

**PLANNING STATEMENT**

**RESERVED MATTERS & CONDITION DISCHARGE OF PART B OF  
APPLICATION REF: 19/00128/HYBRID**

**AT**

**Land Adj M40 J11 and West of Daventry Road, Banbury**

## Introduction and Background

Planning permission was approved under ref. 19/00128/HYBRID, on 30<sup>th</sup> July 2020 for:

*Part A: Full planning application - the development of a new priority junction to the A361, internal roads and associated landscaping with 2 no. commercial buildings having a maximum floorspace of 33,110m<sup>2</sup> and with a flexible use [to enable changes in accordance with Part 6 Class V of the Town and Country Planning (General Permitted Development) Order 2015 (as amended)] within Class B2 or B8 of the Town and Country Planning (Use Classes) Order 1987 as amended, and ancillary Class B1 offices; and*

Part A has now been constructed.

***Part B: Outline planning application - the development of up to 2 no. commercial buildings having a maximum floorspace of 16,890m<sup>2</sup> and having a flexible use [to enable changes in accordance with Part 6 Class V of the Town and Country Planning (General Permitted Development) Order 2015 (as amended)] within Class B2 or B8 of the Town and Country Planning (Use Classes) Order 1987 as amended, and ancillary Class B1 offices, with all other matters reserved for future approval (19/00128/HYBRID)***

The wider masterplan is shown in figure 1, and the area subject to this application (Part B) is highlighted in figure 2 below:

