



GRAVEN HILL D1 SITE BICESTER

DESIGN AND ACCESS STATEMENT

OUTLINE APPLICATION | JUNE 2022

ateliergooch

CONTENTS

0.0	Foreword	5.0	Proposed Scheme
		5.1	Proposed Demolition / Enabling Works
		5.2	Indicative Parameter Plan
		5.3	Indicative Proposed Site Layout
		5.4	Indicative Proposed Site Layout Area Schedule
		5.5	Indicative Phasing / Proposed Site Accesses
		5.6	Proposed Adjustment to Employment Access Road
		5.7	Indicative Standard Car Access and Parking
		5.8	Indicative HGV Access and Parking
		5.9	Indicative Cycle Paths and Store Provisions
		5.10	Indicative Typical Unit
		5.11	Artistic Impression of Potential Elevational Treatment _ Greenscape
		5.12	Artistic Impression of Potential Elevational Treatment _ Earth
		5.13	Artistic Impression of Potential Elevational Treatment _ Sky
		5.14	Exploration of Potential Sustainability Opportunities / Considerations
			01. Health and Wellbeing
			02. Transport
			03. Water
			04. Ecology
			05. Energy
			06. Materials & Waste
			Appendix
		A.1	Indicative Typical Primary Sub-Station
		A.2	Demolition Application Proposed Bat Barn Features
1.0	Graven Hill Masterplan & Wider Site		
1.1	The Graven Hill Masterplan		
1.2	Wider Context		
1.3	Consented Employment Area Masterplan		
2.0	Existing Site Analysis		
2.1	History of Graven Hill		
2.2	Archaeology - Heritage		
2.3	Flooding		
2.4	Existing Drainage		
2.5	Green space		
2.6	Existing Trees		
2.7	Ecology		
2.8	Existing Topography		
3.0	Existing Site		
3.1	Existing Site / Building Use		
3.2	Existing Typical Warehouse Building Elevations		
3.3	Existing Site Photos		
4.0	Site Opportunities & Considerations		
4.1	B8 Use Opportunities / Considerations		
4.2	Employment Opportunities		
4.3	Environmental Opportunities / Considerations		
4.4	Infrastructure Opportunities / Considerations		
4.5	Access and Circulation Opportunities / Considerations		
4.6	Typical Logistics Building Spatial Requirements		
4.7	Indicative External Envelope Colour Palettes for Logistics Building		
4.8	Indicative External Envelope Moodboard		
4.9	Place Making / Amenity Space Moodboard		

00.00 FOREWORD

This document has been produced by Atelier Gooch in support of the Conversion and Development of the D1 and EL1 ex-MoD Logistics site in Bicester, OX26 6HF of 311,088 sqm / 76.87 Acres (hereafter referred as the 'site') into B8 use for Graven Hill Purchaser Ltd under Outline Planning Application.

Following presentations to Cherwell District Council in 2021, the applicant and Council entered into a Planning Performance Agreement (PPA) and Pre-Application (ref. 22/00136/PREAPP) discussions to provide a total of approx. 117,348 sqm (GIA) of logistics floorspace (1,263,122 sqft) which was submitted in January 2022. The consultation responses from the Planning Policy section confirmed that *"the use of the application site for a logistics park is generally acceptable. It is Officer's view that the proposal is with respect to the proposed land use of warehouse development consistent with Bicester Policy 2, as set out in the adopted Cherwell Local Plan 2011-2031"*.

In March 2022, a planning application to seek *"demolition of existing buildings (including Unit D01, D02, D04, D07, D10 and D20) and structures at the site and provision of a bat barn"* was submitted (ref.22/00835/F) as part of pre-existing Ecology/ Bat protection strategy. The decision is due late June 2022 with the intention to carry out construction of a bat barn prior to any demolition works to buildings where the bat roosts were identified. This Outline Application also seeks to re-capture the demolition of the existing buildings and the proposal of the bat barn described above demolition application.

This Design and Access Statement includes frequent references to the Indicative Masterplan at the site. The Indicative Masterplan has been created for Illustrative and Assessment purposes only. It does not seek to restrict or constrain the future development of the site and simply provides one example of how the site could be developed.

The Outline Planning Application seeks to provide up to 104,008sqm (GIA) of B8 Storage or Distribution floorspace (1,119,529 sqft), including ancillary offices, amenity, plant, bin stores across the site; and fix 'Access' from the Employment Access Road (EAR) into the site only. All other matters are 'reserved' and will be confirmed at the 'Reserved Matters' stage. The Outline Planning Application is also supported by a Layout Parameter Plan which also fixes a maximum height or 'scale' threshold.



