth Needs Assessment), all recognise the need for logistics floorspace. National policy in particular recognises the need for resilience of global supply chains due to the changed circumstances from COVID-19, Brexit, regional growth and the urgency of the need to promote jobs. There is an urgent need for more land for logistics in the interest of UK and regional growth policy.

The proposals will result in substantial socio-economic benefits including:

- Capital investment into the economy;
- The investment is expected to add more than £160 million to GVA (Gross Added Value) to the Oxfordshire economy;
- The construction of the proposed development is anticipated to deliver 830 on-site jobs per annum during the construction period;
- Construction capital investment into the economy;
- The operation of the proposed development is expected to deliver 2,630 on and off site jobs;
- The proposed development will generate business rates, which can be invested in local services and infrastructure;
- In addition to the significant number of direct jobs the proposed development will create multiplier effects through local expenditure by businesses on the site directly and by their workers.

The proposed development will therefore help address the economic challenges facing the UK (many of which have been exacerbated by the COVID-19 pandemic) and will facilitate economic growth and employment.

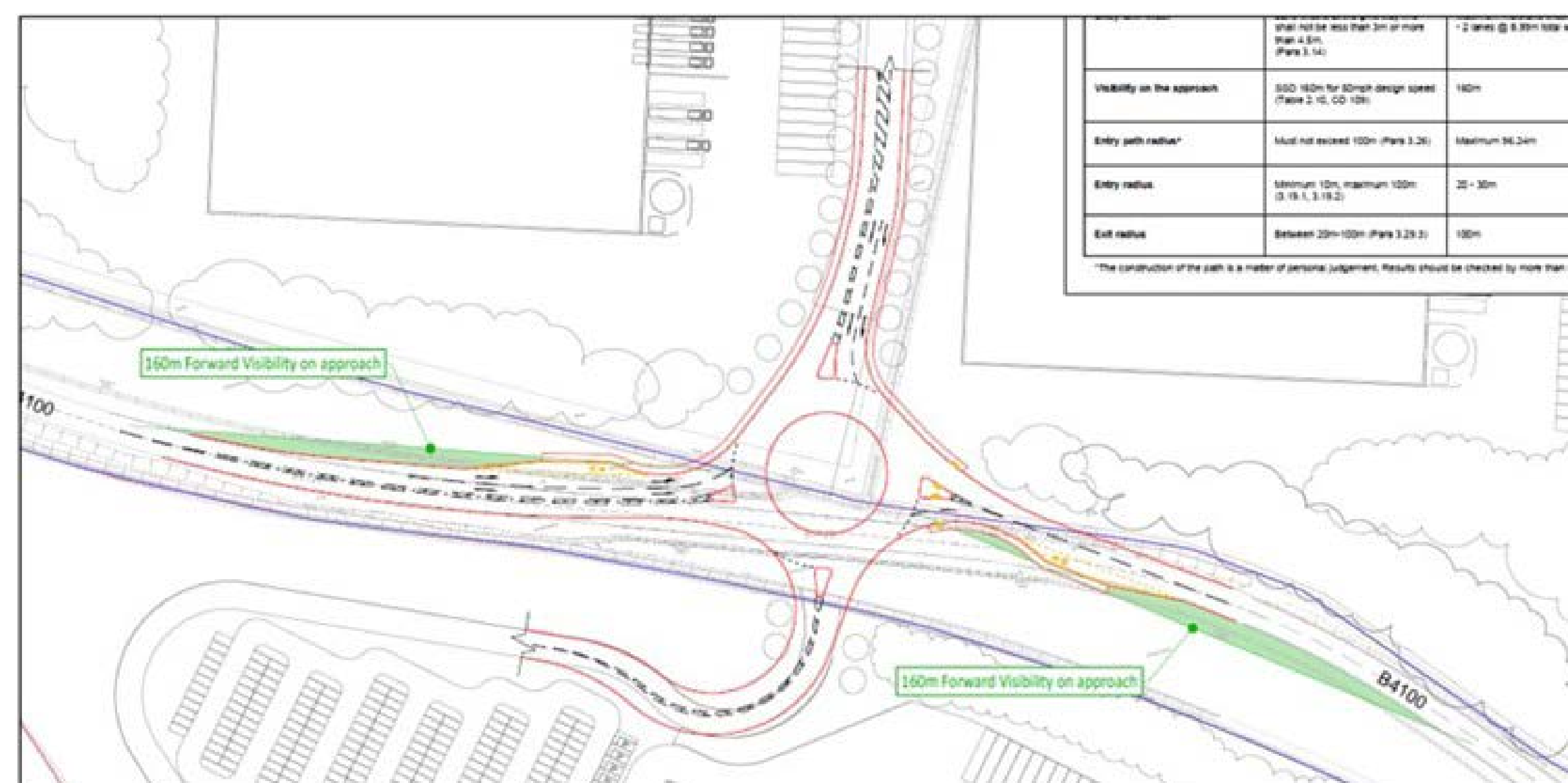


Access to the site is proposed via the creation of a new roundabout on the B4100. The access proposals are illustrative at this stage and will be confirmed at Reserved Matters stage following discussions with Oxfordshire County Council.

As part of the development proposals, a new bus stop/layby will be provided to improve accessibility by public transport for future employees and visitors of the site. It is anticipated that financial contributions will be provided to improve bus services to the Site.

The proposals will include HGV, staff and visitor car parking areas (including disabled car parking spaces, electric charging point spaces and car share spaces), motorcycle parking spaces and cycle spaces.

A Travel Plan will be implemented to encourage employees to make use of sustainable modes of transport and reduce car-based transport.



Transport Diagram - Illustrative Site Access Roundabout



Site Connectivity

- Potential Site Access
- Existing Junctions between B4100 and local roads
- Existing Access to the Farm Road
- Existing A43/B4100 Junction
- Existing Farm Road

