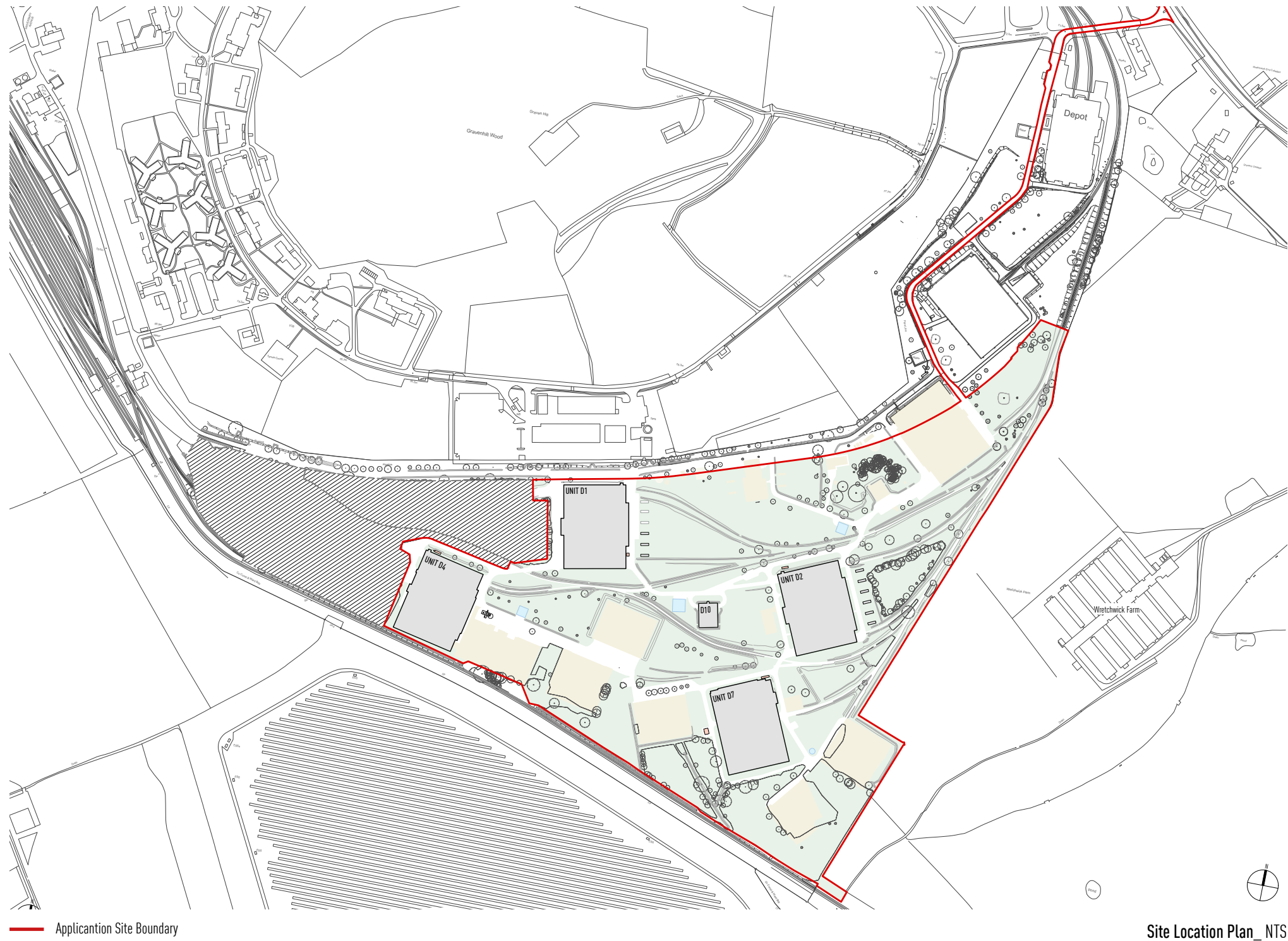


GRAVEN HILL D1 SITE, BICESTER

BICESTER PUBLIC CONSULTATION – MAY 2022

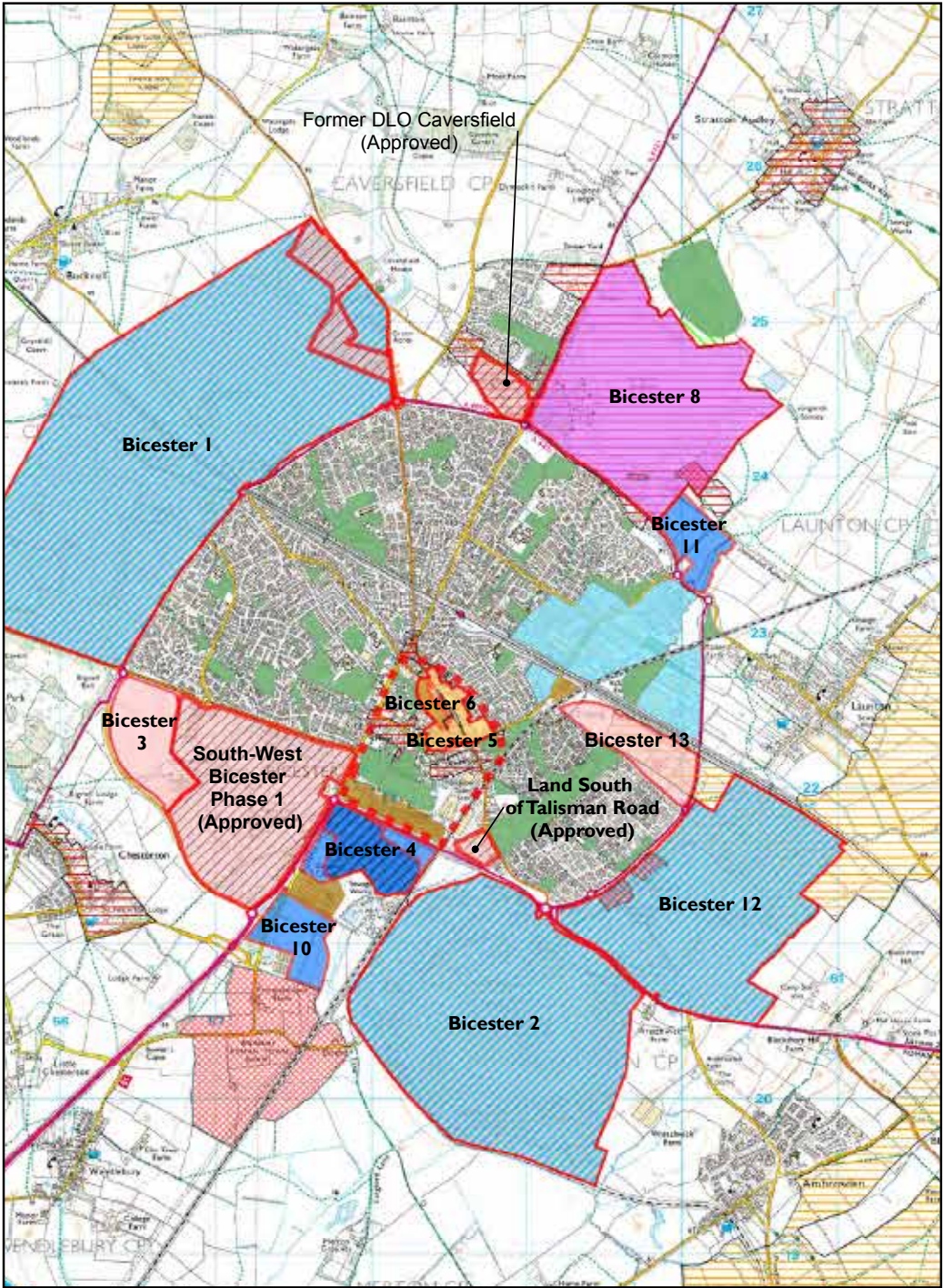
ateliergooch

FOREWORD

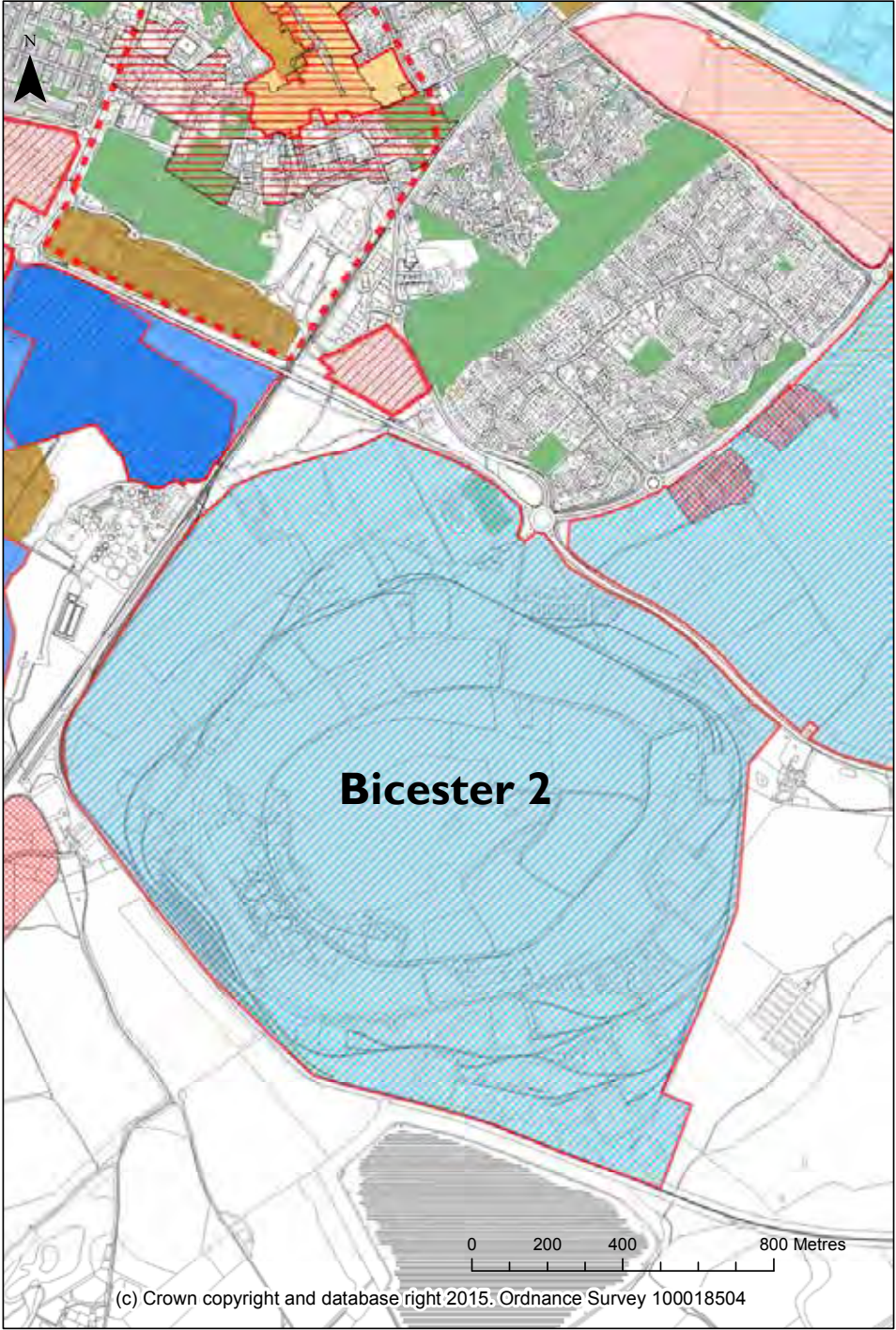


THE GRAVEN HILL MASTERPLAN

The redevelopment of MOD Bicester site form part of the wider Bicester regeneration. The site is encompassed within the “Policy Bicester 2 Graven Hill”.