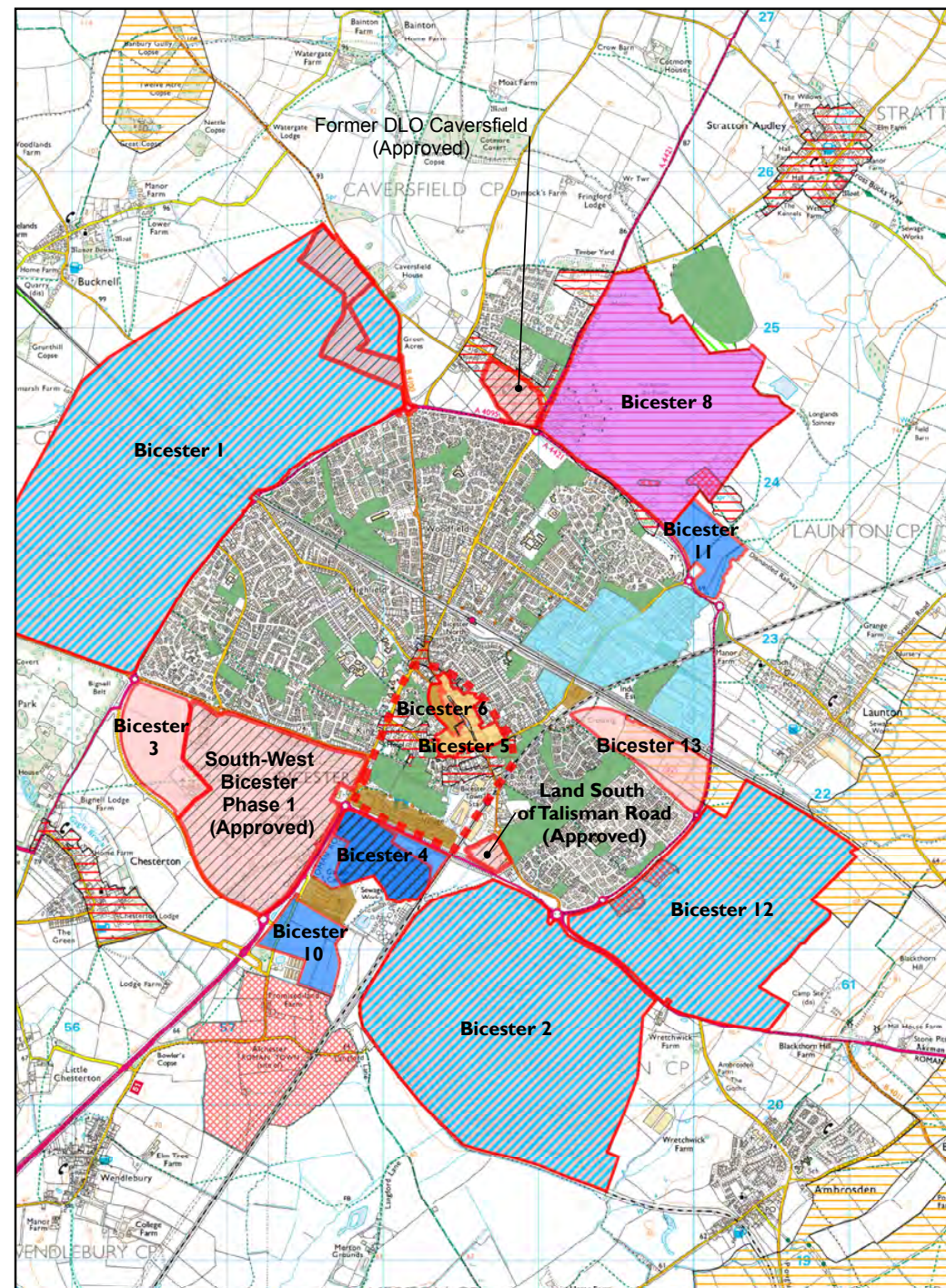
Site Location Plan_ NTS

01 GRAVEN HILL MASTERPLAN & WIDER SITE

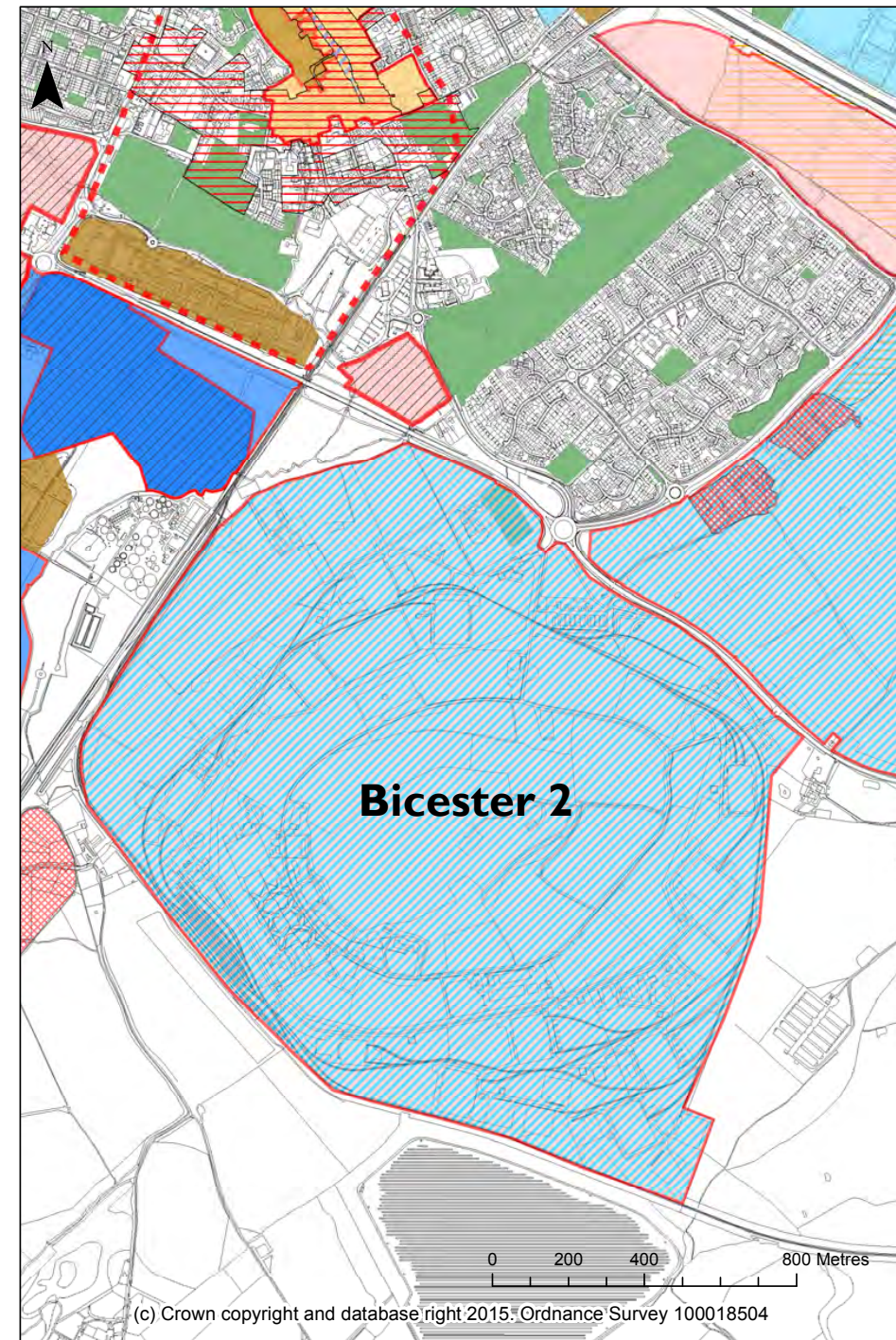
01.01

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



(c) Crown copyright and database right 2015. Ordnance Survey 100018504

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

01.01

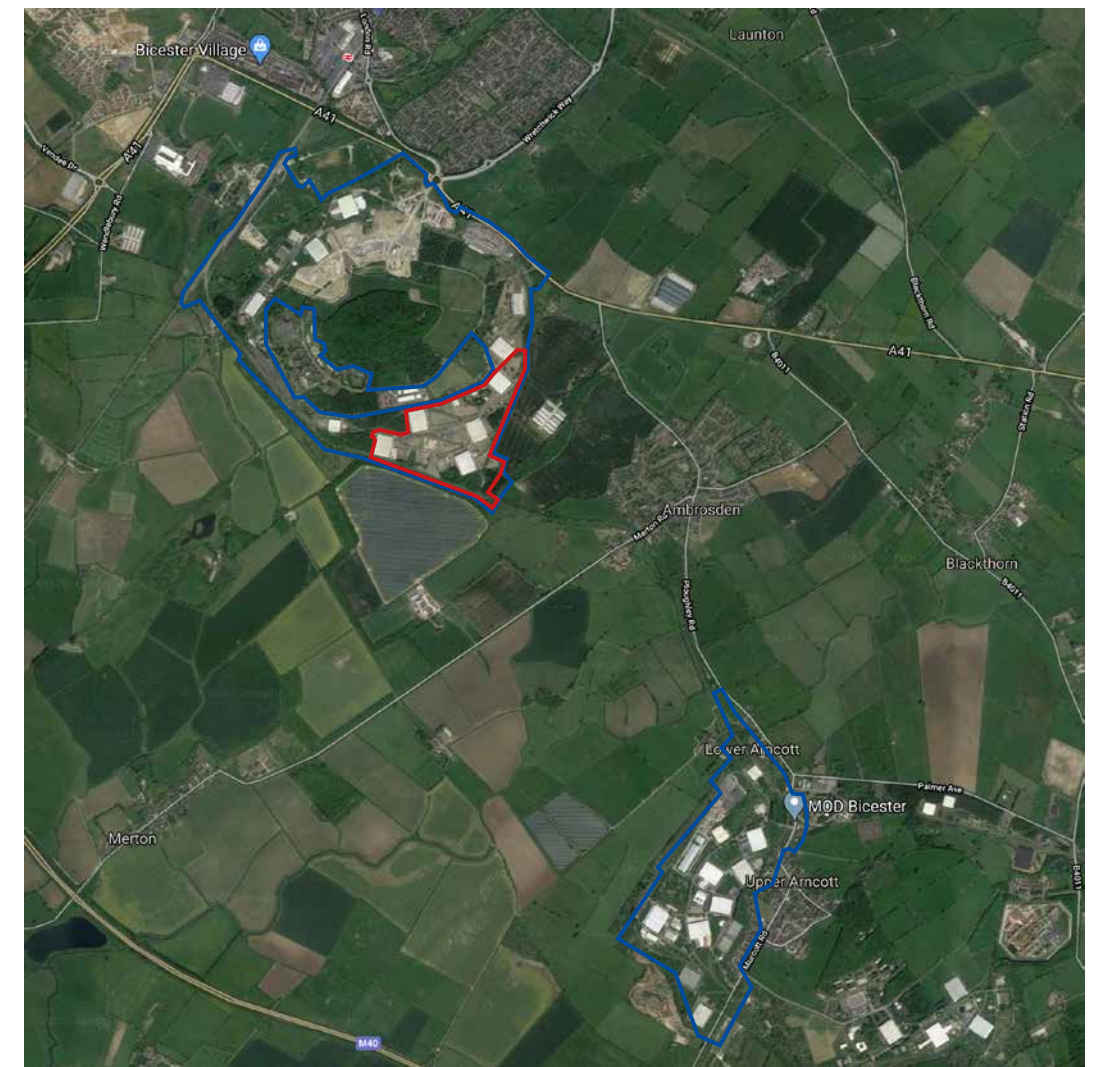
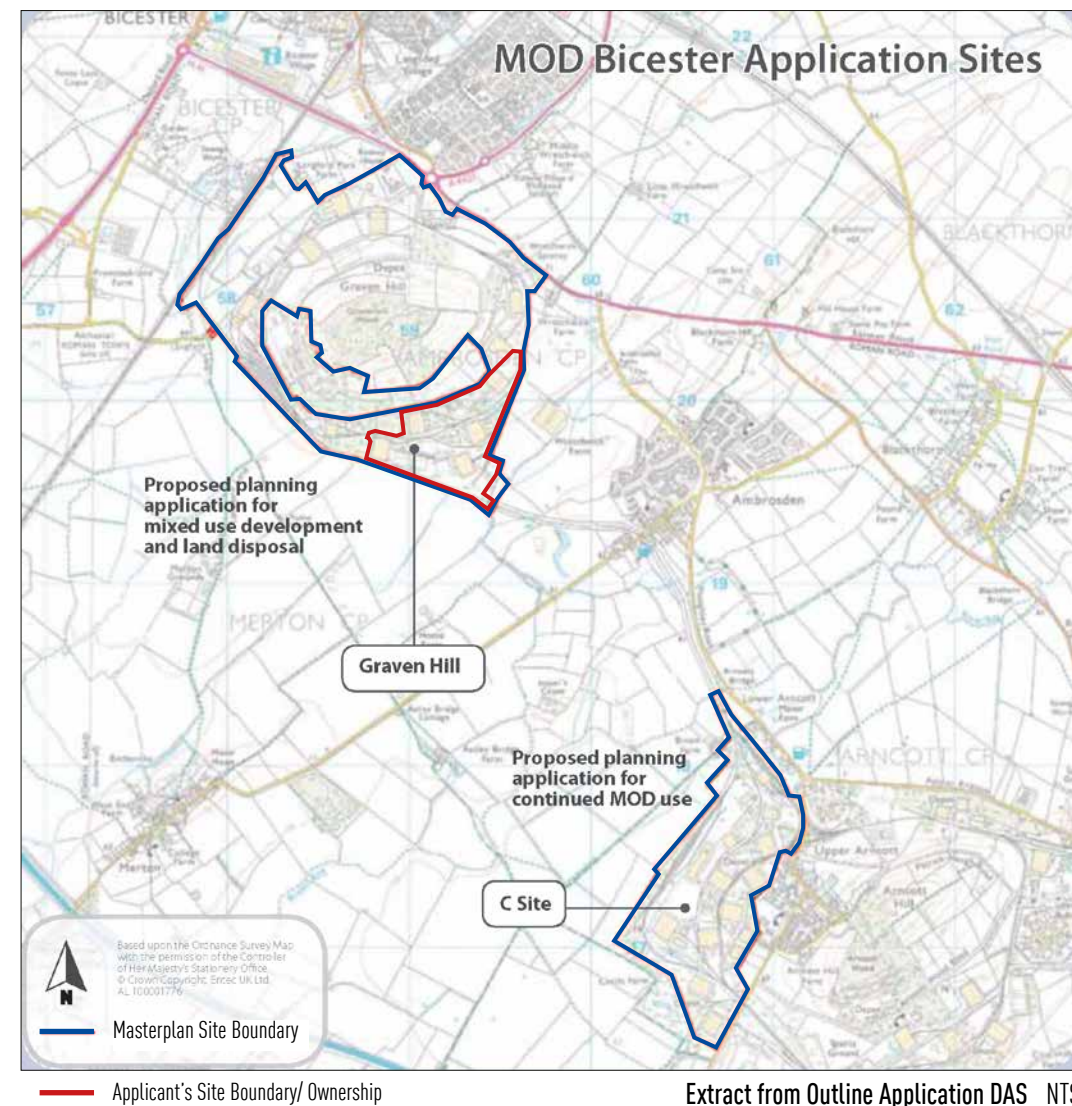
THE GRAVEN HILL MASTERPLAN (continued)

