

Planning Statement

Reserved Matters Application,
Bicester Business Park, Land off
Oxford Road, Bicester- Outline
planning permission 23/01080/OUT

by CarneySweeney

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Executive Summary

Introduction and Overview

This Reserved Matters planning application is submitted to Cherwell District Council as the Local Planning Authority by Peveril Securities (the Applicant). It is aimed at delivering employment development and job creation on Bicester Arc.

The proposed Reserved Matters proposal comprises the following:

- Details of access, appearance, landscaping, layout and scale relating to the proposed development of Class E(g)(i) (formerly B1(a)) office/commercial building and Class E(g)(ii) (formerly B1(b)) Research and Development Units, plus associated car parking.

The proposed development is considered to be in accordance with the key planning policy objectives of the adopted Cherwell Local Plan 2011-2031 (Part 1) to deliver economic growth at Bicester and remains compliant with outline planning permission (ref: 17/02534/OUT and the subsequent s73 ref: 23/01080/OUT).

The benefits that the development will bring in terms of providing a catalyst to larger scale economic development at Bicester Arc and the implementation of long intended employment growth on the site are 'very significant' and relate to the following areas:

1. The grant of permission for the initial employment building on the site will attract further interest and greater investment.
2. The proposal is not speculative, with the proposed occupier anticipating circa 515 FTE jobs being located on-site.
3. A scheme with a construction value of £32m, which will generate 237 direct full-time equivalent construction jobs annually, in addition to the permanent jobs being created.
4. The ability to demonstrate to the employment market that the Bicester Arc site is 'underway' which will attract end users to the town as competition to Oxford.
5. The Reserved Matters application includes a BREEAM Pre-Assessment Report that demonstrates how the building will achieve BREEAM 'Very Good'.
6. The Reserved Matters application also includes an energy strategy to seek carbon reduction as part of the design approach for the buildings.



The Reserved Matters proposal is to accommodate the YASA Group’s Headquarter offices and Research and Development facility. Founded in 2009, it has sought to develop prototype small, powerful and efficient electric motors enabling new, more efficient and sustainable means of transportation.

YASA now supplies world-leading sports car manufacturers with innovative powertrain solutions based around its axial-flux electric motors. In 2019, YASA announced Ferrari as its first OEM customer in volume production, with the ground-breaking hybrid Stradale SF90. After initially being in discussion with AMG as a potential customer, YASA became a wholly owned subsidiary of Mercedes-Benz in 2021, with a remit to develop electric motors for Mercedes-Benz’s AMG.EA electric-only platform. They are now the electric innovation partner pioneering new electric drive technology for the Mercedes-Benz Group.

Due to the success of the technology developed by YASA the business growth has been rapid which has resulted in their current accommodation at Kidlington not able to accommodate current operational requirements aside from future growth which has led to the requirement for new fit for purpose accommodation. The delivery of the new accommodation has become critical to the future delivery of business and the safeguarding of the future investment in the business together with the highly skilled locally employed workforce. The Reserved Matters proposal seeks to offer a unique space within Cherwell District that allows the business to plan long-term and invest in future jobs.

The business is currently primarily based out of three facilities in Yarnton, Bicester and Welshpool. Unfortunately, current and significant inefficiencies in their research & development facilities, parking issues, limitations on power supply, and lack of modern collaborative meeting spaces mean YASA are looking to investment in new business premises.

In terms of current and potential job creation, we note the following:

	Current	2030
R&D: Innovation, Engineering, Industrialisation	173	203
Direct Prototype Production	81	158
Production support	87	112
Business Support/Services	38	42
Total	<u>379</u>	<u>515</u>
Desk capacity Yarnton	143	
Desk capacity U4 Interim	50	
Production floor	81	
Prototype floor	17	
Total	<u>291</u>	
Office workers un-housed	88	
	<u>379</u>	



The office building will accommodate the Research and Development, Business Support, and shared Production Support persons (approximately 50%, e.g. quality, purchasing, logistics). The Research and Development building will have Test & Validation technicians and Prototype Industrialisation activities, utilising office and common facilities within the office building.