Key Policies Map Bicester / Graven Hill Area_ NTS



Key:

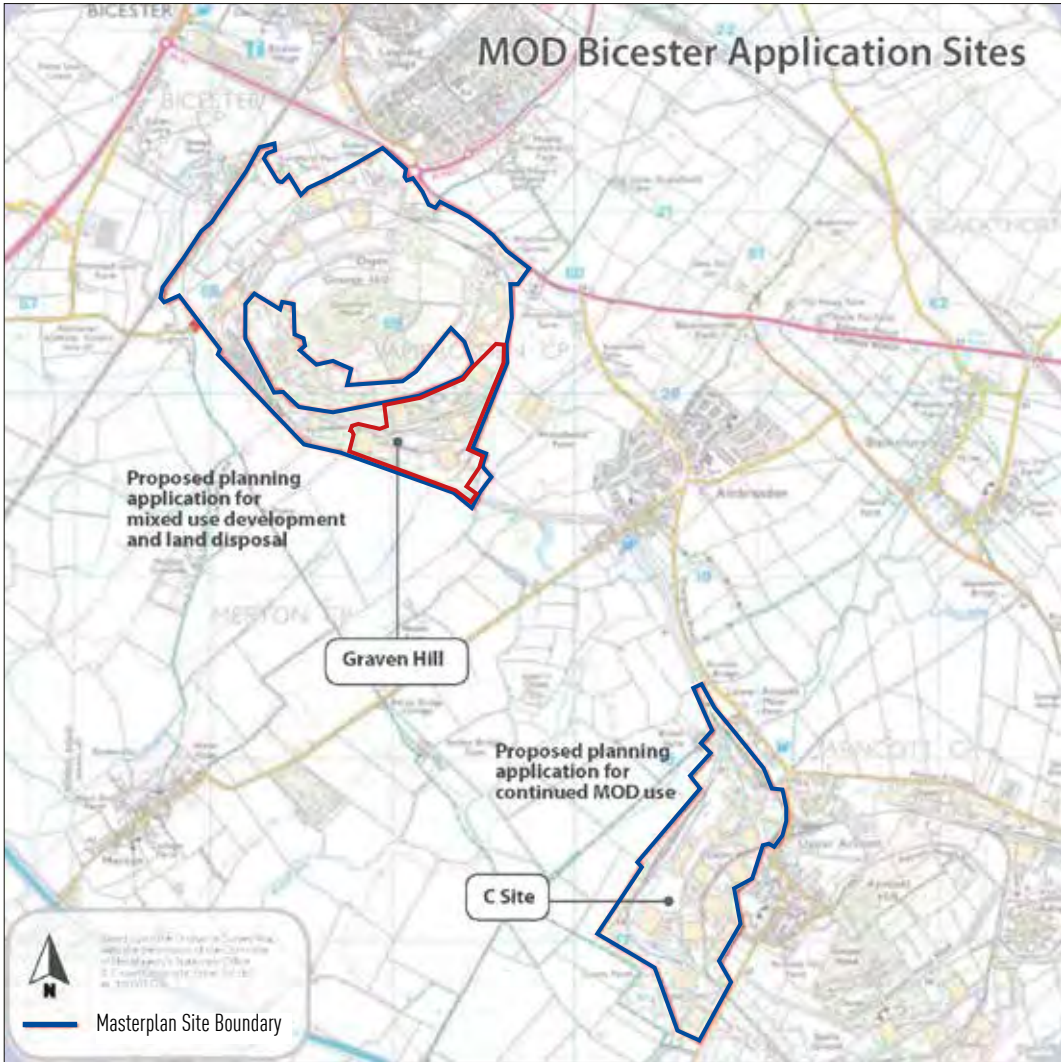
- Primary Shopping Frontage
- Tourism Development
- Bure Place Redevelopment
- Existing Town Centre
- Town Centre Extension (Area of Search)
- Existing Retail Parks (Indicative)
- Approved Housing Sites
- Mixed Use (Housing and Employment)
- Strategic Housing Sites
- Existing Strategic Employment Sites (Indicative)
- Approved Employment Sites
- New Employment Sites
- Existing Green Space
- Conservation Target Areas
- Conservation Areas
- Sites of Special Scientific Interest
- Scheduled Ancient Monument
- Neighbouring Authority

Strategic Developments:

- 1 North-West Bicester: Eco-Town
- 2 Graven Hill
- 3 South-West Bicester Phase 2
- 4 Bicester Business Park
- 5 Strengthening Bicester Town Centre
- 6 Land at Bure Place Car Park
- 8 Former RAF Bicester
- 10 Bicester Gateway Business Park
- 11 Employment Land at North-East Bicester
- 12 South East Bicester
- 13 Gavray Drive

