



17th June 2022

Delivered by email

Mr. David Lowin
Principal Planning Officer
Major Projects Planning Team
Cherwell District Council
Bodicote House
Bodicote
Banbury
OX15 4AA

Dear Mr. Lowin,

SUBMISSION OF OUTLINE PLANNING APPLICATION FIXING 'ACCESS' ONLY FOR REDEVELOPMENT PROPOSALS AT GRAVEN HILL, D1 SITE, BICESTER, OX26 6HF

We write on behalf of our client, Graven Hill Purchaser Ltd, to formally apply for Outline Planning Permission fixing 'Access' only at Graven Hill, D1 Site (which includes Sites D1 & EL1), Bicester OX26 6HF (hereafter referred to as 'the site').

The proposed description of development is as follows:

'Outline (fixing 'Access' only) – redevelopment of Graven Hill D1 Site, including demolition of existing buildings, development of B8 'Storage or Distribution' use comprising up to 104,008 sq. m (GIA), creation of open space and associated highway works, ground works, sustainable drainage systems, services infrastructure and associated works.'

The Site

The site is located to the southeast of Graven Hill and totals approx.76 acres. The existing vacant warehouses at the site comprise B8 'Storage or Distribution' use. The site was previously used as part of the Logistics, Commodities and Services (LCS), formerly known as Defence Storage and Distribution Agency (DSDA), logistics hub. The LCS operation has been rationalised and moved to 'C' Site at Upper Arncott, meaning that 'D' Site is surplus to requirements.

Graven Hill is bound to the northeast by the A41 Aylesbury Road; the railway line to the south, and railway tracks and sidings to the west. In addition, the southern boundaries of the site are formed by adjoining agricultural fields and a large solar farm.

The site lies immediately south of St Davids Barracks, which is operational. Adjoining uses include the new residential uses to the north of Graven Hill; Wretchwick Farm to the east and a sewage treatment works to the northwest on the opposite side of the Chiltern railway line. Symmetry Park, a newly constructed logistics park, is located to the east of the site off the A41.

The site comprises five large vacant warehouses (Unit D1, Unit D2, Unit D4, Unit D7, Unit D10 & D20, the latter being the sub-station) These existing buildings total approx. 41,831 sq. m. This figure excludes the buildings removed by the seller's team as part of the Employment Access Road (e.g., Units D05, D03 & D12). The site also benefits from a previous Outline Planning Permission for approx. 990,000 sq. ft of employment floorspace.

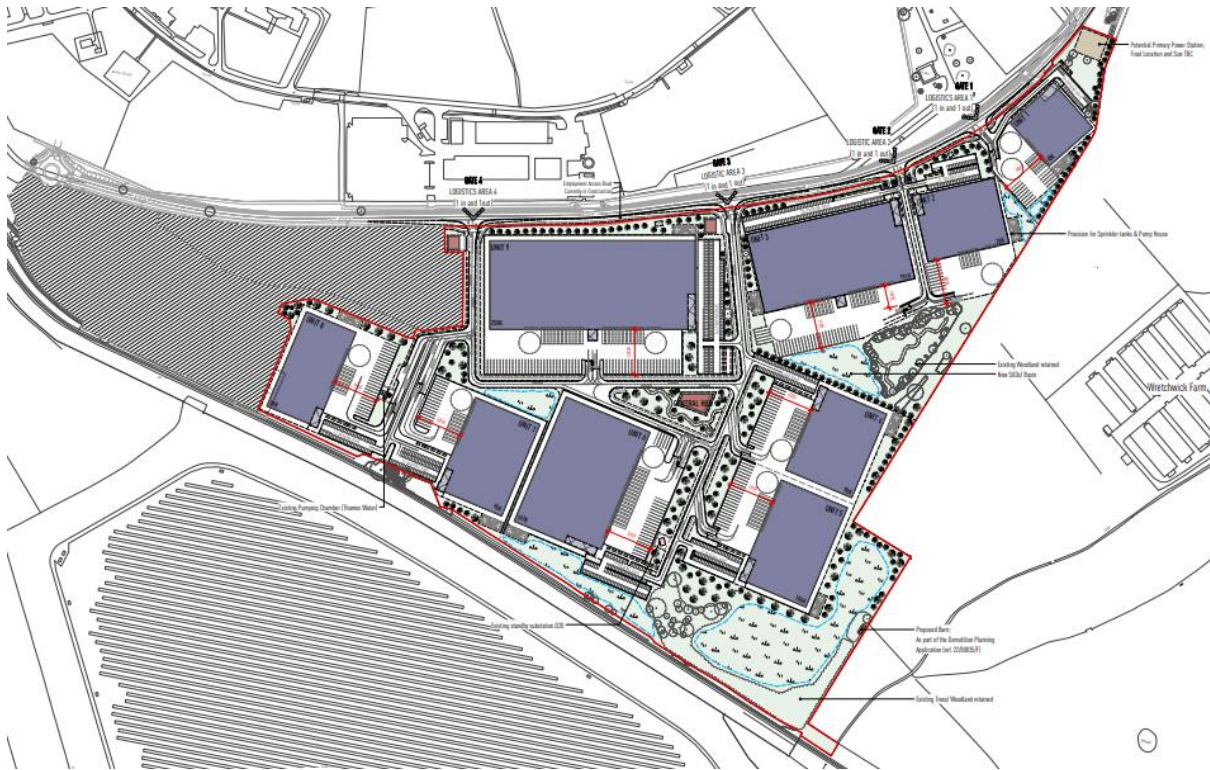


Aerial View of the Site looking north (Source: Google Earth)