It is the Applicant's intention to immediately progress with this development when Reserved Matters approval is granted.

Given the strong favourable balance of benefits against impacts, and the significant compliance with relevant planning policies and the outline planning conditions, Cherwell District Council can grant approval for the application without delay.



1.0 Introduction

1.1 Introduction and Overview

- 1.1.1 This Planning Statement sets out the planning background and case in support of a Reserved Matters planning application submitted by Peveril Securities (the Applicant) for development of land on Bicester Arc (Bicester Business Park) for a Class E(g) office/employment building and research and development units.
- 1.1.2 To provide some background to the Applicant, Peveril Securities is a national development company based in the Midlands who have delivered a significant number of new employment and commercial sites throughout the country. It also specialises in delivering commercial developments, most recently an example of a largescale commercial development is the Unity Square office scheme in the centre of Nottingham, which is a significant office development being provided to meet the requirements of HMRC. Another recent development example is a 162,580 sqm Amazon warehouse at Summit Park on the Ashfield/Mansfield border.
- 1.1.1 The Applicant owns the Bicester Arc site having acquired it from the previous owners in 2020. The application submitted (see below) is for the purposes of delivering the employment development and long-term economic growth.
- 1.1.2 The background to this planning application is that the site is part of land granted outline planning permission for up to 60,000 sq.m. of office floor space. This historically has been referred to as part of the 'Bicester 4' area including the adjacent Tesco site and is an allocation for B1 employment purposes in the adopted Cherwell Local Plan 2011-2031 (Part 1).
- 1.1.3 The original outline planning permission and subsequent S73 amends encompass this Reserved Matters application site as the eastern part of Bicester Arc fronting on to the A41 Oxford Road.
- 1.1.4 The Reserved Matters application is for a known occupier and the granting of approval would mean that this parcel of employment land will come forward immediately and allow Bicester Arc to be marketed against a background of delivery of new jobs and 'very significant' investment in an active business park.



2.0 Application Content

2.1 Introduction

2.1.1 This Reserved Matters application is submitted to Cherwell District Council, as the Local Planning Authority, seeking approval for a phase of employment development of the Bicester Arc.

2.2 Scope of Submission

2.2.1 The application plans submitted for determination are those set out below and have been prepared by 5Plus Architects:

- D100 Zone B Location Plan
- D101A Zone B Block Plan
- D103B Zone B Site Layout Plan
- D105B Zone B Proposed Site and Floor Levels
- D106B Zone B Access
- D109B Zone B Landscape Plan
- A101B Office Proposed Ground Floor Plan
- A102A Office Proposed First Floor Plan
- A103A Office Proposed Second Floor Plan
- A104A Office Proposed Third Floor Plan
- A105A Office Proposed Roof Plan
- A106A Office Typical Sections
- A110B Office South East and North East Elevations
- A111B Office North West and South West Elevations
- A112 Office Energy Centre
- B101A Research and Development Ground Floor Plan
- B102A Research and Development Elevations and Section



- B103 Research and Development Roof Plan
- F100 Ecopark BNG Masterplan
- 05935-5PA-MP-00-DR-A-9011 Phasing Plan

2.2.2 In addition to the plans, the following documents are also submitted in support of this planning application:

- Completed application forms
- Planning Statement
- EIA Compliance Statement
- Design and Access Statement
- Indicative BREEAM Pre-Assessment Reports (Planning Statement Appendix A)
- Energy and Sustainability Statements (Planning Statement Appendix B)
- Drainage Strategy Drawings and Technical Note (Planning Statement Appendix C)
- Odour Assessment and Covering Letter (Planning Statement Appendix D)
- Ecological Appraisal (Planning Statement Appendix E)
- Biodiversity Net Gain (Planning Statement Appendix F), comprising:
 - Ecology Technical Note – Overall Biodiversity Net Gain Calculations;
 - YASA (Zone B) Biodiversity Ecology Statement; and
 - BNG Metrics.
- Phase 1 and Phase 2 Geo-Environmental Assessments (Planning Statement Appendix G).

