



Quod

Reserved Matters Compliance Report

Units 10-13, Catalyst
Bicester

JUNE 2022

Q200424

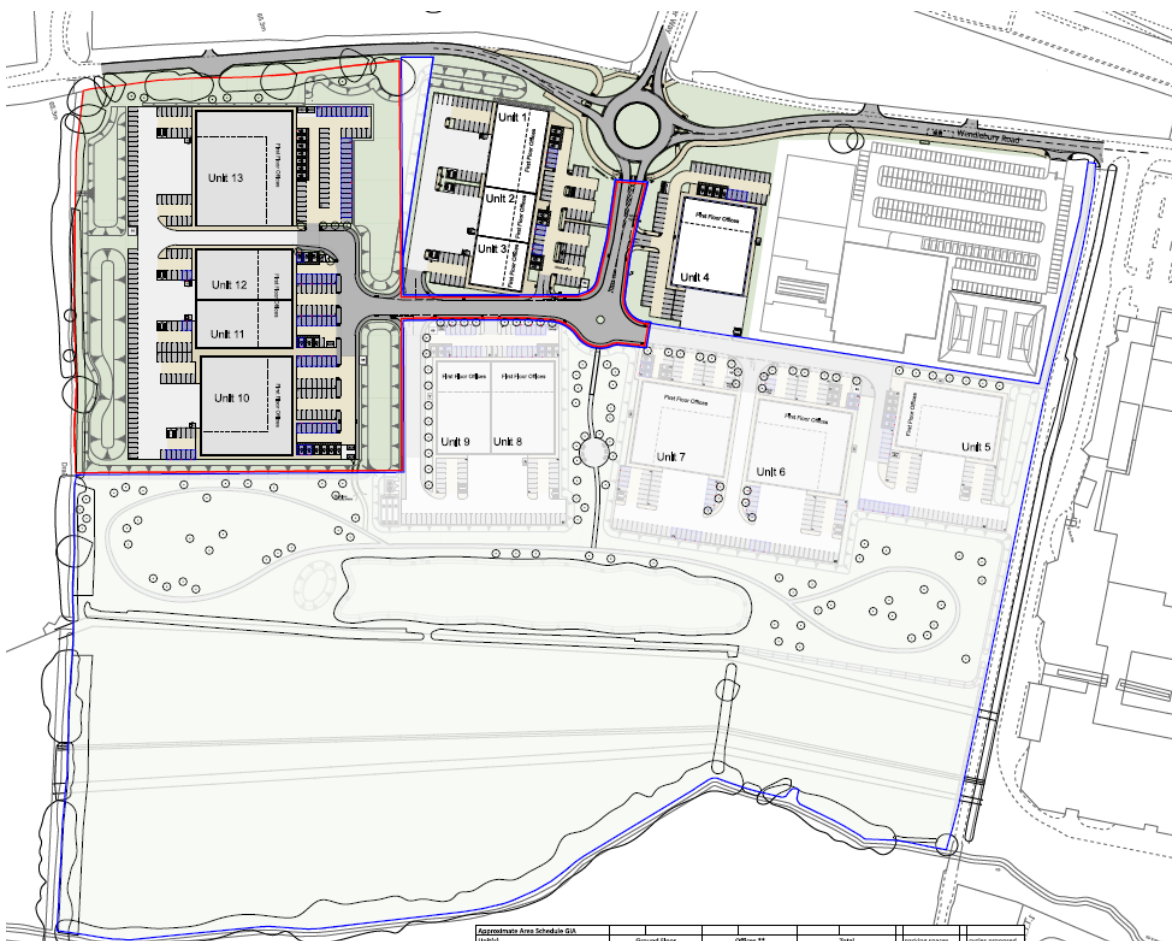
Contents

1	Introduction _____	2
2	Factual Background _____	4
3	Policy Context _____	5
4	Development Proposals _____	8
5	Reserved Matters Compliance _____	12
6	Conclusion _____	15

1 Introduction

- 1.1 Albion Land is delivering Catalyst Bicester, a high-quality business park aimed at meeting the needs of high-technology, knowledge-based businesses in Bicester. Located to the south of the town, at Bicester Gateway, the first phase of Catalyst Bicester is complete and almost fully let.
- 1.2 This Reserved Matters Compliance Report ('Report') has been prepared by Quod on behalf of Albion Land ('the applicant') in support of a reserved matters submission ('RMA') for 4 no. flexible commercial units, arranged across 3 no. buildings (units 10-13, shown at **Figure 1**) pursuant to outline planning permission 19/01746/OUT.