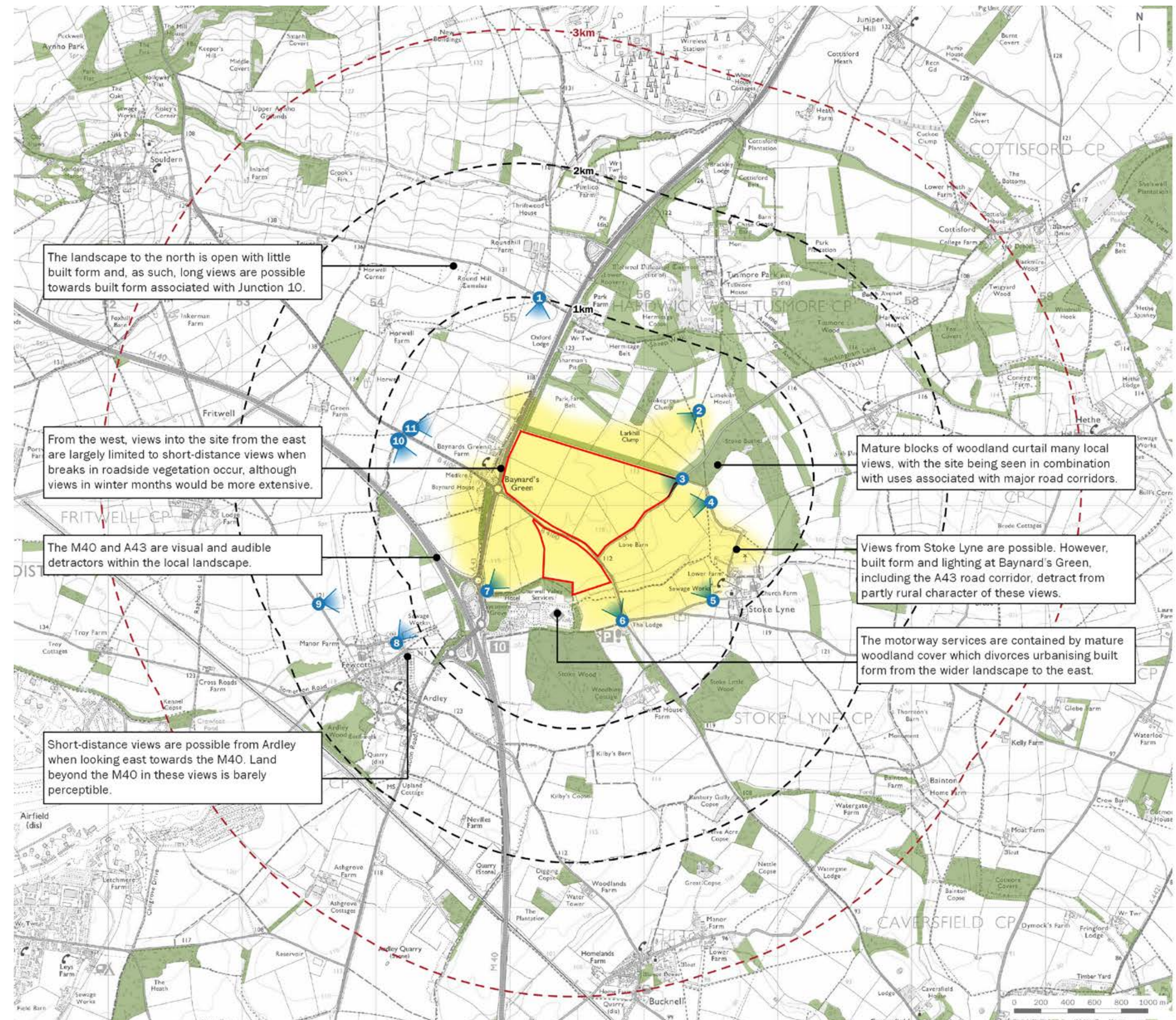


A Landscape and Visual Impact Assessment is being prepared and will accompany the Planning Application.

The landscape surrounding the site is generally low-lying agricultural land, dissected by major vehicular corridors.

Early and ongoing field appraisals have been fed into the evolving proposals to ensure that the emerging Masterplan is 'landscape led'. The findings of the initial visual appraisal are shown on the adjacent plan. This will incorporate measures such as:

- Existing boundary hedgerows and trees would be retained where possible, reinforced and brought into regular, long-term management;
- Creation of landscaped buffers to protect and enhance retained boundary features of landscape and ecological interest. The landscape buffer will be a minimum of 30 metres in depth and will provide a 'green' link to the woodland to the north and south of the Site;
- Provision of structural landscaping, native trees and shrubs;
- Additional structural landscaping proposed to the eastern boundary would provide a new landscape corridor which would provide a connection between existing woodland blocks within the local landscape context.



*Findings of Visual Appraisal*



A full suite of baseline ecological surveys have been undertaken including: Phase 1 habitat surveys and detailed surveys (Phase 2) relating to breeding birds, roosting and foraging/commuting bats, badgers, reptiles, and hairstreak butterflies. The current arable use of the site offers negligible ecological value.

There are no internationally designated ecological sites within 10km. There is one biological statutory designated site within 5km of the Site, Ardley Cutting and Quarry Site of Special Scientific Interest (SSSI). Given the distances involved, it is not considered there would be any negative impacts on this SSSI as a result of the Proposed Development.

There are four non-statutory designated Local Wildlife Sites (LWS) within 2km of the Site: Stoke Bushes LWS, Stoke Wood LWS and Stoke Little Wood LWS and Tusmore and Shellswell Park Biodiversity Opportunity Area (BOA). Of these, only Stoke Bushes LWS and the BOA is considered, in the absence of appropriate mitigation, to be at risk of potentially adverse effects as a result of the Proposed Development. These will be assessed further as part of the Planning Application submission.

An illustrative landscape design will be provided as part of the Planning Application, this will be designed to include new habitats of ecological value within open space. It will do this by incorporating into the soft landscape scheme the following features:

- Existing boundary hedgerows and trees would, where possible, be retained and reinforced to offer commuting and foraging opportunities for protected species;
- Additional native hedgerows to be created with the site;
- Landscaped buffer from proposed development zones to enhance boundary features of ecological interest;
- Native heavy standard tree planting and shrubs;
- New native woodland planting;
- New species-rich meadow grassland;
- Additional structural landscaping to provide a connection between existing woodland blocks within the local landscape context; and
- New wetland habitat.





The Environment Agency's flood map indicates that the site is located within Flood Zone 1 (the lowest risk of flooding).