2.2.3 There is an existing Section 106 Agreement that relates to the Bicester Arc approved outline planning consents. This mainly deals with matters relating to highways and transportation including contributions towards improvements to public transport on a phased basis. This Reserved Matters application is compliant with the agreed approach to highways matters set out within the Section 106 and designed within the Section 278 agreed with Oxfordshire County Council.

2.2.4 The highway proposals remain as approved for the Bicester Arc site as do the contents of the Section 278 works associated with that approval.



3.0 Development Description

3.1 Introduction

3.1.1 The Reserved Matters proposals seek approval for two buildings that comprise employment uses – offices and research and development.

3.2 Proposed Development

3.2.1 The buildings proposed would have previously been regarded as a 'Use Class B1' development now classed as Use Class E(g) following the changes to the Town and Country Planning (Use Classes) Order 1987 (as amended) in 2021.

3.2.2 The total new office/employment floorspace is some 10,128 sq.m (GEA) in area.

3.2.3 The Reserved Matters proposal is to accommodate the YASA Group's Headquarter offices and Research and Development facility. Founded in 2009, it has sought to develop prototype small, powerful and efficient electric motors enabling new, more efficient and sustainable means of transportation.

3.2.4 YASA's current commercial spaces are cramped and not capable of being upgraded to allow greater investment in the business and create new high-quality well-paid jobs within the Cherwell Area. The Reserved Matters proposal secures that long-term investment opportunity, alongside significant new job creation.

3.2.5 The current business is currently primarily based out of three facilities in Kidlington, Cherwell. Unfortunately, current and significant inefficiencies in their research & development facilities, parking issues, limitations on power supply, and lack of modern collaborative meeting spaces mean YASA are looking to relocate.

3.2.6 The Reserved Matters site is seen as the only available and appropriate space within Cherwell. Hence, the investment and new jobs could be lost if the Reserved Matters approval is found to be not forthcoming.

3.2.7 In terms of current and potential job creation, we note the following:



	Current	2030
R&D: Innovation, Engineering, Industrialisation	173	203
Direct Prototype Production	81	158
Production support	87	112
Business Support/Services	38	42
Total	<u>379</u>	<u>515</u>
Desk capacity Yarnton	143	
Desk capacity U4 Interim	50	
Production floor	81	
Prototype floor	17	
Total	<u>291</u>	
Office workers un-housed	88	
	<u>379</u>	

3.3 Programme

- 3.3.1 The Applicant’s strategy is to deliver the development, if approved by Cherwell District Council, immediately following approval of Reserved Matters and the associated pre-commencement discharge of condition submissions. The proposal is for a known occupier and is not speculative.

- 3.3.2 It is anticipated that the Reserved Matters proposal will be completed in approximately end 2024/early 2025.



4.0 Planning Policy Context

4.1 Introduction

4.1.1 The Reserved Matters application is made under the outline planning permission 23/01080/OUT for:

The erection of a business park of up to 60,000 sq.m (GEA) of flexible Class B1(a) office / Class B1(b) research & development floorspace; associated vehicle parking, landscaping, highways, infrastructure and earthworks.

4.2 Statutory Development Plan

The Cherwell Local Plan 2011 – 2031 Part 1, re-adopted December 2016

4.2.1 The Cherwell Local Plan 2011-2031 Part 1 (CLPP1) was originally adopted in July 2015 and remains the appropriate Statutory Development Plan. The addition of Policy Bicester 13 meant that the Plan was re-adopted on 19 December 2016. Part 1 of the Local Plan only allocated strategic sites, and Part 2 was due to allocate smaller sites, however it was not progressed and has been replaced by the emerging Local Plan 2040.

4.2.2 The CLPP1 sets out broadly how the district will grow and change over the plan period and contains policies to help deliver Local Plan’s spatial vision. The CLPP1 identifies a Spatial Strategy for how growth is to be managed, with “...the bulk of the proposed growth in and around Bicester and Banbury” (para vi., page 10). It seeks to develop a sustainable local economy by ensuring “...that there is a supply of employment land to meet the needs of the District for the plan period” (para xi., page 10).