Figure 1: Proposed Site Plan



- 1.3 The submission follows a reserved matters proposal for the adjacent land. The schemes are intended to be delivered at the same time and will collectively bring forward a second and final phase of development at Catalyst Bicester, securing its complete and comprehensive delivery.
- 1.4 As demonstrated via this Report, the proposals brought forward by this RMA are fully compliant with the terms of the outline planning permission (LPA ref 19/01746/OUT) to which they are pursuant; consistent with the first phase of development that has taken place at Catalyst

Bicester, in terms of scale, design and appearance; and will provide high-quality development for knowledge-based businesses to operate.

1.5 In addition to this Report, the RMA is supported by the following documents and drawings:

- Design and Access Statement
- Drawings Package
- Parking Note
- Landscape Details
- Landscape and Ecology Management and Maintenance Plan

1.6 This Report sets out the key matters that are material to the consideration of reserved matters and is structured as follows:

- Section 2 outlines the factual background, including a Site description and relevant planning history;
- Section 3 sets out the planning policy context;
- Section 4 provides details of the reserved matters for which approval is sought, pursuant to the extant outline planning permission;
- Section 5 demonstrates the RMA's compliance with the consent; and
- Section 6 concludes the Report.

2 Factual Background

Site Description

- 2.1 The Site is shown in **Figure 1** in relation to the wider Catalyst Bicester proposals.
- 2.2 The Site is approximately 4.6ha in size, and is relatively flat and low-lying. It is situated to the southwest of Bicester, east of Wendlebury Road.
- 2.3 The Site is bound by the following:
 - To the north of the site is the initial phase of development pursuant to hybrid permission (LPA ref 19/01740/HYBRID).
 - A wetland area will lie to the east of the Site in accordance with the wider proposals for Catalyst Bicester, with a railway line beyond it.
 - West of the Site is Wendlebury Road, land beyond has permission for mixed-use development.
 - To the south of the Site is open countryside, currently used for agricultural purposes.

Site Designation

- 2.4 Much of the Catalyst Bicester business park is allocated as a New Employment Site by Policy Bicester 10 of the Cherwell Local Plan 2011-2031.
- 2.5 The Site itself lies beyond the boundary of the Bicester 10 allocation, but the principle of development has been established via the granting of the outline planning permission referred to above.
- 2.6 The Site spans over all three flood zones despite being relatively modest in size, most of it is within flood zone 2.
- 2.7 Adjacent to the Site's southern boundary is the Alchester Roman Town Scheduled Ancient Monument (the 'Alchester SAM').
- 2.8 There are no further ecological, environmental or heritage designations on the Site.

Planning History

- 2.9 There is no relevant planning history for the Site other than the outline permission to which the RMA is pursuant.
- 2.10 Adjacent permissions to the west and north of the Site will collectively deliver the wider 'Bicester Gateway' allocation.