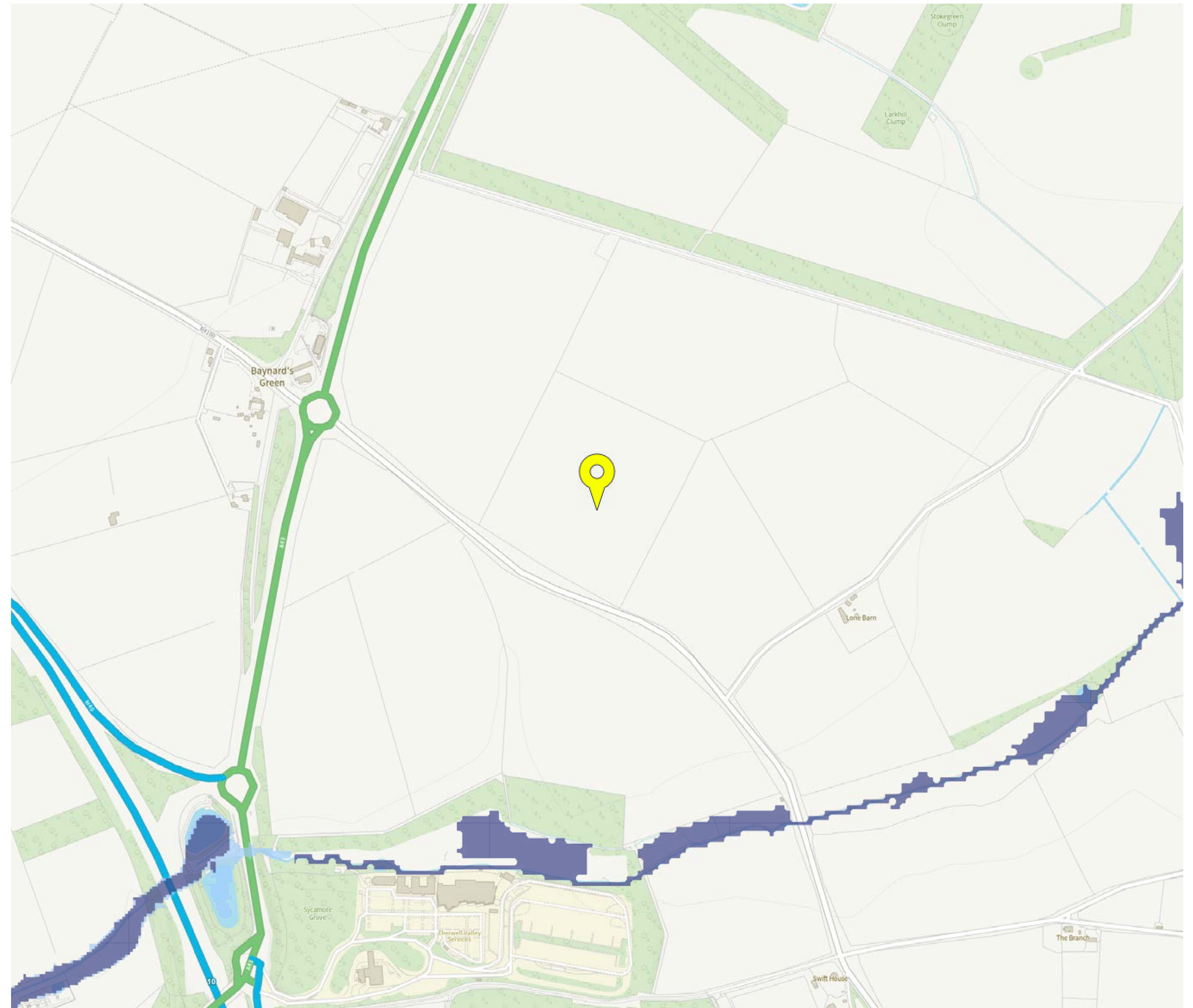
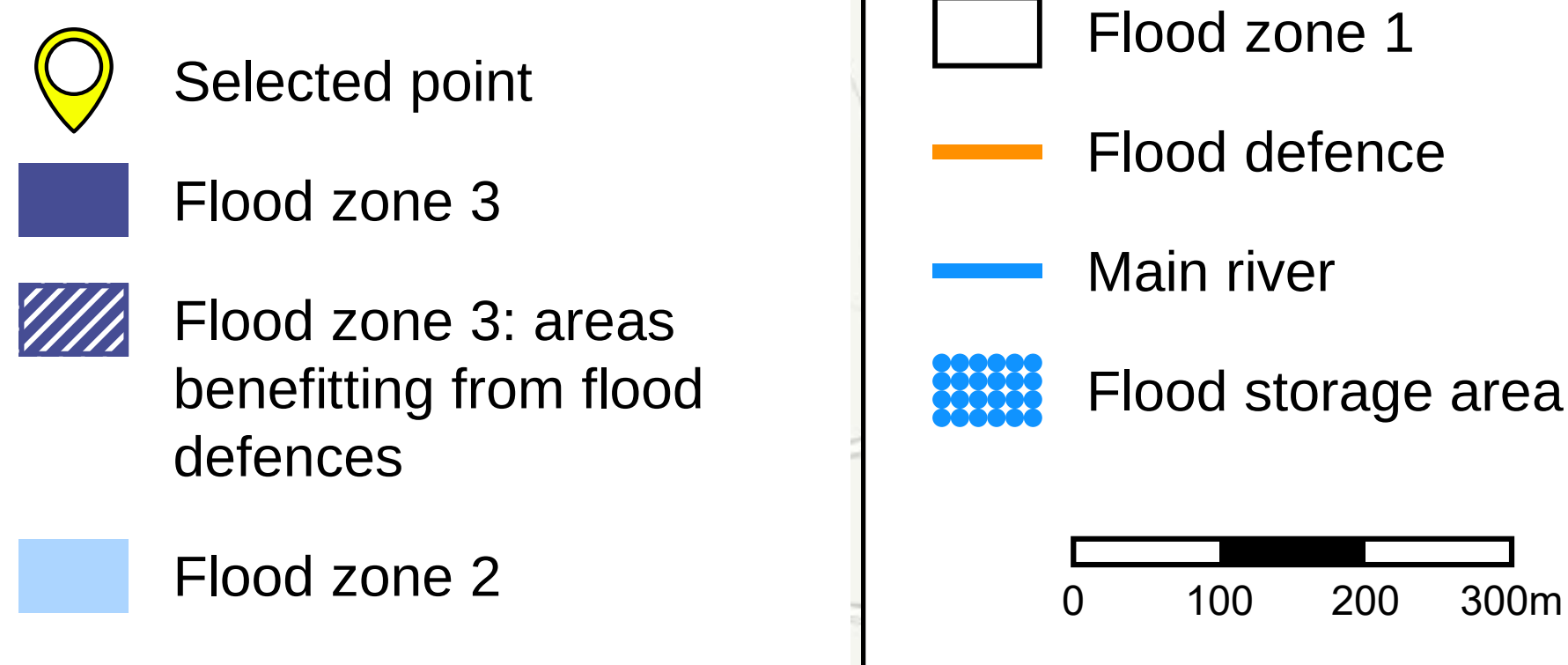
A Sustainable Urban Drainage System (SUDS) will be designed to ensure that the 1 in 100 year plus 40% climate change storm event can be contained on site as per local and national planning policy.