4.2.3 The Site subject of this application is allocated on the Policies Map as land committed for employment development as ‘Bicester 4’. CLPP1 Policy Bicester 4: Bicester Business Park states:

“...This site to the southwest of Bicester, bounded by the A41 to the north and west, is proposed for employment generating development in the form of a high quality B1 office scheme.

Employment

- *Jobs created – up to approximately 6,000 jobs. Site constraints and implementation of alternative use planning permissions may reduce numbers slightly.*
- *Use classes – B1a (Office).”*

4.2.4 Policy Bicester 4 goes on to set out requirements in terms of infrastructure needs and key design and



place shaping principles, including (inter alia):

- *“Proposals should comply with Policy ESD15*
- *A distinctive commercial development that provides a gateway into the town*
- *A high quality design and finish, with careful consideration given to layout, architecture, materials, colourings and building heights to reduce overall visual impact...*
- *...Development proposals to be accompanied and influenced by landscape/visual and heritage impact assessments...*
- *...Biodiversity should be preserved and enhanced...*
- *...Demonstration of climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD 1 – 5...*

4.2.5 CLPP1 ‘Policy PSD 1: Presumption in Favour of Sustainable Development’ states:

“When considering development proposals the Council will take a proactive approach to reflect the presumption in favour of sustainable development contained in the National Planning Policy Framework. The Council will always work proactively with applicants to jointly find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (or other part of the statutory Development Plan) will be approved without delay unless material considerations indicate otherwise.”

4.2.6 CLPP1 Policy SLE 1 deals specifically with employment development and states:

“Employment development on new sites allocated in this Plan will be the type of employment development specified within each site policy in Section C ‘Policies for Cherwell’s Places’. Other types of employment development (B Use class) will be considered in conjunction with the use(s) set out if it makes the site viable...”

4.2.7 The supporting text to CLPP1 Policy SLE 1 states

“Significant employment growth at Bicester will be encouraged and we [Cherwell District Council] will:

- *encourage green technology and the knowledge based sectors, exploiting its position in the Oxford/Cambridge Corridor...*



- *maintain and increase the motorsport industry and other performance engineering...*
- *encourage high tech companies..."*

4.2.8 CLPP1 Policy ESD 15 relates to the character of the built and historic environment and states:

"...New development will be expected to complement and enhance the character of its context through sensitive siting, layout and high quality design. All new development will be required to meet high design standards. Where development is in the vicinity of any of the District's distinctive natural or historic assets, delivering high quality design that complements the asset will be essential."

4.2.9 Policy ESD 15 goes on to set out criteria against which new development should adhere to, including (inter-alia):

- *"Be designed to deliver high quality safe, attractive, durable and healthy places to live and work in..."*
- *Deliver buildings, places and spaces that can adapt to changing social, technological, economic and environmental conditions*
- *Support the efficient use of land and infrastructure, through appropriate land uses, mix and density/development intensity*
- *Contribute positively to an area's character and identity by creating or reinforcing local distinctiveness and respecting local topography and landscape features, including skylines, valley floors, significant trees, historic boundaries, landmarks, features or views, in particular within designated landscapes, within the Cherwell Valley and within conservation areas and their setting..."*

4.2.10 Policy ESD 15 adds:

"The design of all new development will need to be informed by an analysis of the context, together with an explanation and justification of the principles that have informed the design rationale. This should be demonstrated in the Design and Access Statement that accompanies the planning application."

Saved, Retained Policies of the Adopted Cherwell Local Plan 1996

4.2.11 The 'saved' policies of the Cherwell Local Plan 1996 (CLP 1996) remain part of the Development Plan. The saved policies are those that were originally saved on 27 September 2007, and which have not been replaced by policies within the adopted CLLP1.



4.2.12 CLP 1996 Policy C28 relates to the layout, design, and external appearance of new development. This requires layout, design, and external appearance, including external materials of development proposals to be sympathetic to the character of the context.