The Proposal

The proposal seeks to provide up to 104,008 sq. m (GIA) of B8 '*Storage or Distribution*' floorspace (1,119,529 sq. ft) across the site. The indicative Masterplan demonstrates how this floorspace could be provided across 9 separate units (Units 1-9). However, such details would be confirmed at the Reserved Matters stage.

Approximately 902 parking spaces would be provided, including HGV parking yards associated with the units as well as disabled parking. These could be arranged in a variety of layouts to best respond to market demand as well as site constraints.



Proposed Indicative Masterplan Layout (for Assessment Purposes Only, not to be fixed)



CGI Visualisation of Indicative Masterplan, looking southwest across the site (not to be fixed)

Planning Application Submission Format

We would like to highlight that the Indicative Masterplan does not seek to fix any details at this stage and is simply an illustration of how the site could be developed. It has been used for assessment purposes only.

The Outline Planning Application has been submitted via the Planning Portal (ref: PP-1108590) and is supported by an Environmental Statement (ES) and a Parameter Plan, which fixes a maximum scale and building plots. However, details concerning the exact Scale, Layout, Appearance and Landscaping would be confirmed at the '*Reserved Matters*' stage.

Supporting Documents List:

- Outline Planning Application Form (H Planning Ltd)
- Certificates and Notices as necessary (H Planning Ltd)
- Supporting Town Planning Statement (H Planning Ltd)
- Statement of Community Involvement (H Planning Ltd)
- Archaeological Assessment (Watermans)
- Biodiversity Net Gain Assessment (RPS)
- Buildings Demolition Report (Resolute Property Consultancy)
- Ecological Assessment (RPS)
- Economic Impact Statement (Quod)
- Energy and Sustainability Statement (BWB Consulting)
- BREEAM Pre-Assessment (BWB Consulting)
- Flood Risk Assessment Report (RPS)
- Review of Geotechnical Investigation Report (Alan Baxter Associates)
- Ground Conditions Summary Report (RPS)
- Rapid Health Impact Assessment (Stantec)
- Lighting Impact Assessment (BWB Consulting)
- Outline Construction Environmental Management Plan (RPS)
- Outline Sustainable Drainage Systems Strategy (Alan Baxter Associates)
- Transport Assessment (Alan Baxter Associates)
- Interim Travel Plan (Alan Baxter Associates)
- Arboricultural Impact Assessment (Watermans)
- Redline Site Location Plan (Atelier Gooch Ltd)
- Redline Block Plan of the Site (Atelier Gooch Ltd)
- Existing Plans, Sections and Elevations (Atelier Gooch Ltd)
- Parameter Plan (Atelier Gooch Ltd)
- Proposed Demolition Plan (Atelier Gooch Ltd)
- Proposed 'Bat House' Plans and Elevations (Atelier Gooch Ltd)
- Indicative Masterplan '*For Illustration Purposes Only*' (Atelier Gooch Ltd)
- Design and Access Statement (Atelier Gooch Ltd)
- Indicative Landscape Strategy Plan (RPS)
- Detailed Access Plans to fix 'Access' (Alan Baxter Associates)
- Drawing List

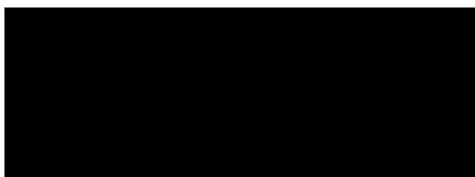
The structure of **Volume 1 of the ES** is set out below:

- Chapter 1: Introduction
- Chapter 2: Site and Surrounding Area
- Chapter 3: Proposed Development
- Chapter 4: Demolition, Construction and Site Management
- Chapter 5: Need and Alternatives
- Chapter 6: Assessment Method
- Chapter 7: Planning Policy
- Chapter 8: Ecology and Nature Conservation
- Chapter 9: Historic Environment
- Chapter 10: Landscape and Visual Effects
- Chapter 11: Hydrology and Flood Risk
- Chapter 12: Hydrogeology, Geology and Ground Conditions
- Chapter 13: Traffic and Transport
- Chapter 14: Noise and Vibration
- Chapter 15: Climate Change
- Chapter 16: Air Quality
- Chapter 17: Socio-economics
- Chapter 18: Impact Interactions
- Chapter 19: Schedule of Mitigation and Monitoring
- Chapter 20: Glossary

We can confirm that the Planning Application fee of £51,070.20 has been paid directly by the applicant. We trust that the above information is sufficient for you to register and determine the planning application.

However, should you have any queries or require additional information please do contact me.

Yours Sincerely,



Matt Humphreys, MRTPI
Director

matt@hplanning.london