The Masterplan for the Bicester 2 Graven Hill was approved with conditions under the Outline Planning Application in August 2014 by Cherwell District Council (application ref. 11/01494/OUT).

The application captures two different areas of the MOD site which is referenced as Graven Hill, proposed as mixed use Residential and Commercial development; and C-Site, proposed to retain as MOD use with modifications.

The application site shown outlined in red is within Graven Hill area of the Outline Application.

The Approved wider scheme includes demolition of existing buildings, development of 1,900 homes; a local centre to include a two form entry primary school (class use D1), a community hall of 660sqm, five local shops or facilities to include A1, A2, A3, A5 and D1 use totalling up to 1,358sqm, up to 1,000sqm gross of A1 uses, a pub/ restaurant/ hotel (class A4/A3/C1) up to 1,000sqm and parking areas; Employment floor space comprising of B1(a) 2,160sqm, B1(b) 2,400sqm, B1(c) and B2 20,520sqm and B8 use up to 66,960sqm; Creation of public open space, associated highway improvement works, a sustainable urban drainage system, biodiversity improvements, public transport improvements and services infrastructure to Graven Hill site; and the erection of a 70,400sqm fulfilment centre on C-site and associated on site access improvement works, hard standing areas, parking and circulation areas.



01.02 WIDER CONTEXT

The application site lies approximately 2.3 miles to the south east of Bicester Town Centre. It is close to the nearby villages of Ambrosden to the east, Merton to the south and Wendlebury to the south west.

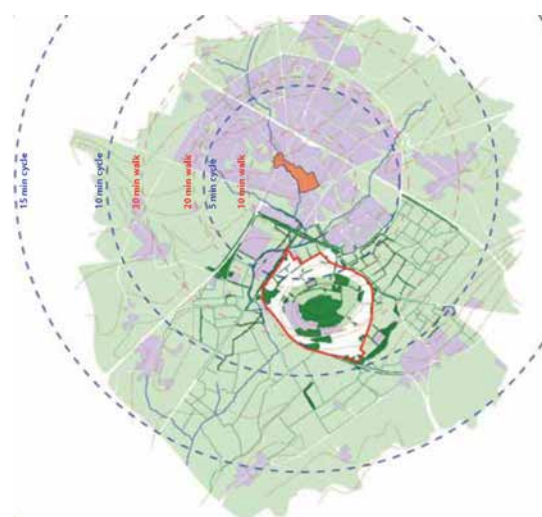
Current direct access to the site is via the A41/ A4421/ B4100 roundabout to Anniversary Avenue / Pioneer Road to the north of the site. The wider site access will remain the same with the localised addition of a greater number of gates to the site (as part of the masterplan) to provide new access dedicated to the Employment Area (EAR), which will form the northern boundary of the site (due to be completed by October 2022).

The southern, eastern and western boundaries of the site are formed by adjoining agricultural fields with a freight railway line denoting the edge of the site to the south. The eastern boundary is bound by open agricultural fields with a woodland belt beyond and there is a solar farm to the south of the railway track to the south of the site.

From Bicester town centre to the site takes approximately 7mins by car, 10mins cycling and a 40minute walk. This makes sustainable access to the facilities in the town centre within reach of the whole site. As part of the masterplan, provision for a bus service is also proposed with two pairs of stops on the new Employment Access Road (between Pioneer Road and Anniversary Avenue/ EAR) to serve the allocated employment area. The footpaths and cycling routes to the town centre are also to be improved to further support sustainable transport opportunities.



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

01.03

CONSENTED EMPLOYMENT AREA MASTERPLAN

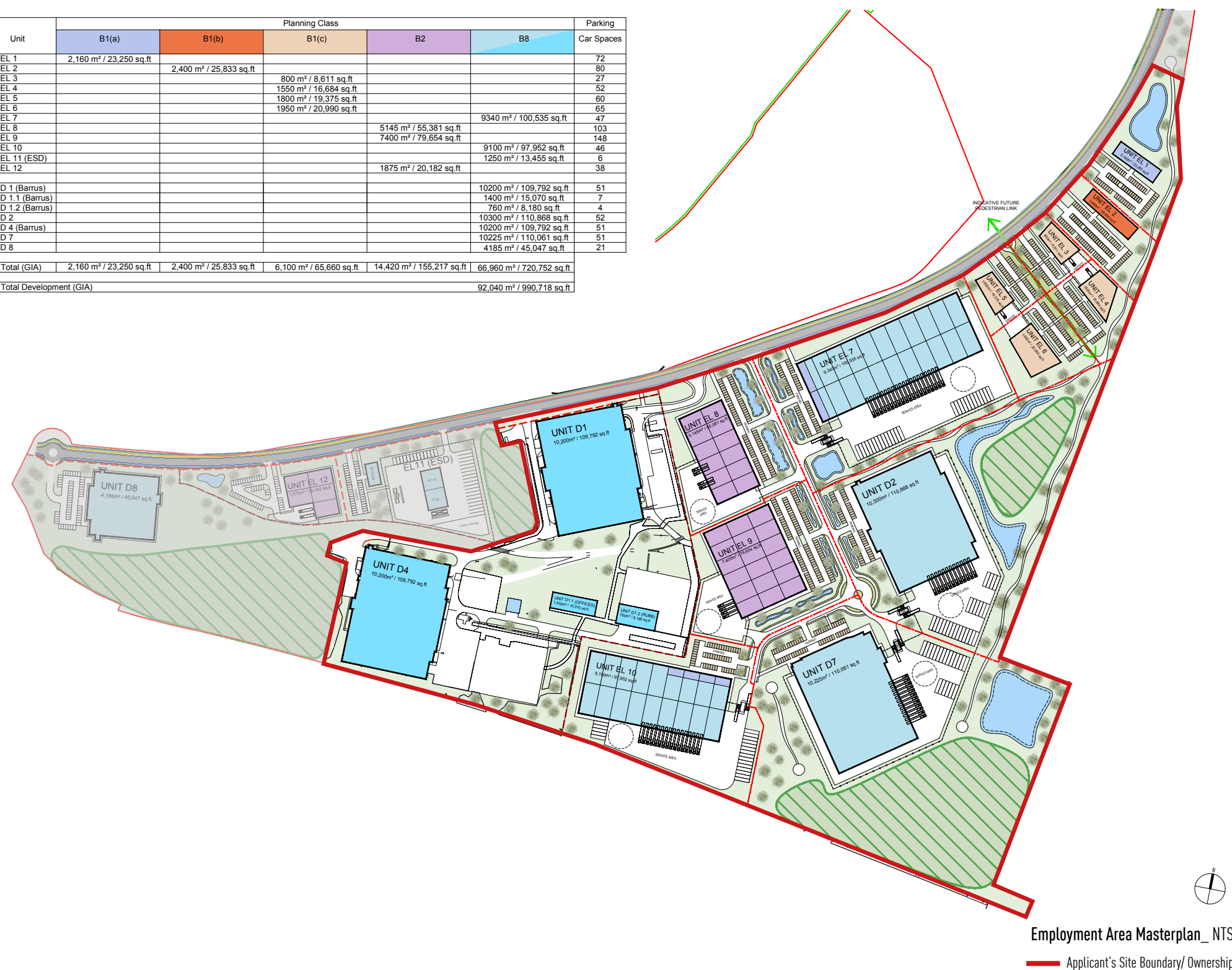
The planning permission for the employment area masterplan grants approval for "...employment floorspace comprising up to B1(a) 2,160sqm, B1(b) 2,400sqm, B1(c) 6,100sqm and B2 14,420sqm and B8 uses up to 66,960sqm..." total of 92,040sqm. The consented masterplan for this area shows how these uses might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