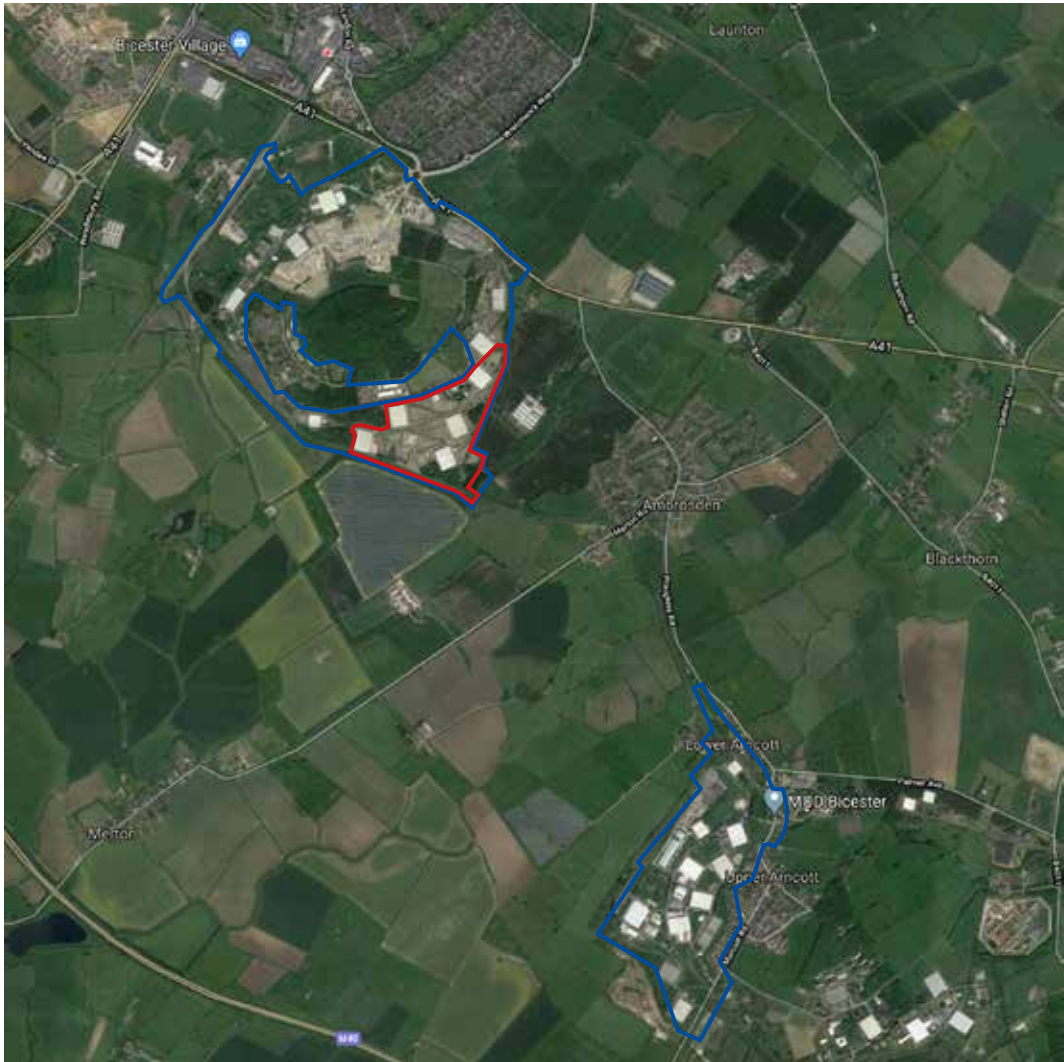
0 500 1,000 2,000 Metres

THE GRAVEN HILL MASTERPLAN



Applicant's Site Boundary/ Ownership

Extract from Outline Application DAS_ NTS



Aerial Plan_ NTS

THE GRAVEN HILL MASTERPLAN

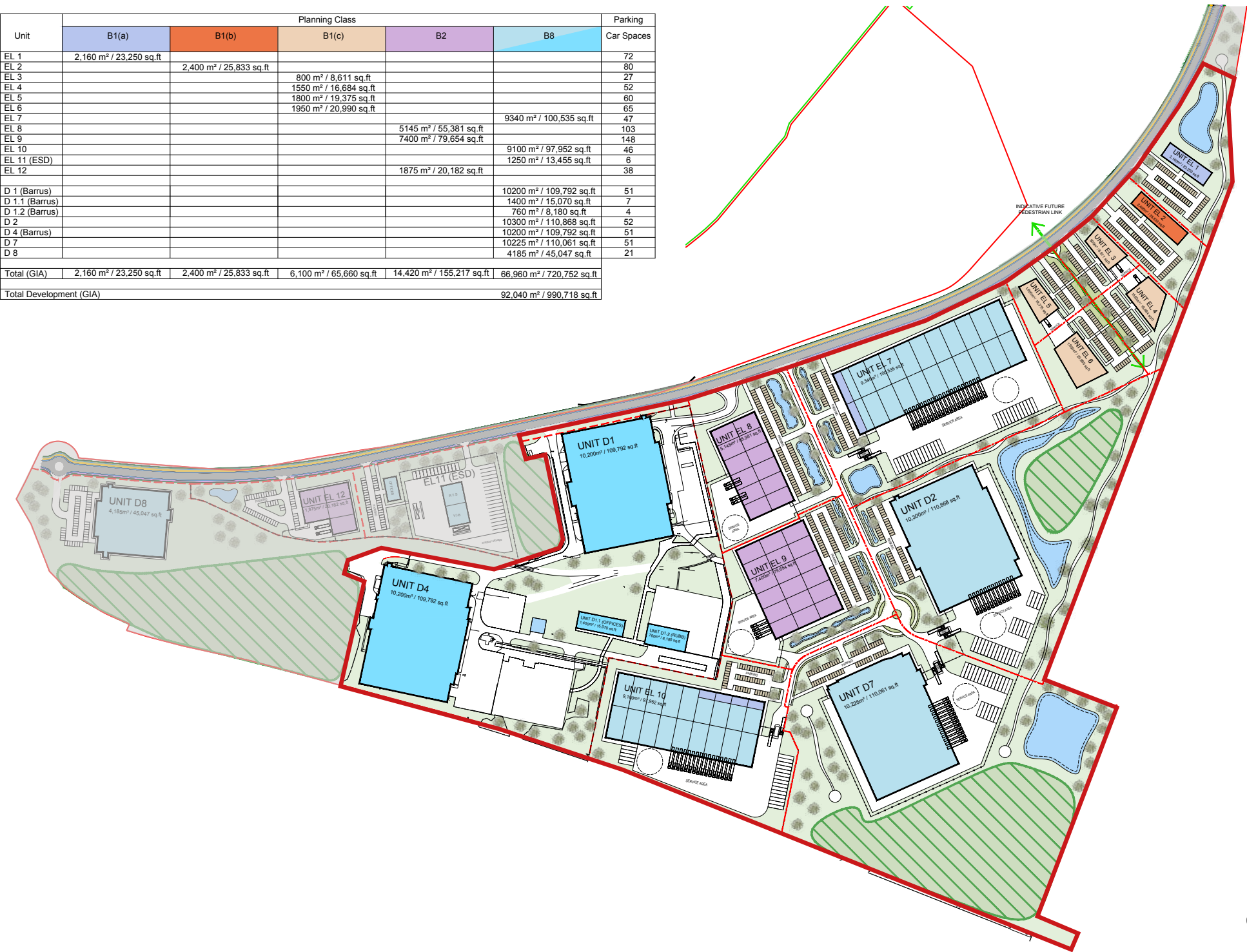
The planning permission grants approval for “...employment floorspace comprising up to B1(a) 2,160sqm, B1(b) 2,400sqm, B1(c) 6,100sqm and B2 14,420sqm and B8 uses up to 66,960sqm...” total of 92,040sqm. The consented masterplan for this area shows how these uses might be disposed around the employment area.

There is also a separate planning application (20/02415/F) to provide a new dedicated Employment Access Road (EAR) forming the new northern boundary. The application was approved in April 2021 with the aim for it to be fully implemented by July 2022. The Road is currently in construction.

