

Our Ref: PJF/LS/10679  
(Please reply to Banbury office)

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3<sup>rd</sup> May 2022

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

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990**

**PLANNING APPLICATION SUBMISSION**

**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.**

**SYMMETRY PARK, ARDLEY**

A planning application for the above development has been submitted via the Planning Portal today.

The outline application is 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.'*

The proposed development will result in a number of benefits some of which can be summarised as follows:

- The early provision of modern business/industrial units aimed at regional and national occupiers, contributing to meeting an unsatisfied demand on account of the lack of availability of suitable premises. Advanced discussions are being held with a number of occupiers about occupying a significant proportion of the floorspace proposed;
- The opportunity to attract considerable new investment and job creation into the area;
- Contribution towards the economy-led growth strategy, the development would generate up to 2,430 jobs (on and off site – operational), 610 construction jobs, the development is expected to generate some £148 million per year gross value added (GVA) and will generate business rates of circa £9 million per annum.

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- The provision of B8 and ancillary uses introduces variety and flexibility to the local employment stock, including a range of training and apprenticeship opportunities, providing a wide spectrum of job opportunities suited to the local workforce;
- The provision of a sustainable development that is accessible by a variety of modes of transport including alternatives to the private motor vehicle, as well as the provision of EV charging points;
- The opportunity to introduce buildings capable of meeting the sustainable needs of modern businesses, that will not involve the loss of BMV agricultural land;
- The parameters plan ensures that a minimum of 17.24ha, 20.70% of the site area, will be devoted to open space and managed for biodiversity purposes. Additional landscaping and open space will also be provided within the developable area once final site layouts are fixed at Reserved Matters stage, further increasing the biodiversity potential of the proposals;
- Substantial landscape buffers are included within parameters plan. A buffer of a minimum of 45.375 metres wide will be established along the eastern boundary of the Site (at its widest the buffer will be over 200 metres wide). This will connect to the existing woodlands to the north and south and provide significant visual screening along the eastern boundary for the proposed built development;
- The provision of high-quality landscape frontages to existing roads and the creation of a landscaped buffer from proposed development zones to protect and enhance retained boundary features of landscape and ecological interest;
- Delivery of biodiversity net gain on site;
- An illustrative landscape design is provided as part of the planning application, this is designed to include new habitats of ecological value within the public open space and other green and blue infrastructure, including SuDS, structural landscaping, biodiversity mitigation and non-motorised connectivity;
- Delivered to net zero carbon in construction;
- Achieve a minimum BREEAM Rating of Very Good;
- Achieve a minimum Energy Performance Certificate (EPC) rating A;
- Incorporate on-site renewable energy generation through incorporation of solar photo voltaic panels;
- The provision of dedicated HGV parking (lorry parking), responding to the Government's recent reforms for lorry parking which emphasises the critical importance of the freight and logistics sector to shops, households, assembly lines and other public services across the country.

I attach a Schedule of Documents and Plans that support the planning application. The planning application fee of £122,968.20 + £32.20 service charge will be paid via the Planning Portal in the normal 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 faithfully

A solid black rectangular box used to redact the signature of Louise Steele.

Louise Steele  
**FRAMPTONS**

Attachments:

Drawing or Document Name	Reference
<b>Drawings To be Approved</b>	
Parameters Plan	14-019-SGP-XX-XX-DR-A-131003 Rev P1
Red Line Location Plan	14-019-SGP-XX-XX-DR-A-131001 Rev P2
Access Plan	216285/PD01 Rev B (Included as Appendix B to Transport Assessment)
<b>Illustrative Drawings</b>	
Illustrative Masterplan	14-019-SGP-XX-XX-DR-A-001010 Rev P2
Illustrative Drainage Drawings	T-21-2503-55-01-Drainage Layout-Sheet 1-P6 T-21-2503-55-02-Drainage Layout-Sheet 2-P5 T-21-2503-55-03-Drainage Layout-Sheet 3-P5 T-21-2503-55-04- Flood Exceedance Route Sheet 1-P2 T-21-2503-55-05- Flood Exceedance Route Sheet 2-P2 T-21-2503-55-06- Flood Exceedance Route Sheet 3-P2
<b>Documents</b>	
Application Forms and Notices	
Environmental Statement: Volume 1 Volume 2 (Appendices) Non Technical Summary	
Health Impact Assessment	
Planning Statement	
CEMP Framework	
Statement of Community Involvement	
Market Analysis	
Labour Market Assessment	
Design and Access Statement	
Agricultural Quality of Land	
Sustainability Statement	
Waste Management Strategy	
<b>Other</b>	
Topographical Survey	HC140910 (Sheets 1- 4) 21339 21 TOPOGRAPHICAL R2-A0 North_ Plan 21339 21 TOPOGRAPHICAL R2-A0 N-S _Plan 21339 21 TOPOGRAPHICAL R2-A0 South_ Plan