Within the application site (shown within the red boundary), the consented masterplan secured a total development GIA of **84,730 sqm / 912,026 sq ft** made up of the following:

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					



02 EXISTING SITE ANALYSIS

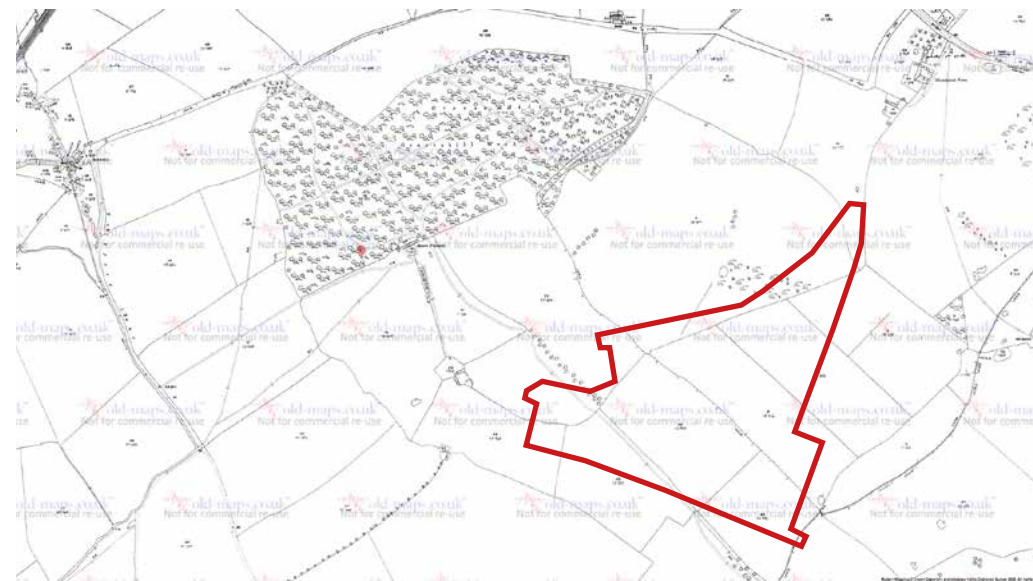
02.01 HISTORY OF GRAVEN HILL

Though there is evidence for prehistoric settlement in the surrounding area, the earliest known substantial settlement was the Roman town of Alchester, to the west of Graven Hill. This was established near to the junction of the east to west Akeman Street and a north-south road which runs through modern Bicester. A Roman road may also have led east from Alchester and crossed through the Graven Hill site before joining Akeman Street. The town at Alchester covered an area of about 10ha to the west of the development area and was enclosed within a defensive rampart, and appears to have contained a number of public buildings as well as a temple, military camp and parade ground.

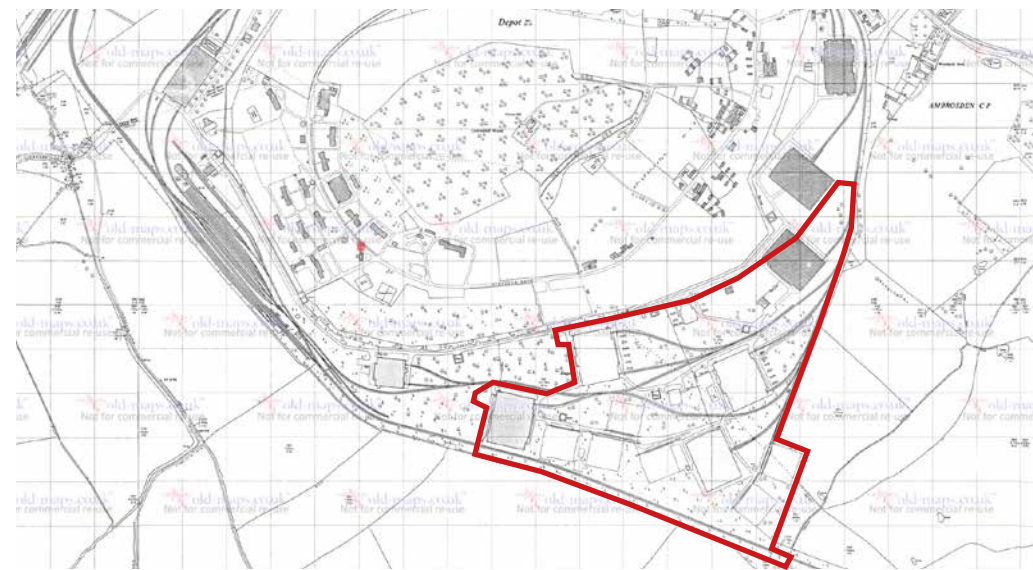
The settlement of Bicester was established by the Saxons in the sixth century and was previously called Burencestre, which has been described as either meaning an inhabited enclosure in Bernwood Forest or being derived from the personal name of Beorna. Sections of earth banks survive within Graven Hill wood and these have variously been suggested as the site of an Iron Age fort or of a ninth century battle between Saxons and Danes, though neither of these are likely and the banks are more likely to be related to medieval or later agricultural functions.

The deserted medieval village of Wretchwick is located to the north of Graven Hill and aerial photographs show evidence of 'ridge and furrow' all around the hill, suggesting that all of this area was ploughed during the Medieval period. Other nearby settlements established in the medieval period include Chesterton, Wendlebury and Ambrosden, and these were linked by a number of lanes and footpaths, some of which crossed through the Graven Hill site.

The major development of Graven Hill in the twentieth century was the establishment of the Central Ordnance Depot in 1941. This was needed to supply the rapidly growing needs of the expanding wartime army and the site was chosen partly for its good road and rail links. The depot development included a military rail network which linked the various depot sites and was followed by the construction of warehouse buildings. Stores began to be issued from the depot in August 1942, and the depot remained a key supply point for the army for the remainder of the second world war.