3 Policy Context

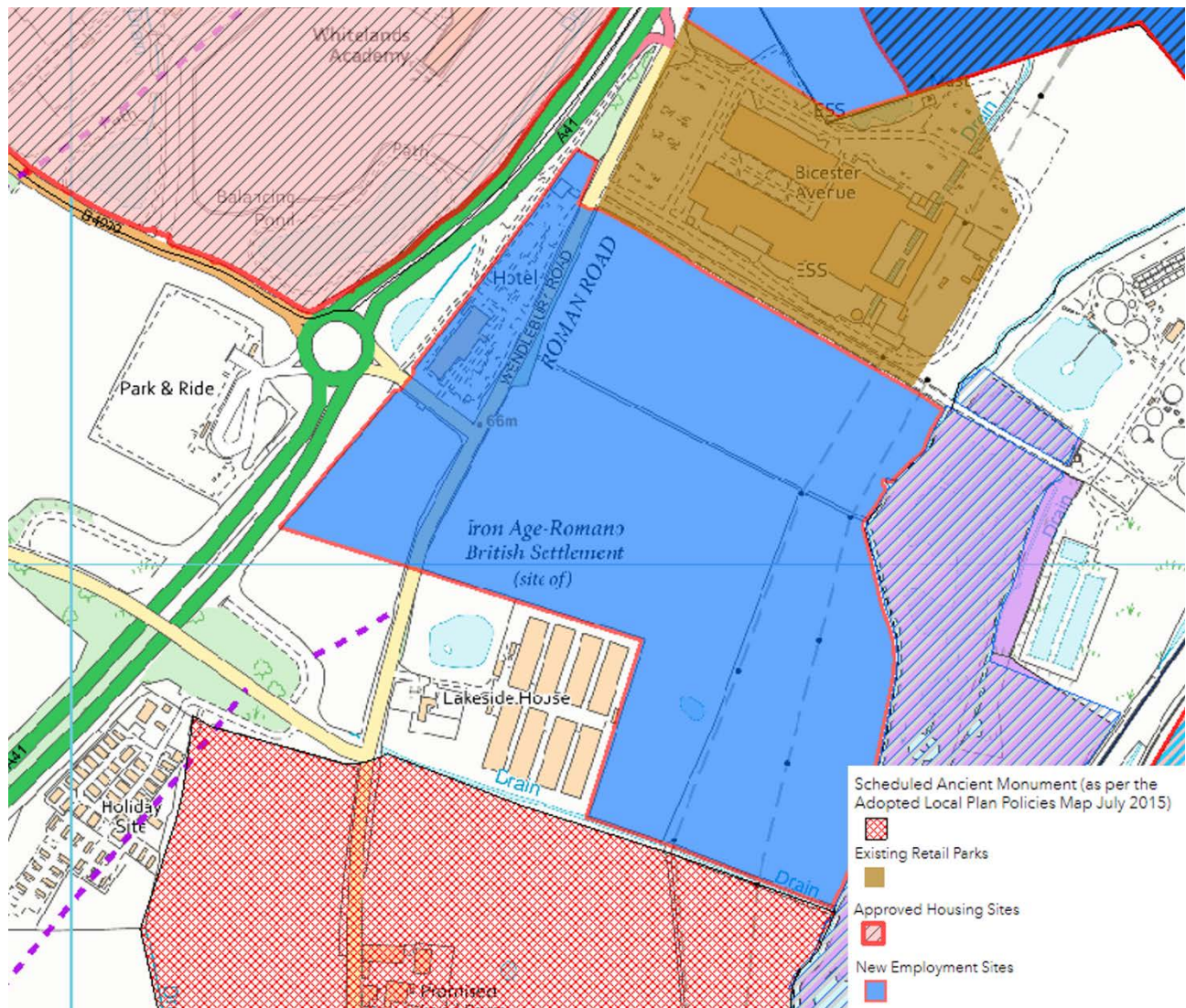
Cherwell Local Plan

Site Allocations

3.1 The Site falls within or nearby to the following policy designations, as defined by the Policies Map (an extract of which is shown in Figure 2) which supports the adopted Local Plan:

- Adjacent to a New Employment Site
- Nearby an Existing Retail Park to the north
- Adjacent to a Scheduled Ancient Monument to the south

Figure 2: Cherwell Local Plan Policies Map



Policy Bicester 10

- 3.2 Policy Bicester 10 relates to the New Employment Site defined in **Figure 2**, which lies adjacent to the Site.
- 3.3 Policy Bicester 10 allocates land for employment development in Use Class B1, specifically high-tech knowledge industries. It identifies an aspiration for 3,500 jobs to be created at Bicester Gateway and sets out several site-specific design and place shaping principles.
- 3.4 The policy is relevant to this application in so far as the Site is intended to operate as an extension to the allocation, as part of the wider Catalyst Bicester business park, and because the proposed development contributes to achieving the objectives of the policy.

Other Relevant Planning Policies

- 3.5 Policy SLE 1 states policy on Employment Development. Employment proposals at Bicester will be supported when they meet a range of criteria. The criteria includes making use of previously developed land, have good access, do not have an adverse impact on surroundings and are outside the Green Belt.
- 3.6 Policy ESD 1 – ESD 5 relate to energy and sustainability and in summary require new developments to:
 - Include measures to mitigate against the impact of climate change
 - Achieve carbon emission reductions
 - Achieve ‘very good’ BREEAM for non-residential development
 - Be encouraged to use decentralised energy systems; and
 - Be encouraged to use renewable energy provision
- 3.7 Policies ES6 and ES7 relate to flood management and drainage. Flood risk assessments are required for development proposals in flood zones 2 or 3. These risk assessments should demonstrate there is no increase in surface water discharge rates or volumes with an allowance for climate change. All development will be required to use sustainable drainage systems (SuDS) for the management of surface water run-off.
- 3.8 Policy ESD 10 focuses on the protection and enhancement of biodiversity and the natural environment.
- 3.9 Policy ESD 15 relate to the character of the built and historic environment. It requires new building development complement and enhance the character of its context through sensitive siting, layout, and high-quality design. New development is required to conserve, sustain and enhance designated heritage assets and their settings.

Emerging Planning Policy

- 3.10 At a regional level, the Oxfordshire authorities are preparing a Joint Statutory Spatial Plan: The Oxfordshire Plan 2050.