The Drainage Strategy will be designed to ensure surface water run off does not exceed existing greenfield run-off rates.

The SUDS strategy likely to be proposed will include discharge via infiltration methods with an overflow to a drainage ditch and will take the form of:

- Attenuation basins and/or swales;
- Overflow into the drainage ditch at greenfield runoff rates;
- Attenuation storage incorporated into the site layout.

The proposed attenuation basins and/or swales will add to and enhance the biodiversity of the development.



*Flood Risk Map from Environment Agency website*

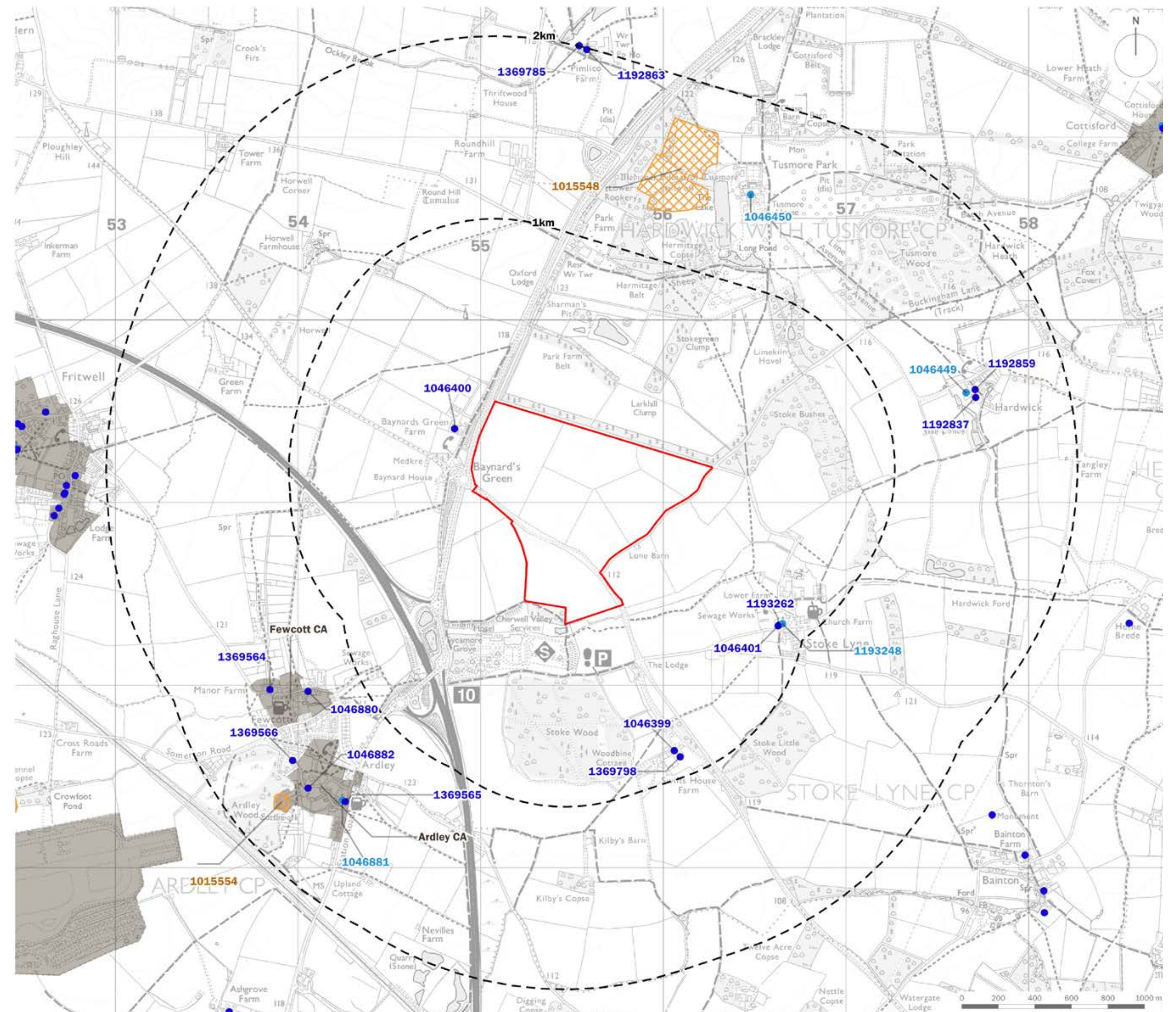
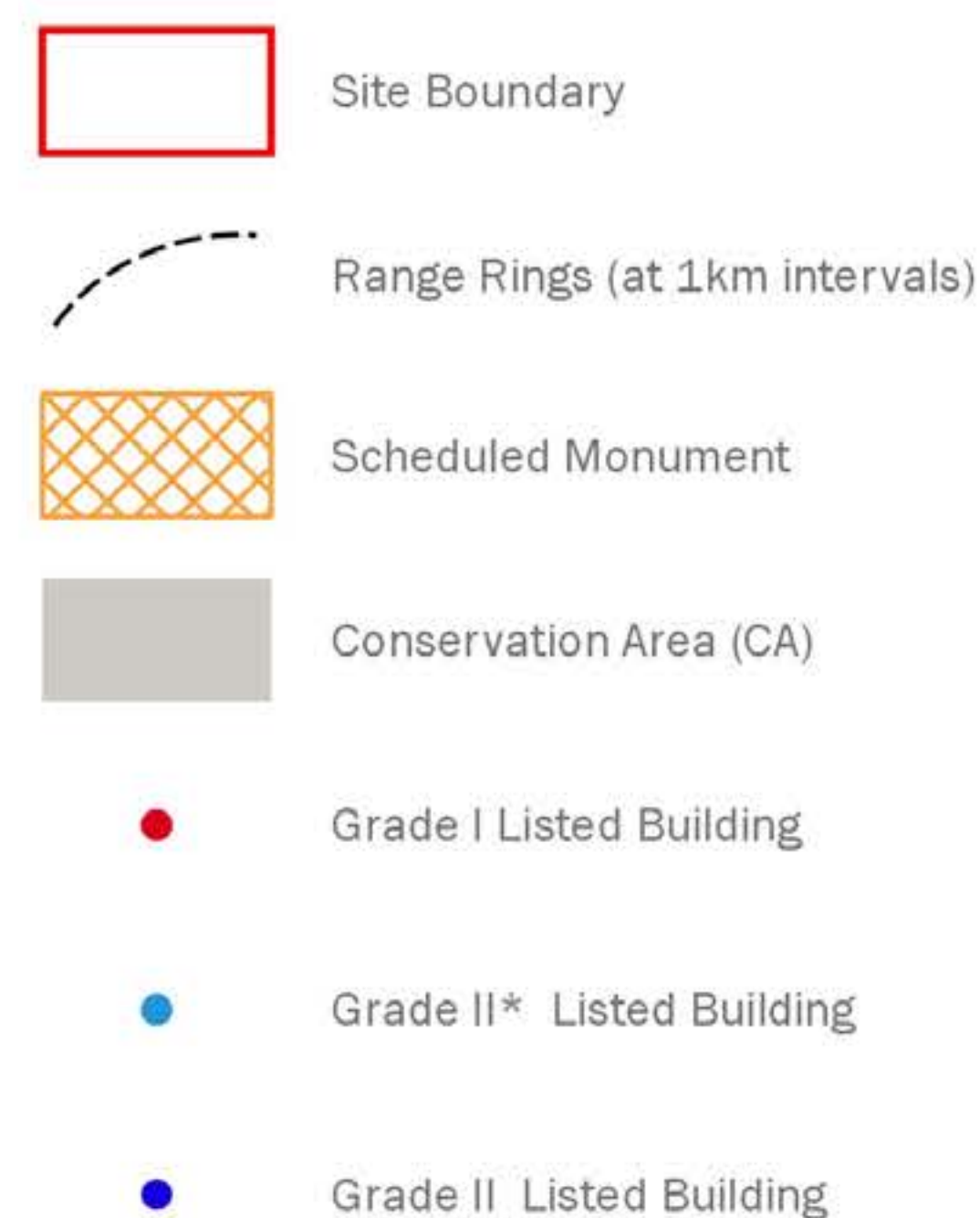