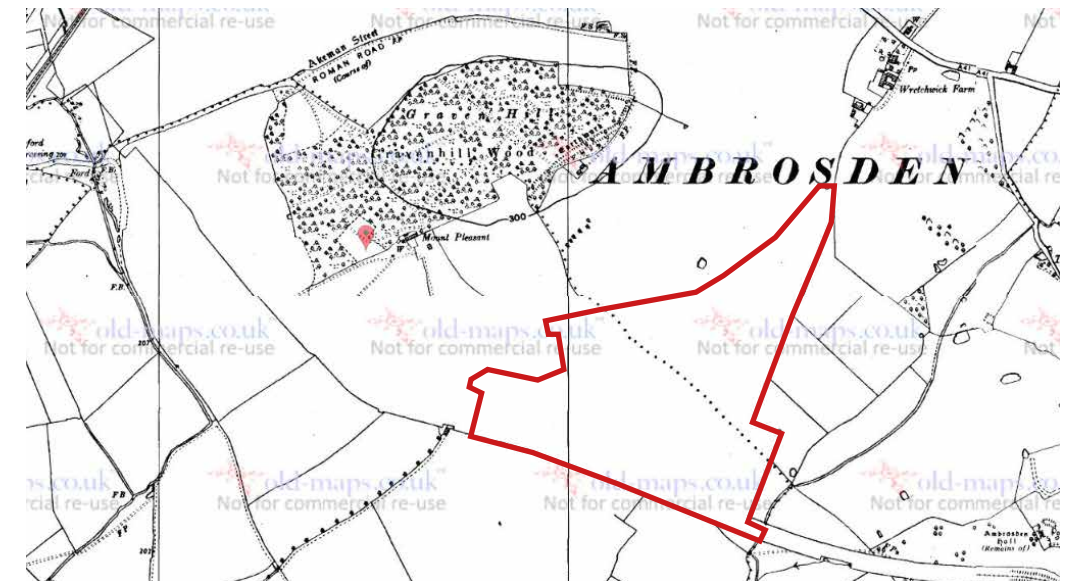


1922

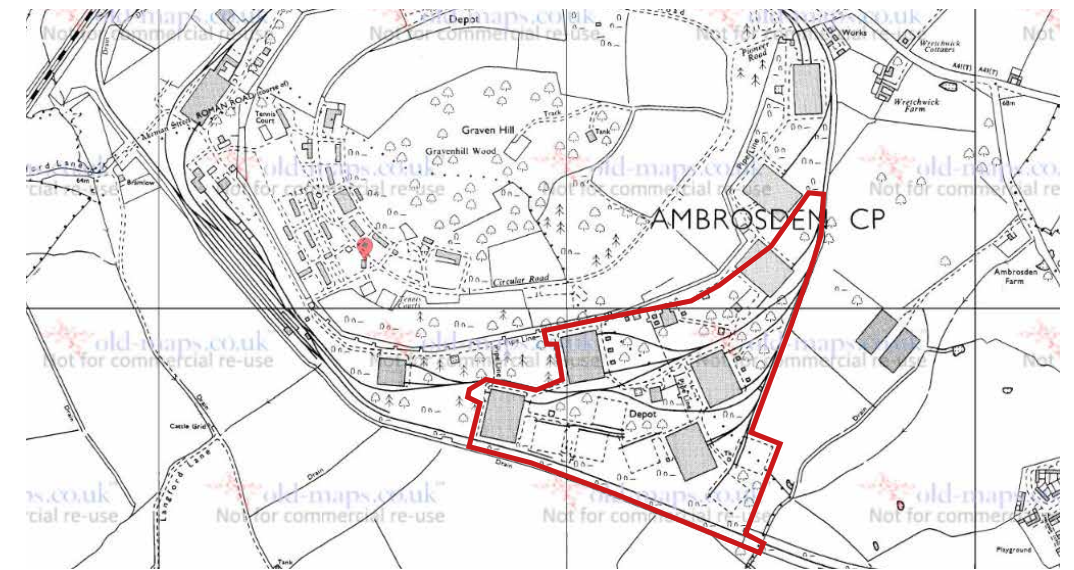


1967

The Site has continued to operate as a depot in the post-war period, though the military workforce was gradually replaced by an increasing number of civilian workers. This required civilian workers to move into the area and some new housing was built within Bicester to accommodate them. The temporary hutted accommodation camps were gradually removed and by 1956



1955 (Warehouses were built in the early 1940s but likely to be left off of the maps for confidentiality)



1993

— Applicant's Site Boundary/ Ownership

new barracks had been completed to the south of Graven Hill wood on the current St David's Barracks site.

The historic maps above show the development and changes of the built forms on the site from 1922 to its current form visible in the 1993 map (it is believed that the 1955 map was redacted).

02.02

ARCHAEOLOGY / HERITAGE

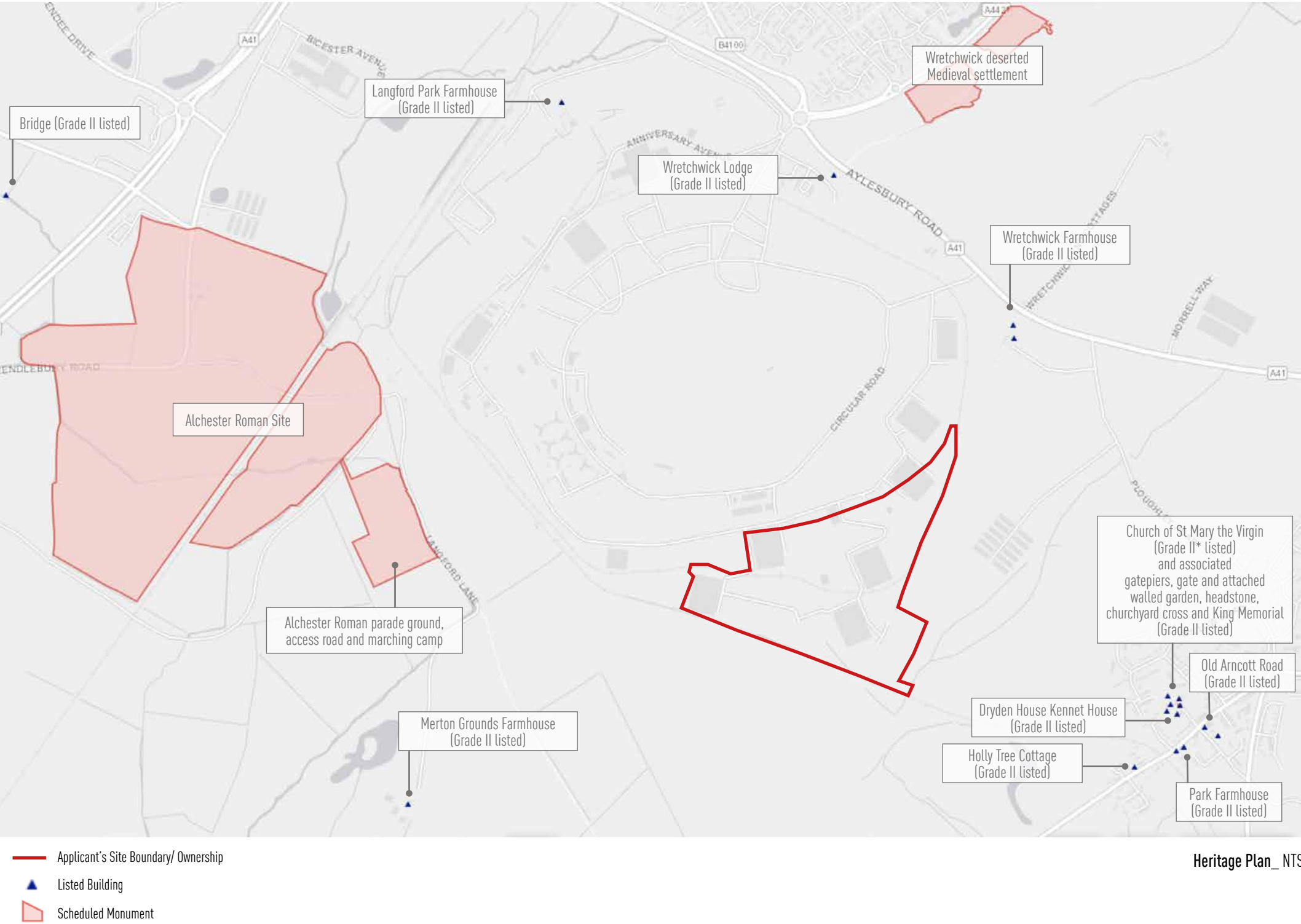
The geophysical survey carried out for the Graven Hill Masterplan has indicated that probable archaeological remains survive within limited parts near to the site, to the western boundary and on the slopes of Graven Hill. The date and exact nature of these has not been established, but they may be associated with the known Roman and Iron Age settlement which has been identified within the area. Within the Application site, there are no known archeological/ heritage features.

The most extensive known archaeological interest within the area is the Roman town of Alchester, which is designated as a scheduled monument and is located to the west of Graven Hill.

There are a cluster of Grade II listed buildings and the Grade II* listed Church of St Mary the Virgin in Ambrosden. The application site is not visible from the listed buildings due to residential development in between. That said, the application site is likely to be partially visible from Wretchwick Lodge to the East which is also Grade II listed.

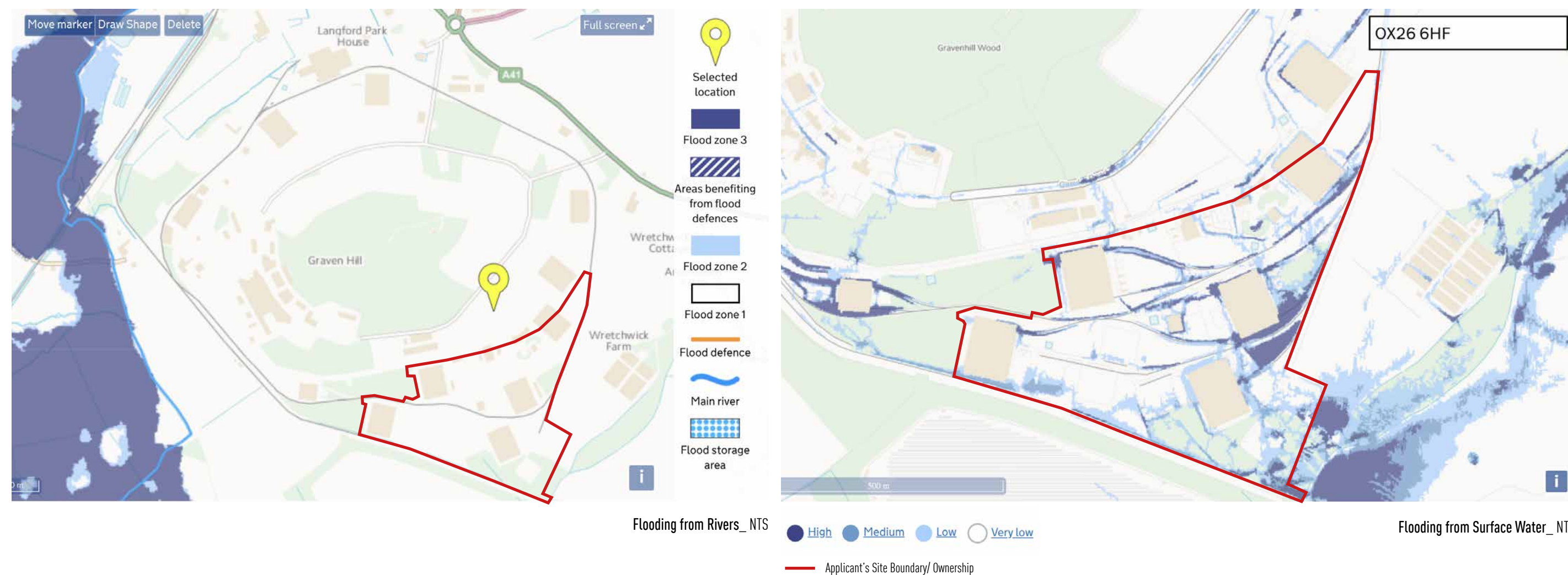
The Grade II listed Wretchwick Farmhouse and surrounding lands are from early 18th to early 19th Centuries. The listing describes the building as *“Limestone rubble with brick dressings and some wooden lintels; old plain-tile roof with brick gable stacks. L-plan. 2 storeys plus attic. 5-window front, originally symmetrical, has a brick storey band and retains brick jambs to the 6-pane sashes at first floor, except the window to extreme right which has a wider tripartite sash; at ground floor is evidence for 4 windows, originally with brick flat arches, but there are now 2 large tripartite sashes with wooden lintels, flanking the central C20 porch. Roof has 3 gabled roof dormers with leaded casements. Outshut against right gable wall has a round window. Later rear wing returns from left end and is in similar style. Interior not inspected.”*