- 3.11 It is intended this will reflect the policies of currently adopted Local Plans but going forwards it will be used to shape new Local Plans. The Plan will create an integrated strategic planning framework evidence base to support sustainable growth until 2050 including new homes, economic development and supporting infrastructure.
- 3.12 The Oxfordshire Plan is currently at an early stage of preparation and carries no weight in decision-making.

4 Development Proposals

- 4.1 The outline planning permission is governed by a series of parameter plans which control key characteristics of the development. These define a built development zone and areas set aside for strategic landscaping, an access corridor, and the maximum height of development.
- 4.2 A Development Framework Plan ('DFP') was also approved at the outline stage which sets a range of design criteria to inform reserved matters, including key routes through the business park and the location of active frontages.

Quantum of Development and Proposed Use

- 4.3 This RMA is pursuant to an outline consent (LPA ref: 19/01746/OUT) for up to 10,200sqm of B1 floorspace (of which 35% could be used for offices).
- 4.4 The proposal is for 4 no. units arranged across 3 no. buildings (see **Figure 3**) providing a total of 10,194.6sqm GIA, of which 2,903.1sqm will be suitable for office use.

Figure 3: Proposed Site Plan



4.5 A reserved matters pursuant to hybrid permission (LPA ref: 19/01746/HYBRID) have also been submitted for land to the north. Delivery of the nine units proposed across the two RMA is intended to take place at the same time to form a second, and final, phase of development.

Layout

4.6 The buildings are set within the wider Catalyst Bicester business park and will benefit from its landscape setting; to the east of the Site land is set aside for flood alleviation and an ecological wetland area.

4.7 The proposals continue the 'campus style' delivered in the first phase of the development to the north such that the development proposed via this RMA and the adjacent RMA submission will deliver a cohesive, single business park.

4.8 Provision is made for servicing/deliveries and staff and visitor parking at appropriate ratios for the intended knowledge-based business use. The following breakdown of parking is proposed:

- Unit 10: 83 car parking spaces, 6 disabled spaces and 32 cycle parking spaces.
- Unit 11: 40 car parking spaces, 3 disabled spaces and 16 cycle parking spaces.
- Unit 12: 42 car parking spaces, 3 disabled spaces and 16 cycle parking spaces.
- Unit 13: 106 car parking spaces, 7 disabled spaces and 36 cycle parking spaces.

4.9 Vehicle, cycle, and pedestrian access to the Site is clearly defined by the landscape-led approach to the layout. The units will each have an attractive and easy to identify entrance at ground level, with toilet facilities and lift access to first-floor offices.

4.10 The floorspace provided in each of the units is as follows:

Unit	GIA (sqm)	Ground Floor (sqm)	Offices (sqm)
10	3,191.7	2,234.2	957.5
11	1,518.4	1,138.8	379.6
12	1,586.8	1,190.1	396.7
13	3,897.7	2,728.4	1,169.3
Total	10,194.6	7,291.5	2,903.1

Appearance

4.11 The proposed development (**Figure 4**) will align with the design and place shaping principles expressed in the DFP. The external appearance of the buildings will follow the design concept and language adopted for Phase 1 of the Catalyst Bicester business park and will be consistent with the reserved matters application submitted pursuant to planning permission 19/01746/HYBRID.

Figure 4: Proposed Buildings CGIs



Landscaping

- 4.12 The proposals aim to sensitively integrate the proposed development into receiving landscape context, whilst improving biodiversity.
- 4.13 New trees and hedgerows are proposed in order to augment existing hedgerows and vegetation. This will create new blocks of trees, vegetation and hedgerows.
- 4.14 In the face of climate change, and adverse weather events, the landscaping will safeguard the Site's microclimate by creating a cooler environment through shading, to the benefit of occupiers and wildlife using the Site.
- 4.15 The landscaping proposals have important benefits for local wildlife connectivity and habitats, particularly with the provision of substantial SuDS and wetland area to the eastern part of the Site as part of the reserved matters application pursuant to permission 19/01746/HYBRID.
- 4.16 The species chosen will be particularly beneficial for small wildlife/insects, which will in turn support larger populations of other wildlife. Species will be chosen to maximise the biodiversity of the Site.

4.17 Provision of open space and planting will also be a significant benefit to occupiers and employees' health and wellbeing.

Scale

4.18 The proposed scale aligns with the parameters agreed with CDC at the outline stage to ensure sensitive integration with the surrounding context and character, reflective of local topography.

Summary

4.19 Scale, layout appearance and landscaping have been considered holistically from the master-planning stage and the proposals will provide a high-quality, sustainable development.

