

Case Officer: Suzanne Taylor

Recommendation: Approve

Applicant: Tritax Symmetry Oxford North Ltd & Siemens Healthi

Proposal: Discharge of Condition 21 (Woodland Management Plan) of 22/01144/F

Expiry Date: 8 June 2023

Extension of Time:

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The whole application site extends to approximately 19.35 hectares and is located immediately to the north of M40 Junction 9. The main frontage extends along the A41 northeast towards Bicester. To the southeast of the A41 is the village of Wendlebury. Immediately to the northwest of the site is the hamlet of Little Chesterton. Bicester is approximately 2km northeast of the site.
- 1.2. The site is currently in agricultural use, with several buildings in agricultural or commercial use to the northeast of the site. The south-eastern boundary of the site fronts the A41 and extends across several open fields. Generally, ground levels fall gently from north to southeast. The north-eastern extent of the site is defined by field boundaries and hedgerows, the Grange Farm Industrial Estate, and Lower Grange Farm. The industrial estate comprises a group of former agricultural buildings and some later structures currently in use for employment purposes. The Wendlebury Brook defines the western edge of the site, flowing from north to south towards a small area of woodland, which is a designated ancient woodland, where its course then changes to flow east across the site, before passing under the A41 in culvert towards Wendlebury. Most of the site is in Flood Zone 1 (the lowest risk of flooding) but a very small proportion is located within Flood Zone 2. The area affected follows the existing route of the Brook, which is proposed to be re-routed along the M40/A41 boundaries as part of the approved development proposals.
- 1.3. Footpath 161/4/20 traverses the site from Chesterton to the north and crosses the A41 to the village of Wendlebury, although there are presently no formal crossing points for this PROW across the A41, but there is a pedestrian refuge area provided in the central reservation of the A41.
- 1.4. The approved development is for a high-tech production and research facility for the manufacture of medical equipment (MRI scanners) with ancillary buildings. The new building will have two production halls and a spine, which serves the length of the production hall. From here goods loading, innovation centre, plant and personnel can serve both production spaces. A number of external buildings required to support the production process will be situated on the northwest side of the facility.
- 1.5. The facility, is to be built in two phases and overall, will provide a total floorspace area of approximately 56,162sqm with external loading bays and service yard and landscaped car park with 474 staff and visitor parking spaces.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The application seeks to discharge Condition 21 (Woodland Management Plan).

3. RELEVANT PLANNING HISTORY

- 3.1. Directly relevant to this proposal is **22/01144/F**, which was granted permission in July 2022 for: the erection of a new high quality combined research, development and production facility comprising of Class B2 floorspace and ancillary office floorspace with associated infrastructure including formation of signal-controlled vehicular access to the A41 and repositioning of existing bus stops; ancillary workshops; staff gym and canteen; security gate house; a building for use as an energy centre (details of the energy generation reserved for future approval); loading bays; service yard; waste management area; external plant; vehicle parking; landscaping including permanent landscaped mounds; sustainable drainage details; together with the demolition of existing agricultural buildings within the red line boundary; and the realignment of an existing watercourse.

Application: 23/00417/DISC Permitted 12 April 2023

Discharge of Conditions 12 (Construction Management Plan), 13 (Landscape Environment Management Plan), 14 (Construction Environment Management Plan), 21 (Woodland Management Plan) and 31 (Habitat Management Plan) of 22/01144/F. Conditions 12, 13, 14 and 31 were approved under this discharge but Condition 21 for the Woodland Management Plan was expressly excluded to allow time for an amended WMP version to be submitted in accordance with comments from the Arboricultural Officer. Consultations and publicity for this current application were carried out under 23/00417/DISC but because these conditions were approved separately a new reference was created so that Condition 21 could be approved as a standalone condition. at a later date.

4. RESPONSE TO PUBLICITY

- 4.1 This application has been publicised under reference 23/00417/DISC by way of a site notice displayed near the site and by advertisement in the local newspaper. The final date for comments was **25 March 2023**, although comments received after this date and before finalising this report would have also been taken into account.
- 4.2 No comments have been raised by third parties.

5. RESPONSE TO CONSULTATION

- 5.1. Arboricultural Officer – **no objection** to the discharge of the condition based upon the latest version of the WMP.

6. APPRAISAL

- 6.1. Following the submission of an amended Woodland Management Plan (WMP), the Arboricultural Officer is happy with the proposals and for this condition now to be discharged.
- 6.2. The original application was EIA development which was only recently granted permission (Feb 2023) and the appraisal was undertaken and submitted in March 2022. As the appraisal is less than two years old, the EIA is up to date and therefore, the EIA is considered sufficient for the purpose of considering the information provided for this condition and it has been taken into account in considering this subsequent application.

7. RECOMMENDATION

That Planning Condition 21 of 22/01144/F be discharged based upon the following:

Condition 21:

Woodland Management Plan Ref: edp2425_r018g, dated April 2023

Case Officer: Suzanne Taylor

DATE: 26 April 2023

Checked By: Andy Bateson

DATE: 26th April 2023