For detailed/ further information on the application site, please refer to Waterman’s Heritage Statement submitted as part of the application.



Heritage Plan_ NTS

02.03 FLOODING



The site is located outside areas of fluvial flood risk, however, control of surface water flooding will be required. The existing built area on site has been used as a baseline for assessing any net gain of covered areas.

As part of the masterplan, a sustainable drainage (SUDs) scheme has been proposed, incorporating swales, water basins and draining to local watercourses. The design is based on no runoff being infiltrated into the ground. Some infiltration SUDs may be feasible in the areas of permeable drift geology, depending on drainage characteristics on site. Detailed design to be developed in accordance with the Cherwell "Ensuring Sustainable Development" Policy ESD7: Sustainable Drainage Systems (SUDs).

For detailed/ further information on the application site, please refer to RPS's Flood Risk Assessment submitted as part of the application.

02.04 EXISTING DRAINAGE

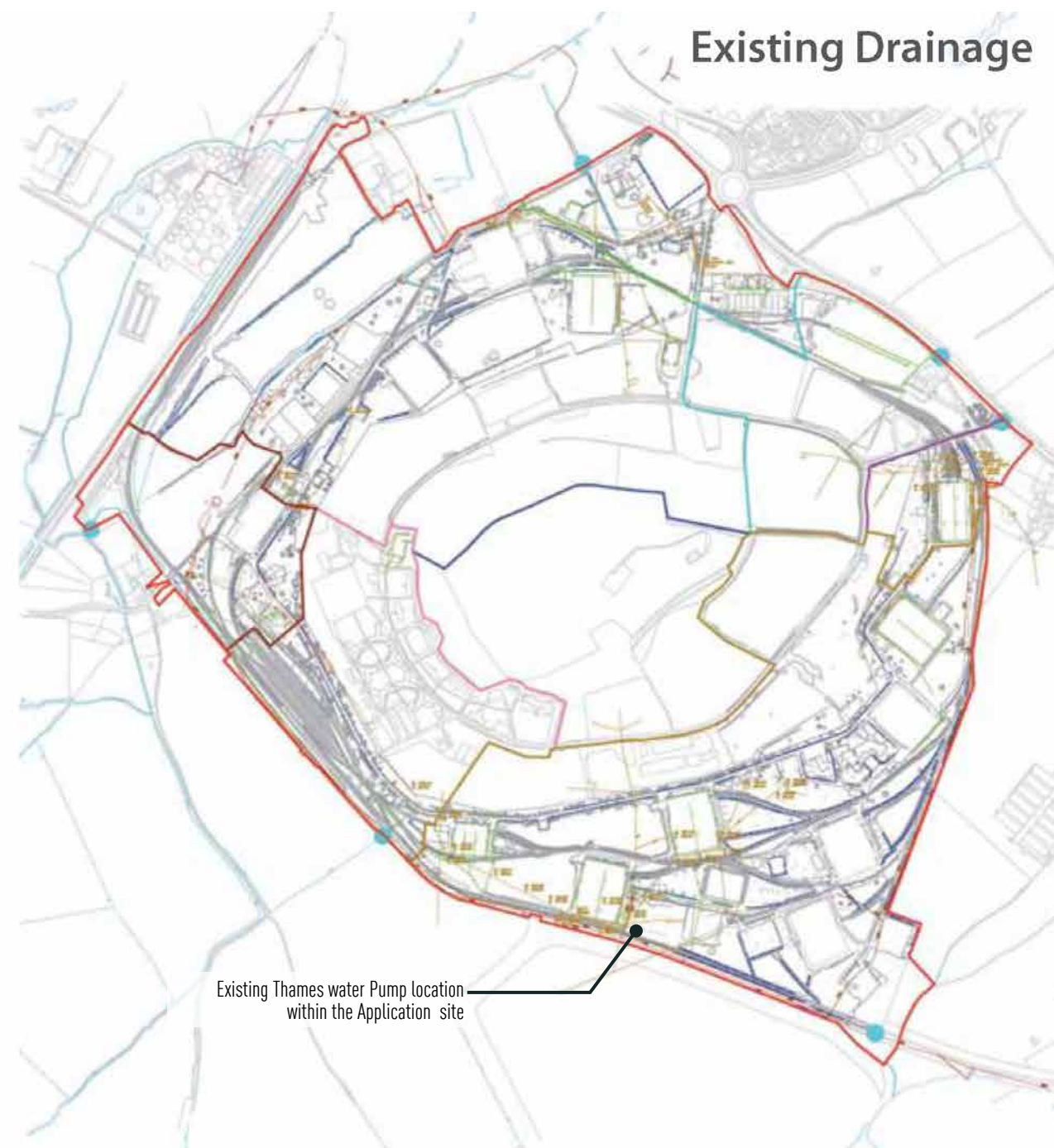
All the foul runoff from the application site runs under gravity to a Thames Water pumping station. This is located within the application site adjacent to the existing Unit D4. Foul sewage is then pumped off site to the Bicester Sewage Treatment Works located to the west of Graven Hill. The pumping station together with the public sewer system is owned and operated by Thames Water.

As part of the wider Graven Hill Development, detailed modelling by Thames Water was carried out and it was advised that the pumping station is considered to have sufficient capacity to cater for future flows. On this basis Thames Water have confirmed that they will not seek to relocate / upgrade. The indicative Masterplan for the Outline Application has been prepared to ensure the pumping station can remain unaffected in-situ.

The proposed development seeks to divert all of the existing drainage crossing the site with the exception of the Thames Water foul sewer in the east of the site.

Surface water drains away from the site via a network of pipes and open ditches towards the south east, before connecting into a tributary of the River Ray just north of the railway embankment. The proposed strategy seeks to retain the overall strategy.

For detailed/ further information on the application site, please refer to Alan Baxter Associates' Drainage Assessment submitted as part of the application.