Within the application site (shown within the red boundary), there is currently a provision to provide total development GIA of **84,730 sqm / 912,026 sq ft** made up of;

B1(a) Offices	2,160 sqm
B1(b) Research/ development	2,400 sqm
B1(c) Industrial Processes	6,100 sqm
B2 General Industrial	12,545 sqm
B8 Storage or Distribution (New)	20,600 sqm
B8 Storage or Distribution (Existing)	40,925 sqm

Unit	Planning Class					Parking
	B1(a)	B1(b)	B1(c)	B2	B8	Car Spaces
EL 1	2,160 m² / 23,250 sq.ft					72
EL 2		2,400 m² / 25,833 sq.ft				80
EL 3			800 m² / 8,611 sq.ft			27
EL 4			1550 m² / 16,684 sq.ft			52
EL 5			1800 m² / 19,375 sq.ft			60
EL 6			1950 m² / 20,990 sq.ft			65
EL 7					9340 m² / 100,535 sq.ft	47
EL 8				5145 m² / 55,381 sq.ft		103
EL 9				7400 m² / 79,654 sq.ft		148
EL 10					9100 m² / 97,952 sq.ft	46
EL 11 (ESD)					1250 m² / 13,455 sq.ft	6
EL 12			1875 m² / 20,182 sq.ft			38
D 1 (Barrus)					10200 m² / 109,792 sq.ft	51
D 1.1 (Barrus)					1400 m² / 15,070 sq.ft	7
D 1.2 (Barrus)					760 m² / 8,180 sq.ft	4
D 2					10300 m² / 110,868 sq.ft	52
D 4 (Barrus)					10200 m² / 109,792 sq.ft	51
D 7					10225 m² / 110,061 sq.ft	51
D 8					4185 m² / 45,047 sq.ft	21
Total (GIA)	2,160 m² / 23,250 sq.ft	2,400 m² / 25,833 sq.ft	6,100 m² / 65,660 sq.ft	14,420 m² / 155,217 sq.ft	66,960 m² / 720,752 sq.ft	
Total Development (GIA)	92,040 m² / 990,718 sq.ft					



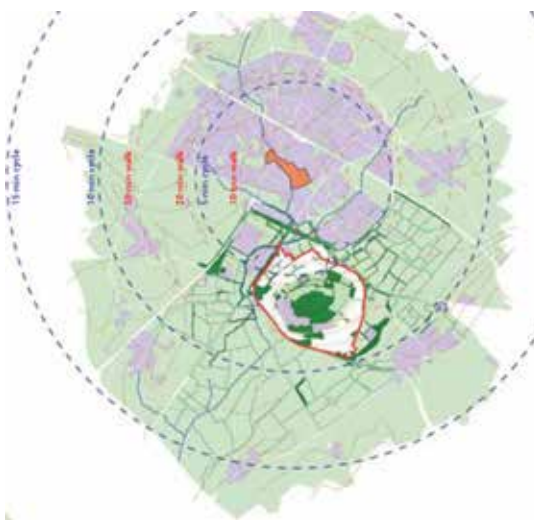
Employment Area Masterplan_ NTS

Applicant's Site Boundary/ Ownership

WIDER CONTEXT



Surrounding Villages_ NTS
* Extract from Outline Application DAS



Proximity to the Town Centre_ NTS
* Extract from Outline Application DAS

- Masterplan Site Boundary
- Applicant's Site Boundary/ Ownership
- New Road (EAR part of Masterplan scheme)