4.3 Material Considerations

National Planning Policy Framework (NPPF), Published July 2021

4.3.1 National Planning Policy is contained within the National Planning Policy Framework ('NPPF' or 'the Framework' hereafter). The NPPF includes the Government's planning policies for England, highlighting the economic, social, and environmental roles of planning, and its contribution to meeting the mutually dependent objectives of a strong, responsive, and competitive economy; strong vibrant and healthy communities; and the protection of the natural, built and historic environment.

4.3.2 The NPPF establishes that the purpose of planning is to contribute to the achievement of sustainable development (Paragraph 7) and then in Paragraph 8 identifies three overarching objectives which need to be pursued in mutually supportive ways to achieve sustainable development: economic, social and environmental:

- **An economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- **A social objective** – to support strong, vibrant, and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe built places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- **An environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

4.3.3 At the heart of the NPPF is a presumption in favour of sustainable development (Paragraph 10), which should be applied both through the plan-making and decision-making (Paragraph 11) process.



4.3.4 Paragraph 11 states that:

“...For decision-taking, this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or*
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date (footnote 8) granting permission unless:

 - i. the application of policies in this Framework that protect areas or assets of importance provides a clear reason for refusing the development proposed (footnote 7); or*
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”**

4.3.5 Section 4 deals with the decision-making process, with Paragraph 38 stating that *“local planning authorities should approach decisions on proposed development in a positive and creative way...and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.”*

4.3.6 Paragraphs 54-56 set out the Government’s position on planning conditions and obligations, identifying that planning conditions should be kept to a minimum and only imposed where they meet the relevant tests for the imposition of conditions (Paragraph 55). Paragraph 57 places the onus on Applicants to demonstrate whether circumstances justify the need for a viability assessment during the application stage.

4.3.7 Paragraph 81 in Section 6 states that planning policies and decisions should help create conditions in which businesses can invest, expand and adapt. This paragraph also states that *“Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development...”*.

4.3.8 Section 9 promotes sustainable transport, with Paragraph 105 stating: *“Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health...”*.

4.3.9 The policies set out in Section 12 seek to achieve well designed places, highlighting that the creation of high-quality buildings and places is fundamental for the planning and development process (Paragraph



126). Paragraph 126 goes on to state that “...good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities...”.

Planning Practice Guidance (Published 2014, (as amended))

- 4.3.10 Further to the publication of the NPPF, the over-arching policies are supplemented by guidance in the Planning Practice Guidance (PPG), a web-based resource which provides enhanced clarity on the interpretation of policies in the NPPF. The PPG has been subject to some updates since its first publication. For ease of reference, the relevant paragraphs are set out below.
- 4.3.11 **Design** – Paragraph: 001 (Reference ID: 26-001-20191001) reiterates Paragraph 130 of the NPPF stating: “...permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development”.

Non-Statutory Cherwell Local Plan 2011

- 4.3.12 The Non-Statutory Cherwell Local Plan 2011 was intended to review and update the Local Plan adopted in 1996. Due to changes to the planning system introduced by the Government, work on this plan was discontinued prior to adoption. The Non-Statutory Cherwell Local Plan 2011 is not part of the statutory development plan but was approved as interim planning policy for development control purposes in December 2004.

Cherwell Local Plan Review 2040

- 4.3.13 A new district wide Local Plan to 2040 is being prepared to meet assessed development needs for employment, housing, leisure, community facilities and infrastructure and to provide a strategy for the pattern scale and quality of development across the district.
- 4.3.14 As this plan is at the early stages of plan making, very limited weight is given to it in decision making.
- 4.3.15 Paragraph 48 of the NPPF sets out that decision-takers may give weight to relevant policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies, and their degree of consistency with policies in the NPPF.



5.0 Planning Case in support of Reserved Matters Approval application

5.1 Introduction

5.1.1 The determination of the planning application by Cherwell District Council falls to be determined in accordance with planning law as set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004; Section 70(2) of the Town and Country Planning Act 1990 and the Government’s planning policies in the National Planning Policy Framework (referred to as ‘the NPPF’ hereafter).

5.1.2 The determination process is set out in more detail in Section 2 of the NPPF. This applies a presumption in favour of sustainable development – which is defined in Paragraph 10 of the NPPF. For reasons set out below, it is considered the application proposes substantial development that benefits from this presumption.