Extract from Masterplan Outline Application DAS_ NTS

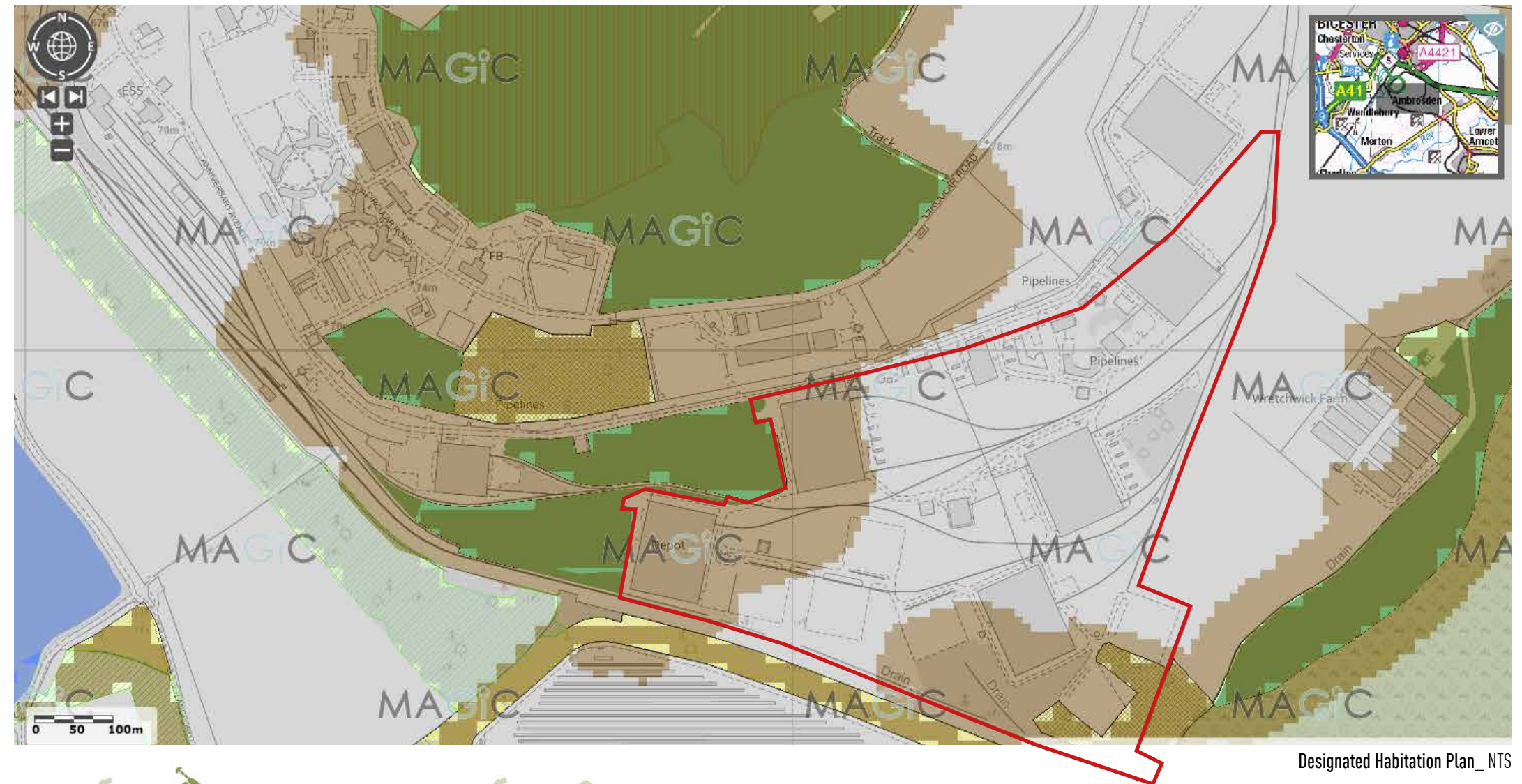
02.05 GREEN SPACE

The wooded hilltop at Graven Hill forms a noticeable visual feature making a positive contribution to landscape character and acting as a visual link with the surrounding landscape. It also provides a recreational focal point and ecological habitat.

The application site includes extensive areas of vegetation both within and along the boundaries. These include natural scrub land, open grass areas and semi natural woodland edges, predominantly broad leaf species containing Oaks, Common Beech and Alder but also smaller areas of Pines. They play a key role in providing visual screening and habitat links around the perimeter of the site and contributing to the intermittent woodland surroundings that have been carefully considered as part of the proposals set out in this application.

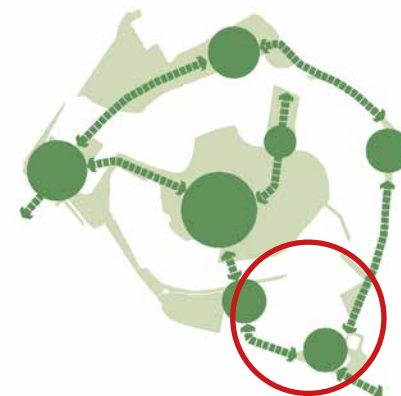
The masterplan scheme highlights the importance of the existing and potential new green spaces stating it has been *"the key element in the shaping of the masterplan"*. It proposes to introduce a network of green corridors to provide links through the proposed development to Graven Hill wood from all sides of the Hill. These green *"fingers"* will comprise SUDs, informal recreation, pathways for pedestrians and cyclists and habitat corridors; and also provide vistas through the site which will accentuate the significant aesthetic value.

For detailed/ further information on the application site, please refer to RSP's Visual Impact Assessment submitted as part of the application.



Green Corridors

* Extract from Outline Application DAS



Wildlife Corridors

* Extract from Outline Application DAS

- Applicant's Site Boundary/ Ownership
- High Spatial Priority - Woodland Priority Habitat Network
- Lower Spatial Priority - Woodland Priority Habitat Network
- Priority Habitat Inventory - Deciduous Woodland

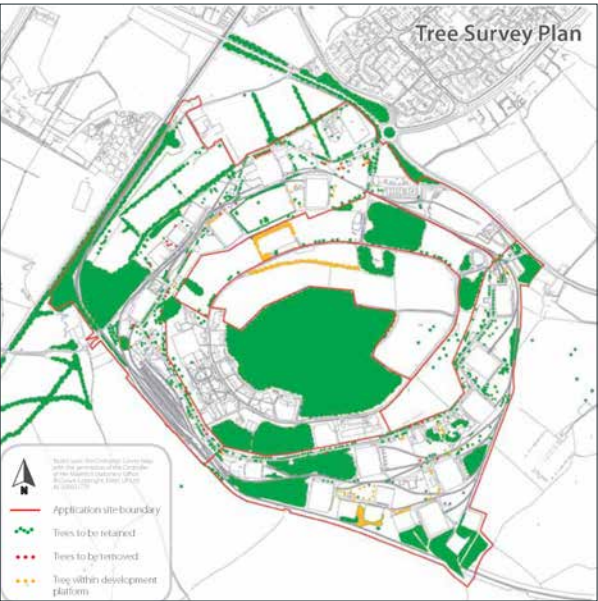
02.06

EXISTING TREES

Most of the trees within the application site are Category U (in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10years) and Category C (trees of low quality, adequate for retention for a minimum of 10years expecting new planting to take place or young trees that are less than 150mm in diameter which should be considered for re-planting where they impinge significantly on the proposed development).

There are only 8 identified as Category A; Trees of high quality and value capable of making a significant contribution to the area for 40 or more years. However, these trees were approved to be removed for the new Employment area development; refer to the Discharge of Conditions Application (ref. 19/00245/DISC).

The woodlands to south of D07 and east of D02 are in Category B; Trees of moderate quality or value capable of making a significant contribution to the area for 20 or more years which the indicative masterplan seeks to retain where possible. However as part of the Discharge of Conditions Application (ref. 19/00245/DISC) a minor modification/ reduction of the woodland adjacent to D07 was approved.



* Extract from Outline Application DAS

Full extent of the current tree removal was submitted under the Demolition Application (ref.22/00835/F); currently application ongoing due to decision in late June 2022.

There are no provisions of a Tree Preservation Order (TPO) or part of a Conservation area.

For detailed/ further information on the application site, please refer to Waterman's Tree Report submitted as part of the application.



- Applicant's Site Boundary/ Ownership
- Category A (High Quality)
- Category B (Moderate Quality)
- Category C (Low Quality)
- Category U (Unsuitable for retention)
- Dead Trees
- Root Protection Areas (RPA)

Existing Tree Survey_ NTS

02.07 ECOLOGY

There are no statutory or non-statutory designated sites for nature conservation value within or immediately adjacent to the site. The nearest statutory designated site was Arncott Bridge Meadows SSSI and the nearest non-statutory designated site was Graven Hill LWS.