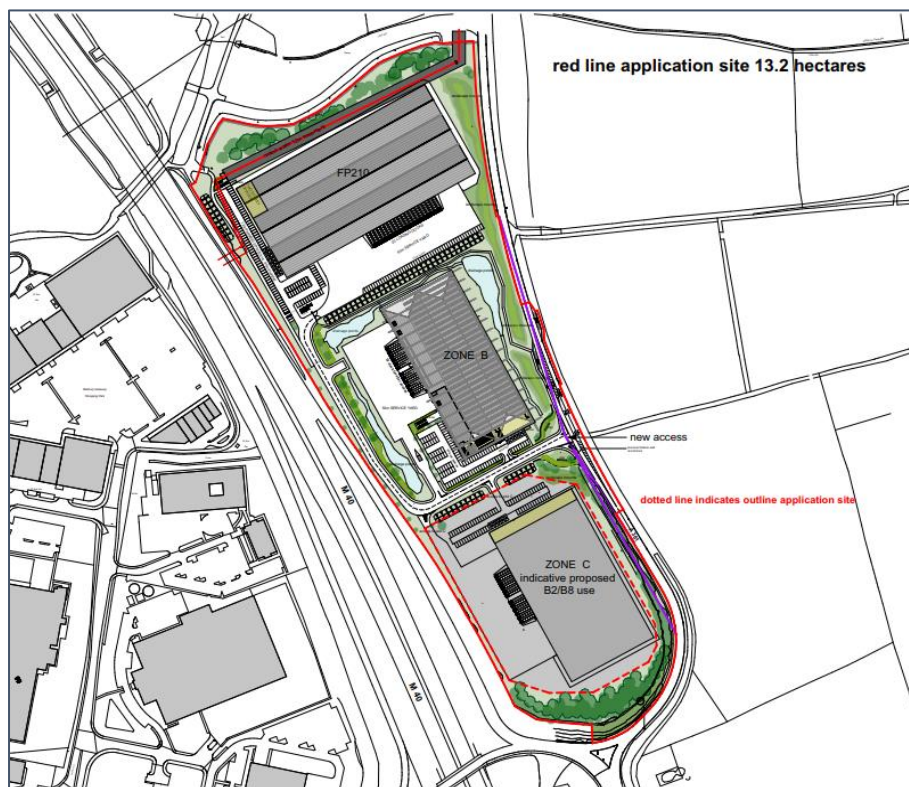


Figure 1: 16.145.019 R – Site Masterplan

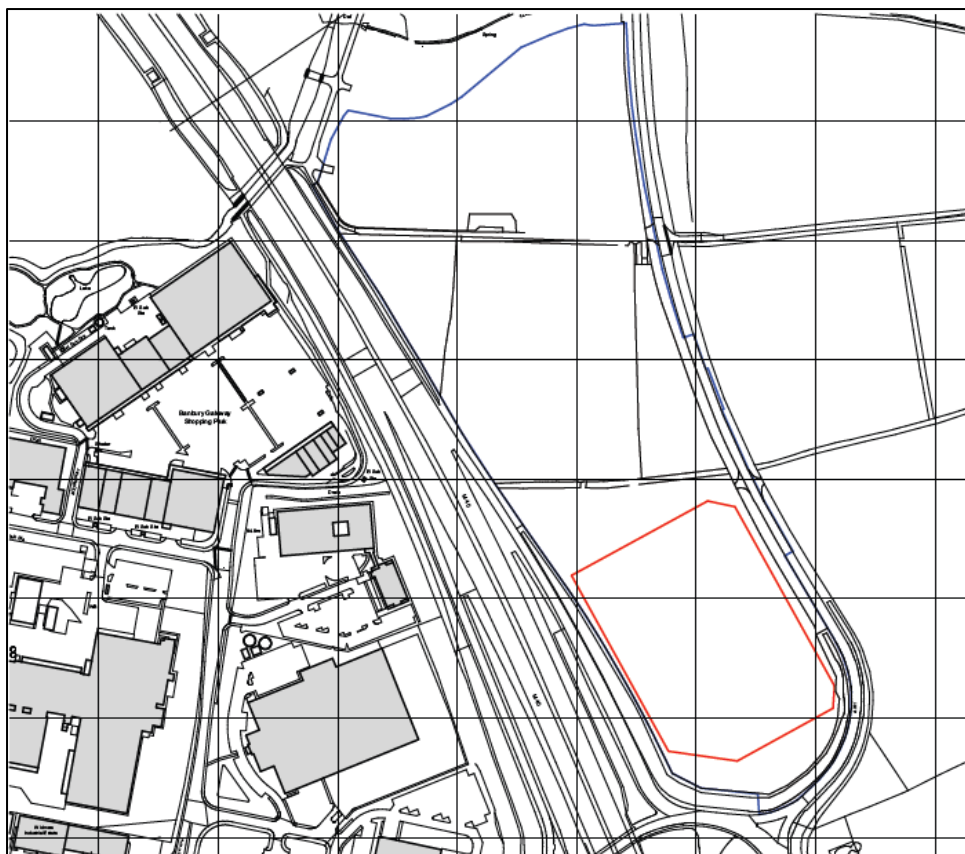


Figure 2: Part 2 location plan

Application ref. 19/00128/HYBRID is subject to 41 conditions. Conditions 23 – 41, each of which are addressed below where relevant, relate to Part B.

#### Time Limits and General Implementation Conditions

- 23: *The development hereby permitted shall comprise a maximum floorspace of 16,890 sqm in up to 2no. buildings, to be utilised only for the purposes falling within Class B2 and B8 (with ancillary B1) of the Town and Country Planning (Use Classes) Order 1987 (as amended) and in cordance with Part 3 Class V of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and for no other purpose whatsoever.*

***The proposals comply with the above condition.***

- 24: *Application for approval of all the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and the development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.*
- 25 - *Details of the layout, scale, appearance, access and landscaping (hereafter referred to as 'the reserved matters') shall be submitted to and approved in writing by the Local Planning*

*Authority before any development takes place and the development shall be carried out as approved.*

- *26: The development shall not be carried out otherwise than in complete accordance with the approved plans and documents;*

*16.145.019 R – Site Masterplan 3*

*568 MP F – Landscape Masterplan*

*Construction Environmental Management Plan (Barnfield Construction - April 2020)  
Framework Travel Plan 069717-CUR-00-XX-RP-TP-001-V05 (Curtins – December 2019)  
5 Year Habitat & Landscape Management Plan (DEP Landscape Architecture – July 2020)  
Arboriculture Impact Assessment & Preliminary Method Statement (PJC Consultancy - January 2019) unless a non-material or minor material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).*

**Please see submitted Design and Access Statement**

- *28: The development hereby permitted shall be constructed to at least a BREEAM ‘Very Good’ standard.*

**Policy ESD1: Mitigating and adapting to climate change. This policy seeks to locate development in the most sustainable locations; to reduce the need to travel and encourage sustainable forms of transport; as well as, including climate change mitigation and resilience in design approaches**