5.2 Relevant Development Plan policies and key issues for determination arising

Policy objectives for the delivery of economic growth in Cherwell and in Bicester, in particular

5.2.1 Enabling the economic growth of Bicester in a location which has already been accepted as appropriate for employment-based growth is what is being proposed by the development subject of this planning application.

Employment strategy

5.2.2 One of the strategic objectives (SO 1) of the Local Plan is *“To facilitate economic growth and employment and a more diverse local economy with an emphasis on attracting and developing higher technology industries”*. The site of Bicester Arc as a whole was granted outline planning approval, reflecting its allocation as part of land allocated through Policy Bicester 4: Bicester Business Park of the Local Plan for a new business park. This policy provides for the creation of former Class B1a development, i.e. offices, and related development.

5.2.3 Policy Bicester 4 was seen as part of the means to achieving strategic objective SO 1 of the Local Plan. The Council’s ability to achieve the objective relies not just on granting planning permissions but for the development which benefits from planning permission to be deliverable. This is affected by market trends for employment development and a need for the Council to achieve a balance between providing a range of employment sites that attracts inward investment and for there to be availability of suitable housing to support new people coming into the area to take up jobs.



Design

- 5.2.4 In terms of layout, design and external appearance of new development, Policies ESD 15 and C28 detail the criteria which should be adhered to. The design rationale for the proposed development is discussed in detail in the submitted Design and Access Statement and the proposal accords with the provisions of the above policies.

Outline Planning Permission

- 5.2.5 The outline planning approval requires that a series of environmental planning reports and studies are included as part of Reserved Matters proposals. These are included in full at Appendices A-F and summarised below.

Condition 6

- 5.2.6 Condition 6 reads:

“All reserved matters submissions relating to a phase shall be accompanied by details of the existing and proposed ground levels as well as finished floor levels of all proposed buildings within that phase. Where the proposed ground and floor level details are approved as part of the reserved matters approval for that phase, the development in that phase shall be undertaken in accordance with those approved levels.

Reason - To ensure that the proposed development is in scale and harmony with its surroundings and to comply with Policy ESD 15 of the Cherwell Local Plan 2011-2031, saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.”

- 5.2.7 The Reserved Matters proposals includes a drawing package which includes the details required by Condition 6 (drawings ref: D105B Proposed Site and Floor Levels).

Condition 7

- 5.2.8 Condition 7 reads:

“All applications for approval of reserved matters that provide details of proposed buildings shall be accompanied by information that demonstrates that the buildings will achieve BREEAM 'very good' standard based on the criteria applicable at the date of this decision.

Reason - In the interests of ensuring sustainability in construction in accordance with the requirements of Policy ESD3 of the Cherwell Local Plan 2011-2031 Part 1.”



5.2.9 The Reserved Matters proposal includes two BREEAM Pre-Assessment Reports (covering the different uses proposed) (see Appendix A). The reports confirm the credits that are to be achieved and that overall, that a Very Good rating will be achieved by the proposed development.

Condition 8

5.2.10 Condition 8 reads:

“All applications for approval of reserved matters relating to a phase shall be accompanied by details of the on-site renewable energy provision to be incorporated into that phase.

Development within that phase shall take place in accordance with the approved details of on-site renewable energy provision and no development shall be occupied until the approved on-site renewable energy provision for that phase is operational, and shall be retained as such thereafter.

Reason - In the interests of ensuring that major development takes all reasonable opportunities to operate more sustainably in accordance with the requirements of Policy ESD5 of the Cherwell Local Plan 2011-2031 Part 1.”

5.2.11 The Reserved Matters proposal includes Energy and Sustainability Statements prepared by CPW (see Appendix B) which detail the on-site renewable energy provision to be incorporated as part of the delivery of this Reserved Matters development proposal.

5.2.12 The renewable energy strategy is underpinned by the desire to deliver a wide range of positive responses to climate change and the ambitions of Cherwell District Council’s planning policies and the UK wide target of zero carbon. The proposal improves biodiversity, increases green space, reduces the impact on the local surface water drainage, significantly reduces energy use, and maximises the potential to benefit from continued decarbonisation of the electricity grid where possible.