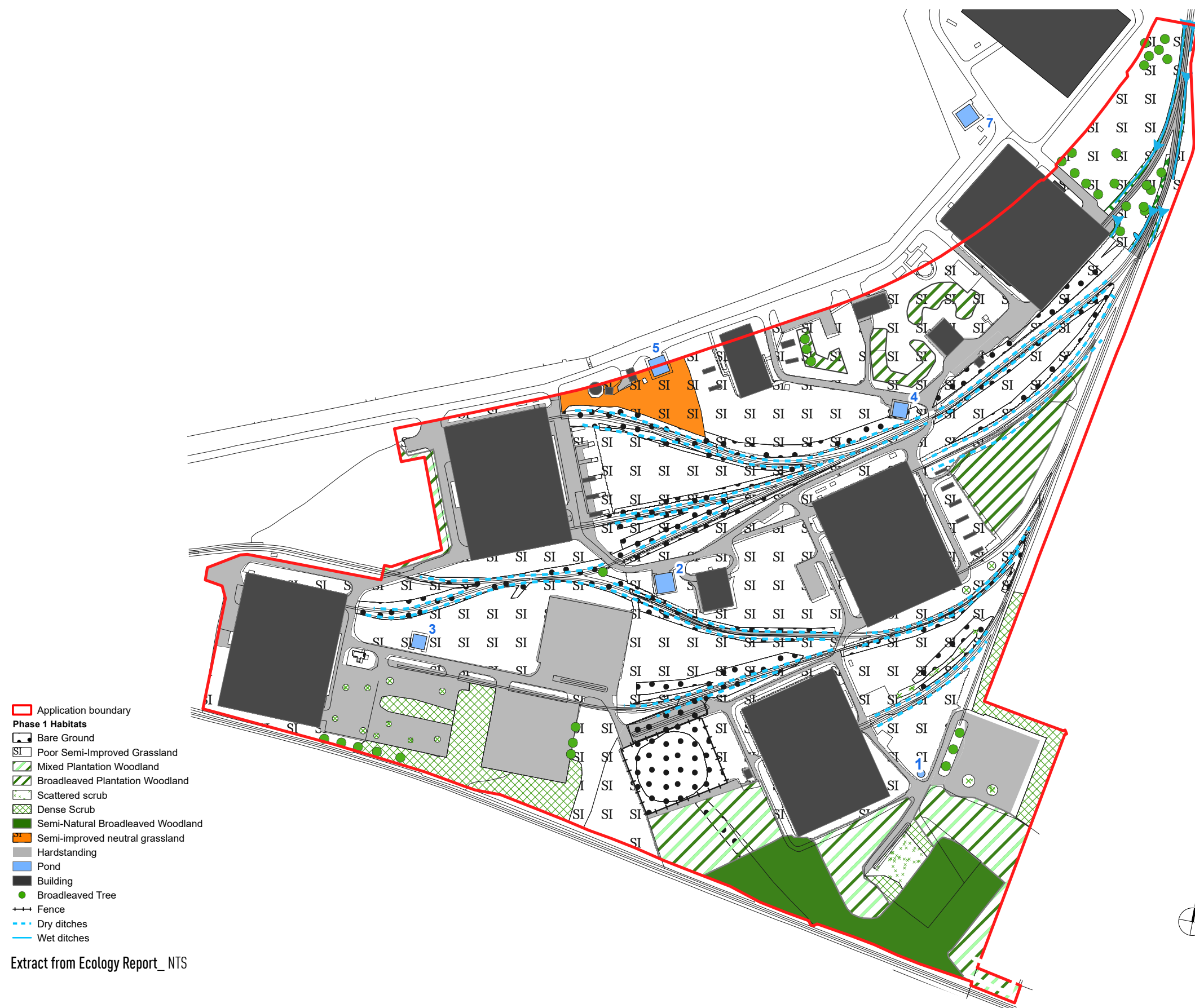
The habitats on site have the potential to be of ecological significance with the potential to support the following protected species; great crested newts, reptiles, breeding birds, bats and locally common and abundant invertebrates.

Further survey work has been undertaken for some protected species during the 2020 survey season and confirmed the presence of swallows' nest (and mature chicks) and for bats. The survey carried out in 2021 confirmed presence of Day, Hibernation and Night/Feeding bat roosts on site.

The majority of the site is not suitable for great crested newts (GCN) or reptiles due to the presence of buildings, hardstanding areas and regularly managed and cut back grasslands. That said, GCNs have been recorded within the neighbouring site (within 500m) and there have been sightings of the common lizard and slow worms locally.

Vegetation (trees and scrub) with the potential to support nesting birds is present on site. Habitats suitable for nesting birds would be cleared outside of the bird nesting season, as far as practicable.

Further surveys continue to be carried on site to monitor any changes. For detailed/ most up to date information on the application site, please refer to RPS's Biodiversity Survey and reports submitted as part of the application.



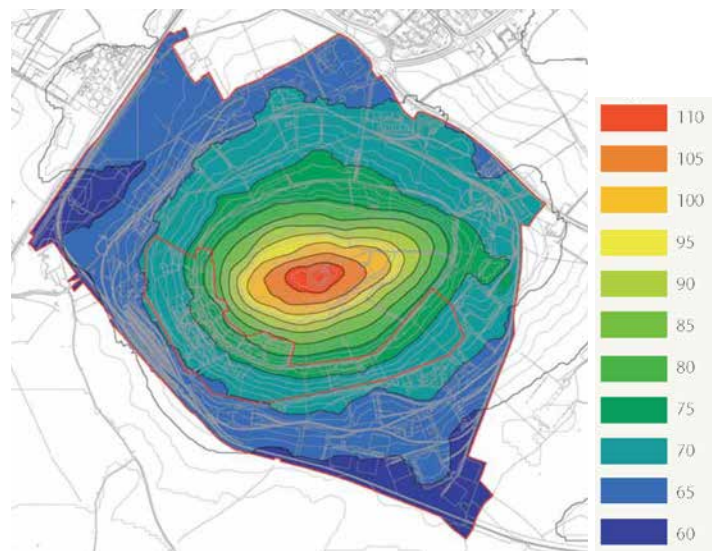
02.08 EXISTING TOPOGRAPHY

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.

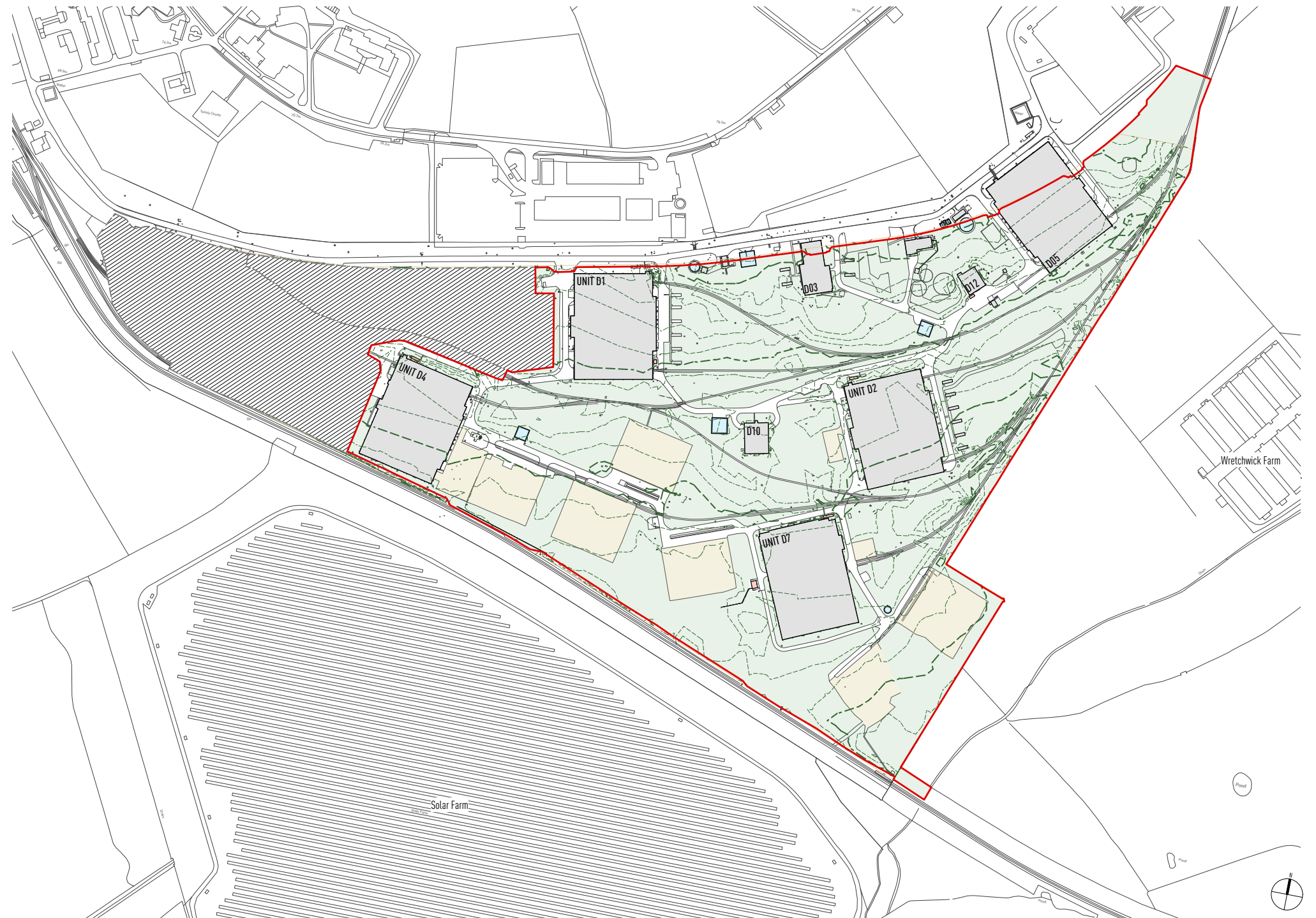
The level rise from 61.5m AOD along the south boundary of the applicant site to north boundary 71m AOD at highest near the existing D6 unit. The slope across the site is gentle and it generally appears flat. There are some local variations mostly forming the banks around the railway tracks, which will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

For detailed/ further information on the application site, please refer to Alan Baxter Associates Ground Investigation report submitted as part of the application.



Graven Hill Topography_ NTS



Existing Topography Plan_ NTS

03 EXISTING SITE

03.01

EXISTING SITE / BUILDING USE

The site was used for 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 (already demolished as part of the EAR consent and enabling works).

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. This in addition to the specialised warehouses having substantially sloping floors, makes them commercially unviable for more B8 uses.

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 already.