**Policy ESD2: Energy Hierarchy and allowable solutions. This Policy requires development to ‘reduce energy use’ through use of sustainable design and construction measures and such we have sought to reduce overall Co<sup>2</sup> levels through physical context of the building.**

**Our approach involves reduction of energy use through construction of well-insulated thermal envelope, along with the installation of high-performance plant and building services**

**The building design will show an overall 10% improvement in part 2LA requirements. The thermal performance of all key elements (U-values), including floors/externals walls/roof and glazing will exceed current building regulation levels.**

**Through efficient design and build, the air tightness of the unit will achieve a 50% improvement in building regulations**

**Using enhanced building fabric U values, high efficiency plant and services and by focusing on the building shell and system design (insulated cladding and high-performance glazing), the development will achieve a 10% improvement in energy efficiency and CO<sub>2</sub> emissions as set out in approved document part L2A.**

**Sustainable construction methods employed will include**

- **Reduction in overall heat loss and carbon emissions.**

- Low air infiltration of 5 m<sup>2</sup>/hm<sup>2</sup> (air tightness shows and improvement in building regulations).
- Specific fan powers (SPF's) compliant with building regulations.
- Office and amenity areas to VRF heating and cooling systems benefiting from heat recovery
- All lighting is LED energy efficiency systems, with occupancy detection and daylight sensing being used for internal lighting

It is proposed that heating and cooling to all office and amenity areas will be served from a split level VRF air conditioning type system with a min COP of 5.

Policy ESD3: Sustainable Construction, seeks sustainable consultation and particularly, that any new non-residential development will be expected to meet at least BREEAM 'very good'. The applicant has committed to meeting this threshold

Policy ESD4: Decentralised energy systems, this policy seeks to supply energy efficiently and to give priority to decentralised energy supply. This method of energy supply is not practical in this instance.

Policy ESD5: Renewable Energy, PV's and air source heat pumps were assessed as the only viable and practical method of installing renewable energy within the energy supply strategy. Air source heat pumps will be installed and if required photovoltaic panels can be considered.

As required by planning policy, a hierarchy approach to energy efficiency and reduction in CO<sub>2</sub> emissions has been taken, with sustainable design and construction techniques, together with some of the energy use being provided by renewable sources. This has achieved a betterment in energy efficiency and CO<sub>2</sub> reduction, over and above that required by building regulations, equating to a 10% reduction in CO<sub>2</sub> emissions.

- 29: *The development shall be carried out in accordance with the submitted Flood Risk Assessment (Junction 11 M40, Banbury, Oxfordshire compiled by Curtins Consulting Ltd dated 17th January 2019 ref 070077-CUR-00-XX-RP-C-001) and the following mitigation measures it details;*

- *Finished floor levels shall be set no lower than 97.50 metres above Ordnance Datum (AOD)*

*These mitigation measures shall be fully implemented prior to the first occupation of the development. The measures*

**The development has been carried out in accordance with document ref. ref 070077-CUR-00-XX-RP-C-001 and, as shown on supporting drawing ref: 902E, the proposed FFL has been set in accordance with the requirements of condition 29.**