The site is not subject to any statutory or non-statutory designations for heritage.

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, or within 500m of the site boundary.

An Archaeological and Heritage Assessment, which will detail the effects of the proposed development on heritage assets is presently being prepared and will accompany the Planning Application.

Further geophysical surveys on the potential archaeological features on the site are being undertaken, the results of which will accompany the Planning Application.



Area of Designated Heritage Assets



Tritax Symmetry recognise the essential role of the built environment in delivering sustainable development. We understand and embrace the need to have a positive impact on the environment. We therefore adopt a holistic approach to creating energy efficient buildings, sensitive to the climate and environment. We believe that the approach to sustainable development must be tailored for every project to meet the needs of the client and the requirements of the project stakeholders.

Achieving sustainable development forms part of the planning system. The development will:

- Achieve a minimum EPC rating A;
- Be delivered to 'net zero carbon in construction' to accord with the UK Green Building Council's definition;
- Achieve a minimum rating of BREEAM Very Good;
- Incorporate substantial on-site renewable energy generation through photovoltaic (PV) (solar panels) coverage on the roof;
- Provide on-site cycle storage and shower facilities in order to encourage employees to cycle to the site;
- Provide Electric Vehicle charging points for staff and visitors;
- Deliver substantial and varied job opportunities for the local community;
- Deliver social benefits from employment generation including security, improved living standards, social cohesion and health benefits;
- Deliver a high design quality of both the built and landscaped environment, which would have a positive social impact on users of the development; and
- Deliver a package of ecological and landscaping enhancements, including Sustainable Urban Drainage systems, net biodiversity gain, along with other measures to address climate change and minimise waste.





## NEXT STEPS...

**Thank you for viewing this virtual exhibition, we hope it has been of interest to you.**

We welcome your views on the proposals and would ask you to submit your comments online.

All responses should be received by **5pm on 10th February 2022.**

Your comments will be incorporated into our Statement of Community Engagement that will accompany the Planning Application when submitted to Cherwell District Council. We will look to incorporate feedback in the scheme design where appropriate.

Once the application is submitted, Cherwell District Council will undertake its own consultation exercise where you will have a further opportunity to submit comments if you wish.

**For further information, please contact:**  
**[enquiries@framptons-planning.com](mailto:enquiries@framptons-planning.com)**  
**01295 672310**

### Next Steps

Spring 2022: Submission of Planning Application

Summer 2022: Grant of Planning Permission (assuming successful)