Aerial Plan_ NTS

HISTORY OF GRAVEN HILL



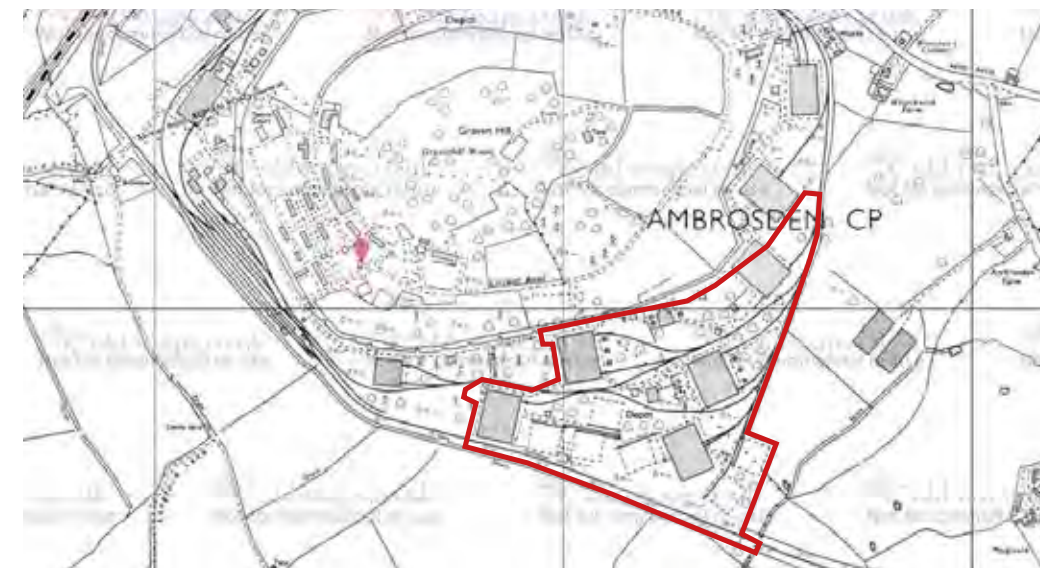
1922



1955



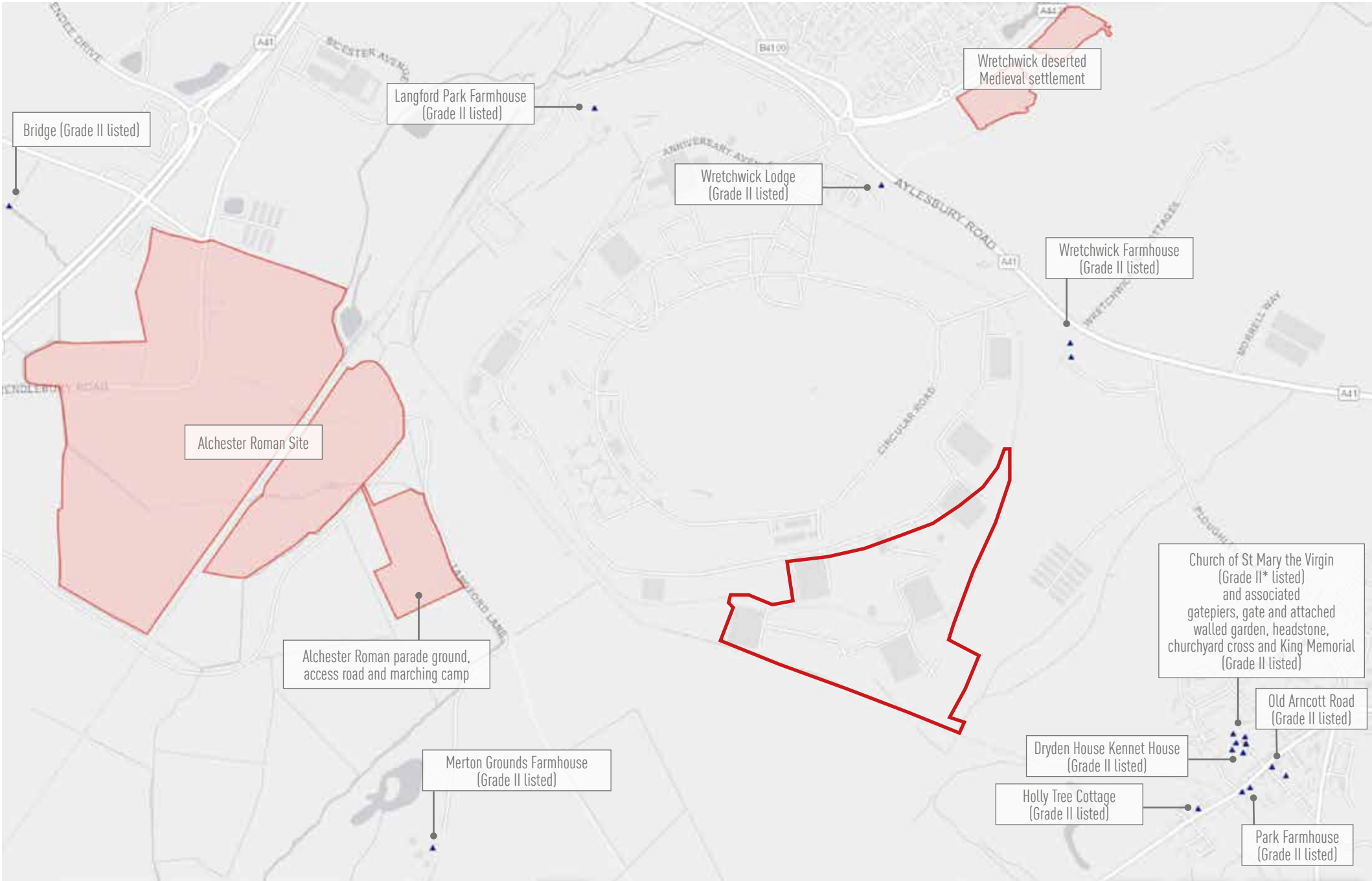
1967



1993

— Applicant's Site Boundary/ Ownership

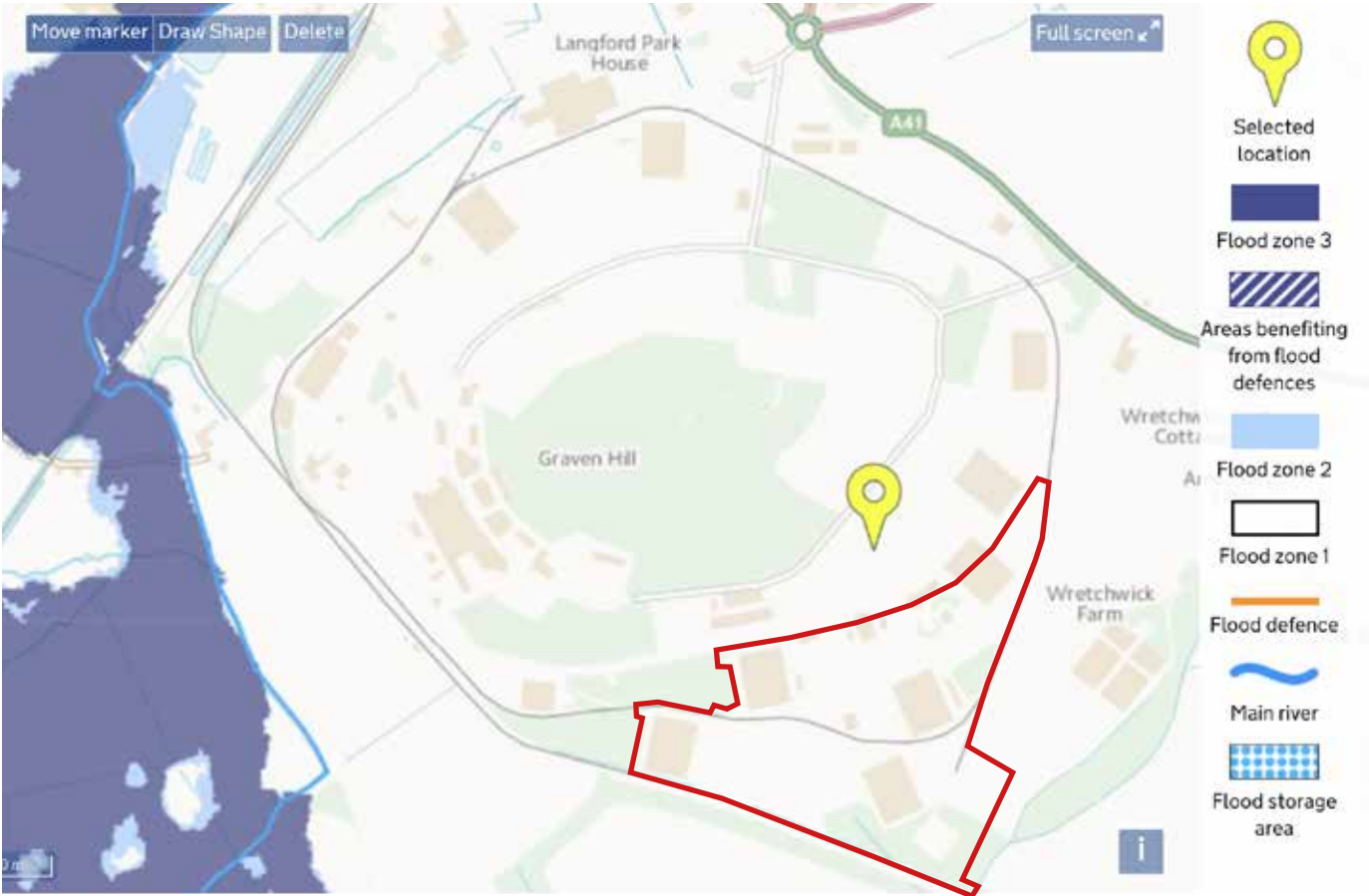
ARCHAEOLOGY / HERITAGE



- Applicant's Site Boundary/ Ownership
- Listed Building
- Scheduled Monument

Heritage Plan_ NTS

FLOODING



Flooding from Rivers_ NTS



Flooding from Surface Water_ NTS

ECOLOGY – ONGOING SURVEYS

- ▬ Application boundary
- Phase 1 Habitats**
- Bare Ground
- SI Poor Semi-Improved Grassland
- Semi-improved neutral grassland
- Mixed Plantation Woodland
- Broadleaved Plantation Woodland
- Tall Ruderal
- Scattered scrub