Pre-commencement conditions

**This application seeks to discharge the following pre-commencement conditions:**

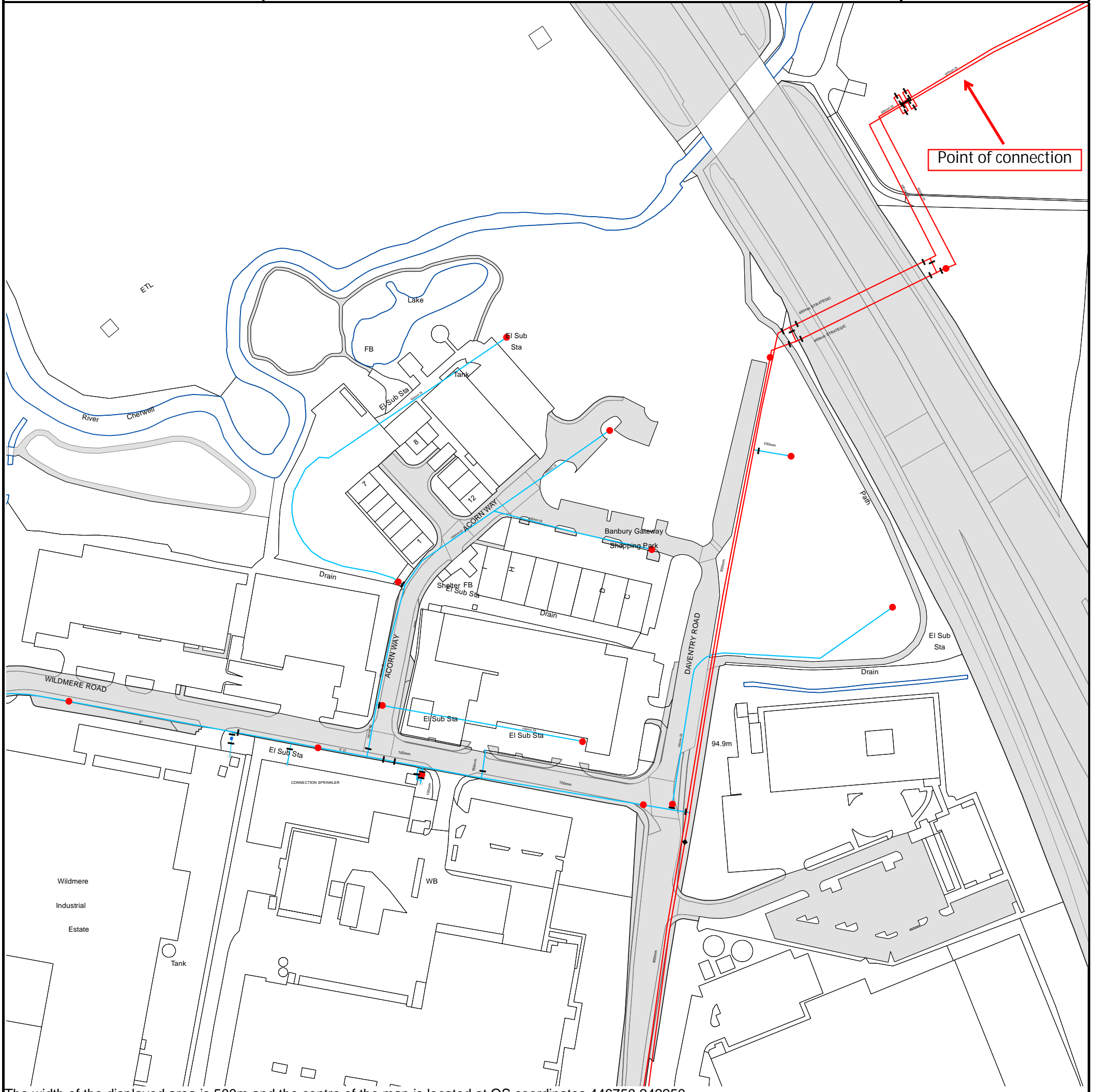
- *35: No development shall take place until an impact study of the existing water supply infrastructure, which shall determine the magnitude and timing of any new additional capacity required in the system and a suitable connection point, has been submitted to, and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.*

**As set out in appendix 1 of this statement, in a letter received 27<sup>th</sup> August 2019, Thames Water have confirmed that the connection point to supply the development approved under application ref. 19/00128/HYBRID including Part B. Thames Water's response also confirms that there proposed development will not result in the need to upgrade their supply network.**

- *36: No development shall take place until a scheme for the treatment of the strategic water main has been submitted to and approved in writing by the Local Planning Authority (in consultation with Thames Water). The scheme shall include details of measures to ensure that the potential for damage to subsurface potable water infrastructure can be prevented. Thereafter, the development shall be carried out in accordance with the approved details.*

**As illustrated in appendix 2, the location of the strategic water main referred to in condition 36 is not within a proximity to Part 2 for there to be any impact, therefore a scheme for the treatment of the strategic water main is not considered necessary in this instance.**

## **APPENDIX 1**



The width of the displayed area is 500m and the centre of the map is located at OS coordinates 446750,242250  
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.  
Based on the Ordnance Survey Map with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright Reserved.





Tom Philburn  
Utility Connections  
5200 Cinnabar Court  
Daresbury Park  
Daresbury  
Warrington  
WA4 4GE



27 August 2019

## Pre-planning enquiry: Review of point of connection shows sufficient capacity

Dear Mr Philburn

We have reviewed the site for your water proposals and in further discussions with our Network Operations concluded that a better way to supply the development will be to extend a distribution main from the 600mm reservoir outlet main at the north boundary of the site with a pressure control valve to prevent excessively high pressure. We are therefore able confirm that our supply network doesn't require upgrading to meet your development's requirements.