5 Reserved Matters Compliance

5.1 The proposals comprise high quality employment space suitable for a range of modern, knowledge-based businesses.

Outline Consent

5.2 The following planning conditions attached to the outline consent control Reserved Matters:

- Condition 1: Development shall comprise a maximum floorspace of 10,200sqm and shall be used only for purposes falling within Class B1, of which no more than 35% shall be utilised for purposes falling within Class B1 (a) (including ancillary uses).
- Condition 3: No development shall commence until full details of the layout, scale, appearance and landscaping of the development proposed have been submitted and approved to the LPA.
- Condition 4: All reserved matters shall accord with the design principles of the approved Development Framework Plan 18022-TP121D.
- Condition 6: Development shall be carried out in complete accordance with the Site Location Plans and Parameters Plans.
- Condition 8: The development shall be implemented to at least a BREEAM 'Very Good' standard.

5.3 Compliance with conditions 1, 4 and 8 of the development will be maintained throughout the implementation of the development.

5.4 The outline consent is conditional upon development being brought forward in accordance with the conditions outlined, the DFP and the planning parameters referred to in condition 4.

5.5 These drawings established the overarching scheme design and landscaping principles, and the locations and extent of development zones, building heights, access and tree/hedge retention. As noted in Section 4 of this Report, these considerations / controls have been satisfied.

5.6 Conditions managing the pre-commencement and pre-occupation matters will be addressed through separate discharge of conditions submissions.

Scheme Compliance

5.7 The scheme's compliance with the outline permission for the Site and relevant planning policy objectives is addressed below.

Landscaping

- 5.8 The landscaping proposals provide a strong landscape setting for the development which follows the principles of the initial masterplan for Catalyst Bicester.
- 5.9 They are sensitive to the setting of the adjacent Alchester SAM, with a green buffer located to the south of the proposed development, and the landscape led approach will soften the visual appearance of the building and associated areas of hardstanding.
- 5.10 The applications adhere to the tree retention requirements of the outline permission.
- 5.11 In the face of climate change, and adverse weather events, the landscaping will safeguard the Site's microclimate by creating a cooler environment through shading, to the benefit of occupiers and wildlife using the Site.
- 5.12 The landscaping proposals also have important benefits for local wildlife connectivity and habitats, particularly to the substantial SuDS and wetland area (to the east). The species chosen will be particularly beneficial for small wildlife/insects.
- 5.13 The open space and planting will also be of significant benefit to occupiers and employees' health and wellbeing.

Layout

- 5.14 The layout provides a safe, legible and engaging environment. The public realm and links to open space across the wider business park will encourage social inclusion and integration.
- 5.15 The layout enables visual permeability, ensuring it is accessible to all users. The units will provide natural surveillance of the car parking areas.
- 5.16 Pedestrian and cycle infrastructure is provided at policy compliant levels to ensure it is safe and accessible, in addition to promoting active lifestyles.
- 5.17 The layout is efficiently designed and corresponds with the requirements of the Development Framework Plan.

Appearance

- 5.18 The proposed buildings are contemporary and attractive, in-keeping with the design of the rest of Catalyst Bicester business park. The appearance allows flexibility and functionality for perspective occupants.
- 5.19 The colour palette and treatment of elevations accord with the approach taken across the rest of the business park and will contribute to creating a distinct and safe environment.

Scale

- 5.20 The proposed scale aligns with the parameters agreed with CDC at the outline stage to ensure sensitive integration with the surrounding context and character, reflective of local topography.

Summary

- 5.21 Scale, layout, appearance and landscaping have been considered holistically from the master-planning stage.
- 5.22 The proposals demonstrably comply with Policy Bicester 10 and Policy ESD15 of the Local Plan, and relevant policies in the NPPF, providing sustainable development and achieving well-designed places.
- 5.23 The proposals also fully accord with the conditions and parameters of the outline planning consent for the Site.

6 Conclusion

- 6.1 This RMA is submitted on behalf of Albion Land; it seeks the approval of the details for 4no. employment units, which will form part of a second and final phase of development at Catalyst Bicester alongside proposals for land immediately to the north (subject of a recently submitted RMA).
- 6.2 The Catalyst Bicester business park is a key component of CDC's vision to create a knowledge economy gateway to the south of the town and Albion Land has a strong track record of successfully delivering such development, including the first phase of Catalyst Bicester which is almost fully let.
- 6.3 The proposals are brought forward to provide flexibility for future potential occupiers of the site, with several parties currently interested.
- 6.4 The proposals fully accord with the requirements of the outline planning permission for the Site and the design of the buildings is such that it is suitable to meet the needs of a wide range of knowledge-based businesses.
- 6.5 Reserved matters should therefore be approved without delay.



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