- Dense Scrub
- Semi-Natural Broadleaved Woodland
- Hardstanding
- Fence
- Pond
- Building
- Broadleaved Tree
- Dry ditches
- Wet ditches

Extract from Ecology Report_ NTS

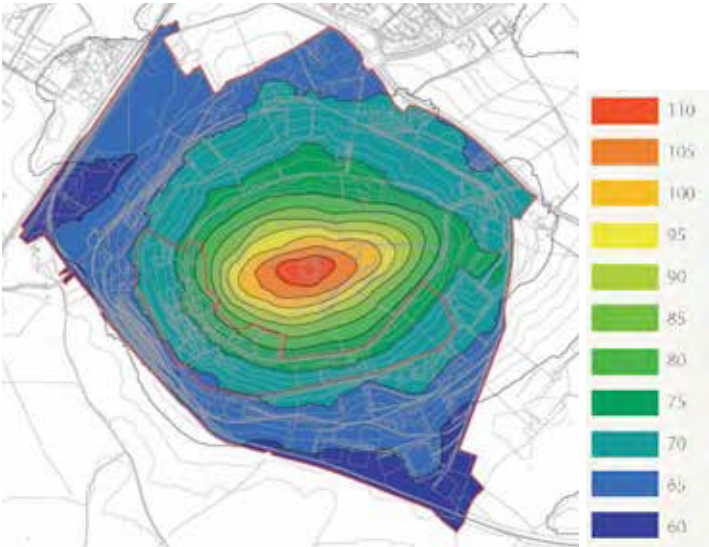


EXISTING TOPOGRAPHY

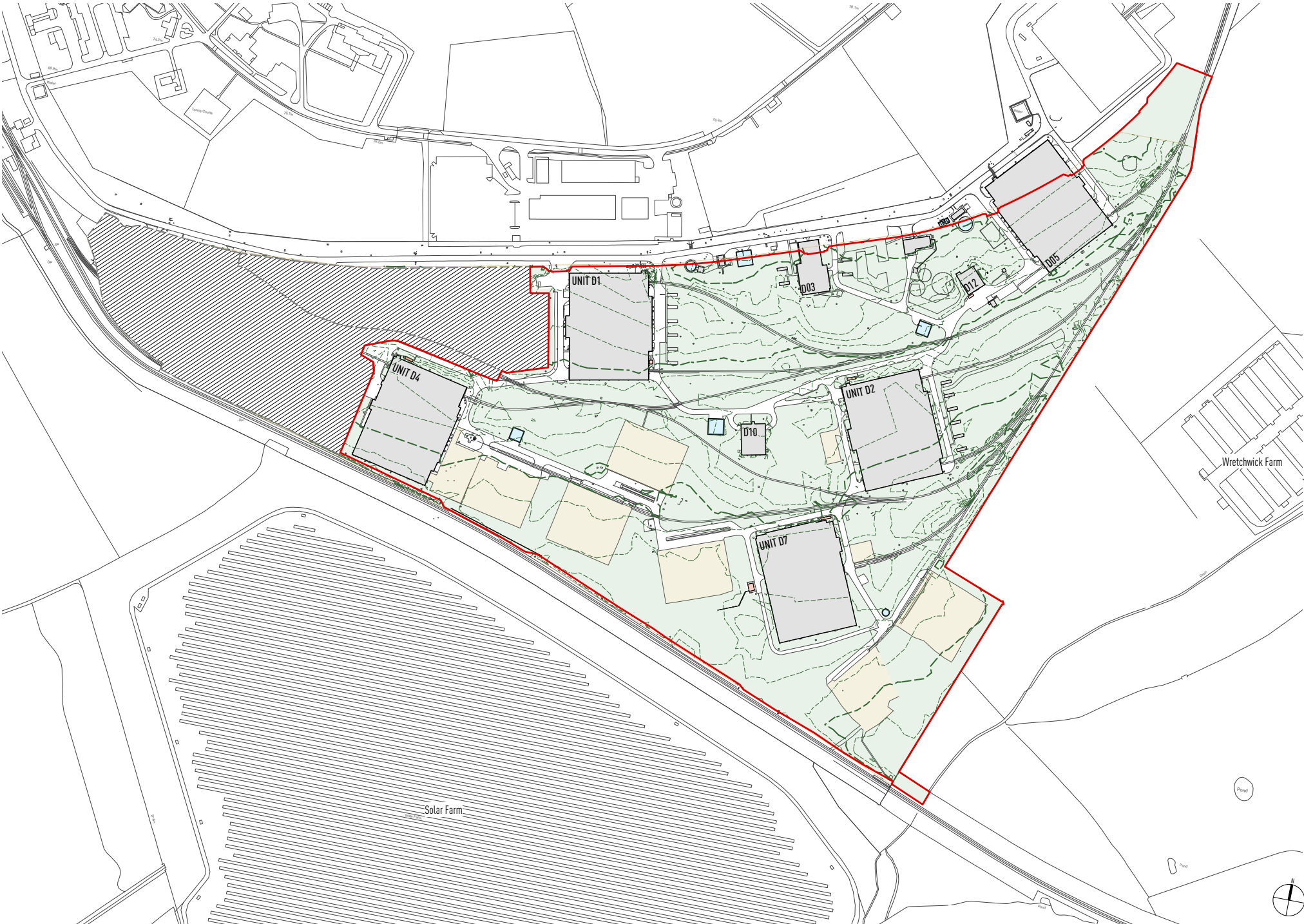
Graven Hill, 115m Above Ordnance Datum (AOD), provides a central, high point to the Site. The Hill is broadly elliptical in shape and oriented with its long axis broadly east to west. The lower parts of the hill slope very gently, with a gradient of around 1 in 30. The gradient increases in steepness in the central band to 1 in 14 gradient and at its steepest towards the top of the hill at a 1 in 10 gradient.