This confirmation is valid for 12 months or for the life of any planning approval that this information is used to support, to a maximum of three years.

**Please note that you must keep us informed of any changes to your design – for example, an increase in the number or density of homes. Such changes could mean there is no longer sufficient supply capacity.**

You should also bear in mind that the result of our assessment doesn't prevent the local authority from imposing its own conditions.

### What happens next?

Please make sure you submit your connection application, giving us at least 21 days' notice of the date you wish to make your new connection/s.

If you've any further questions, please contact me on 0800 009 3921.

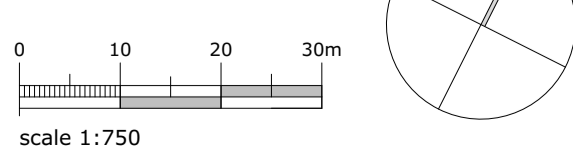
Yours sincerely

Nick Lazarow

Thames Water

## APPENDIX 2

- A : original issue
- B : 20.08.20 : elect sub-stns + gas kiosks added.
- C : 20.09.20 : water meters added; dis. parking updated.
- D : 20.11.20 : loading dock ramp updated; entrance ramp + dis. parking updated; cycle store amended; roof plan updated.
- E : 20.01.21 : building position updated; fire access to east updated.
- F : 24.06.21 : fire access turning head extended to 24m.
- G : 07.02.23 : fire access updated.



**Final Issue**

**campbelldriverpartnership**  
architects

client: monte blackburn ltd

project: FP210

junction 11 M40, banbury

sheet: site plan

job no:	16.145.01	dwg no:	110	G
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scale: 1:750 @ A1  
 date: 04.08.20  
 drawn: Q W S  
 capricorn park  
 blackwater road  
 blackburn bb1 5qr  
 t: 01254 297700  
 e: design@cdpartnership.co.uk

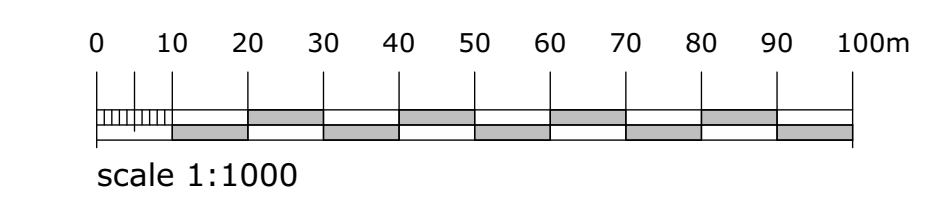
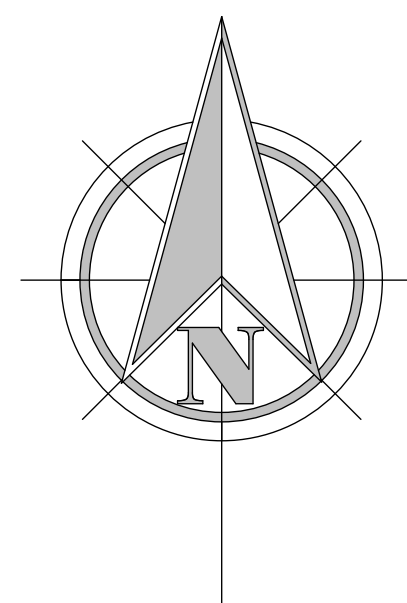
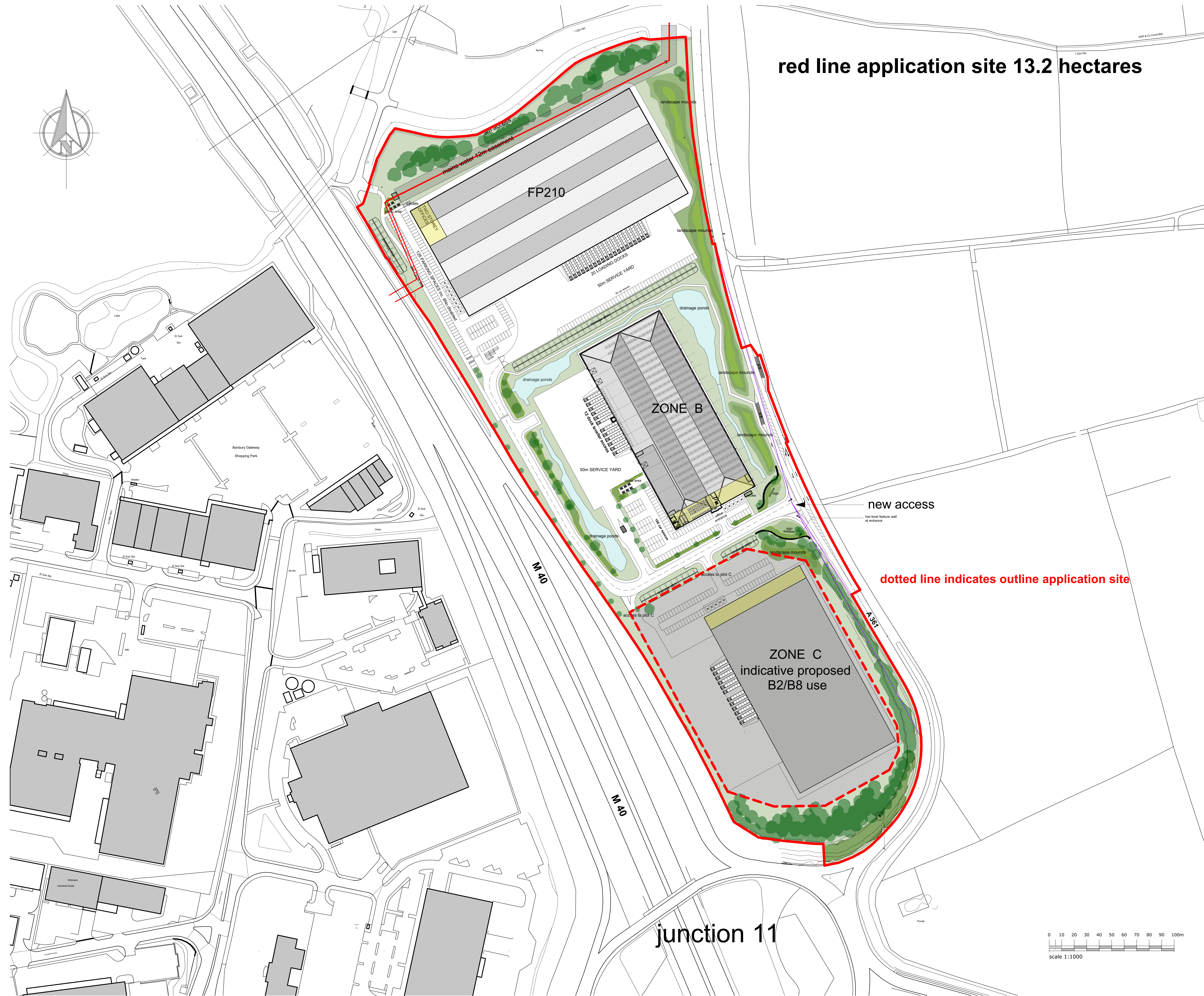


revisions:  
 L: 28.03.19 AL - updates to new access road in accordance to Curtins drawings, updates to unit A service yard and parking layout. removal of 6m easement from north west of unit A.  
 M: 03.04.19 AL - updates to road kerb lines / centre lines around unit B in accordance to vehicle tracking drawing from Curtins.  
 N: 09.04.19 AL - pedestrian access routes / crossings added to layout.  
 P: 08.07.19 water main and easement added building FP210 moved to accommodate  
 Q: 29.07.19 Drainage ditches added, footpath alignment altered  
 R 01.11.19 car spaces added back into service yard unit FP210

red line application site 13.2 hectares

dotted line indicates outline application site

junction 11



**campbell driver partnership**  
 architects designers surveyors

client: Monte Blackburn Ltd  
 project: site redevelopment  
 Junction 11 Banbury

sheet: Employment scheme site layout

dwg no: 16.145	019	R
scale: 1:1000 @ A0	caption park blackburn to 3gr t: 01234 097700	
date: 09.04.19	email: design@cdpartnership.co.uk	
drawn: all		

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