The level rise from 61.5m AOD along the south boundary of the applicant site to north boundary 71m AOD at highest near the existing D6 unit. The slope across the site is gentle and it generally appears flat. There are some local variations mostly forming the banks around the railway tracks, which will be removed and levelled in preparation for the proposed development. The banks within the retained green spaces, it is intended to be retained as much as possible as a landscaping feature.

The site geology consists of made ground over sandy Oxford Clay which is soft at its top but becomes firmer with depth. The overall strategy is to keep site levels as similar as reasonably practical to existing, by working with the existing site gradient. The strategy aims to reduce the volume of material imported to and exported from the site, as well as the quantity of earth moved within the site itself.



Graven Hill Topography_ NTS



Existing Topography Plan_ NTS

EXISTING SITE / BUILDING USE

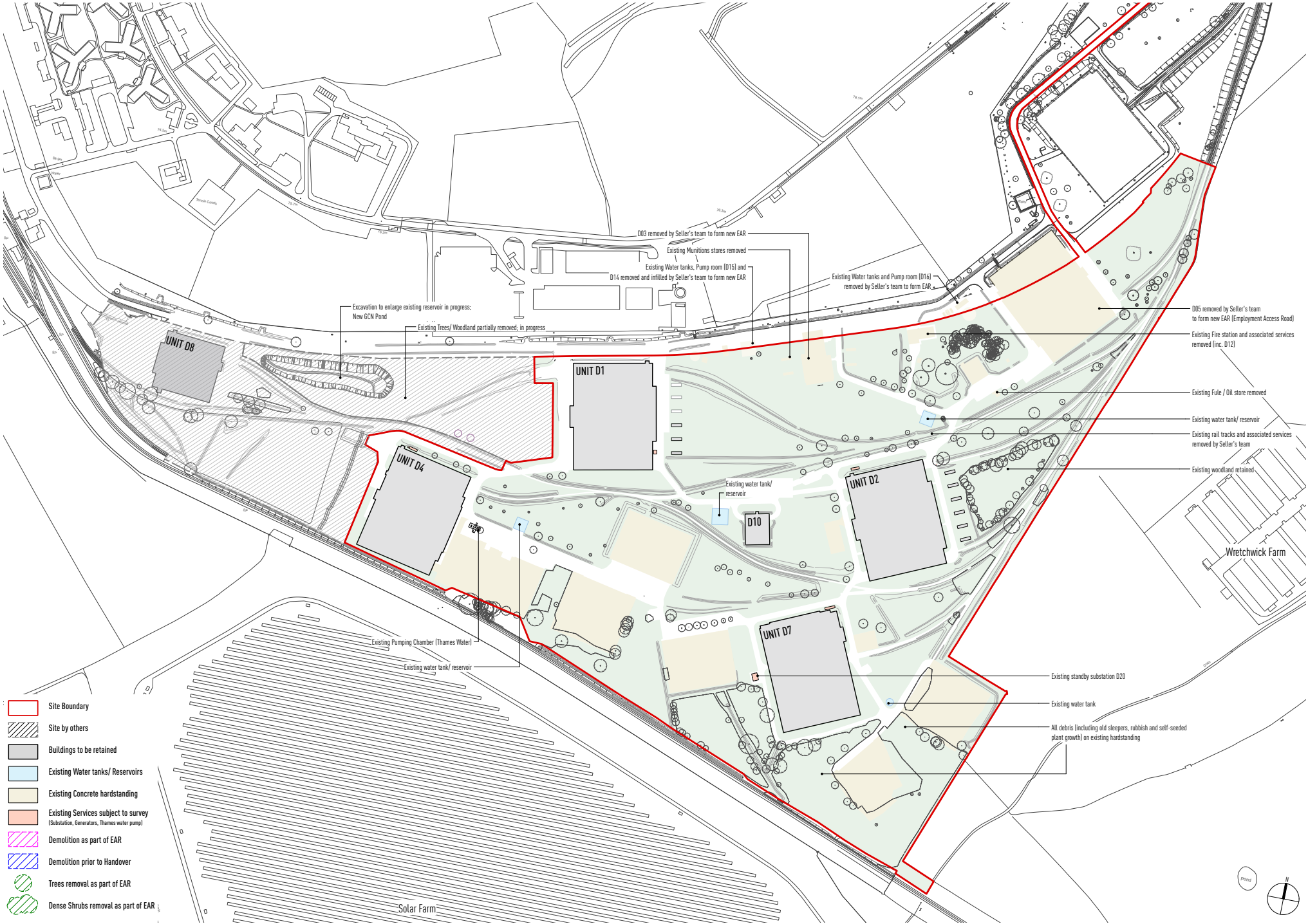
The site was used as military storage and distribution containing 5 main warehouses (D1, D2, D4, D5, and D7; use class B8), number of smaller ancillary buildings (D10 a smaller warehouse and D20 Sub-station) and a fire station complex to north of D12 unit.

The buildings on Graven Hill date from between 1941 and the post-1980s. The existing buildings at our application site specifically date back to 1941. The existing warehouse buildings have been operational until relatively recently with an active maintenance regime. That said, the applicant’s Due Diligence (DD) has revealed that the existing cladding materials are not compliant with minimum fire protection stipulations (potentially making them uninsurable) and significant repair works would be required to make the buildings weather-tight resulting in potential prohibitive costs to reinstate their safe use.

As part of the ongoing Employment Access Road (EAR) construction, existing buildings D03, D05, D12, the fire station and associated ancillary structures have been demolished by the Seller’s team.

As detailed in the current on-going Demolition Application (ref.22/00835/F), the Outline Application also seeks permission of demolition of rest of buildings on site which comprises of of 42,074 sqm / 452,880 sq ft of Class B8 use; and introduction of a Bat Barn (30.75 sqm / 331 sq ft) to South East corner of the site.

Unit D1	10,200 sqm
Unit D2	10,300 sqm
Unit D4	10,200 sqm
Unit D7	10,225 sqm
Unit D10	868 sqm
Unit D20	38 sqm
9 no. of Munition Stores	243 sqm



Existing Site Plan_ NTS