Condition 9

5.2.13 Condition 9 reads:

“Prior to the submission of or to accompany the first application for approval of reserved matters, full details of a surface water drainage strategy (including phasing) for the entire site, detailing all on and off site drainage works required in relation to the development, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the drainage works shall be carried out and completed in accordance with the approved strategy and phasing.



Reason: To ensure that sufficient capacity is made available to accommodate the new development and in order to avoid adverse environmental impact upon the community in accordance with Policy ESD7 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework. This information is required prior to commencement of any development on the appropriate phase as it is fundamental to the acceptability of the scheme.”

- 5.2.14 The Reserved Matters proposal includes drawing ref: 082005-CUR-XX-XX-DR-C-92010-P04 (Appendix C) which defines the site wide surface water drainage strategy, pursuant to Condition 9.

Condition 10

- 5.2.15 Condition 10 reads:

“All applications for approval of reserved matters relating to each phase shall be accompanied by details of a surface water drainage scheme for that phase (in accordance with the principles embodied within Sustainable Drainage Systems (SuDS) and the approved surface water drainage strategy for the overall site approved by condition 9). The development shall thereafter be constructed in accordance with the approved surface water drainage scheme and no development shall be occupied within each phase until the approved drainage scheme is completed.

Reason - To ensure that the development does not increase risk of flash flooding in an extreme storm event in accordance with the requirements of Policy ESD7 of the Cherwell Local Plan 2011-2031 Part 1 as well as Government guidance contained in the National Planning Policy Framework.”

- 5.2.16 The Reserved Matters proposal includes a Drainage Strategy Technical Note and accompanying Drainage Strategy Plans prepared by Curtins (see Appendix C). The report builds on the approved Flood Risk Assessment and details how the SuDS hierarchical approach has been considered, with the surface water runoff outfalling to the existing surface water drainage network in Lakeview Drive at a restricted rate of 9.47l/s/ha. Detailed hydraulic calculations have been undertaken up to the 100yr return period event including a 25% allowance for climate change.

- 5.2.17 The Drainage Strategy Technical Note also refers to Condition 14 of the outline permission, which reads:

“No development shall take place within each phase until a detailed scheme of foul drainage for the development within that phase has been submitted to, and approved in writing by, the Local Planning Authority. The foul drainage scheme shall be completed in accordance with the



approved scheme prior to the occupation of any building within that phase and retained as such thereafter.

Reason - To ensure satisfactory drainage of the site in the interests of public health, to avoid flooding of adjacent land and property and to comply with saved Policy ENV1 of the Cherwell Local Plan 1996, Policy ESD6 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework. This information is required prior to commencement of any development on the appropriate phase as it is fundamental to the acceptability of the scheme.

- 5.2.18 Drawing ref: 082005-CUR-XX-XX-DR-C-92001_P04 defines the Foul Water Drainage Layout for the proposed Reserved Matters development, satisfying Condition 14 in relation to this phase of development.

Condition 11

- 5.2.19 Condition 11 reads:

“All applications for approval of reserved matters relating to a phase shall be accompanied by an odour report (produced by an appropriately qualified professional) detailing the measures necessary to minimise the potential for occupants of the development within that phase to experience nuisance caused by the proximity of the nearby Bicester Sewage Treatment Works. The development within each phase shall thereafter be carried out in accordance with the necessary measures set out in the approved odour report for that phase.

Reason - In the interests of ensuring the development is compatible with the existing surrounding land uses in accordance with the requirements of Policy Bicester 4 of the Cherwell Local Plan 2011-2031 Part 1 as well as Government guidance in the National Planning Policy Framework.”

- 5.2.20 The Reserved Matters proposal includes an Odour Assessment prepared by Air Quality Consultants, along with a Covering Letter (see Appendix D). The odour assessment concluded that, across the wider development site, “the overall odour effects are ‘not significant’”. This conclusion was supported by the findings of sniff testing (undertaken by AQC) and dispersion modelling (undertaken by Olfasense and commissioned by Thames Water). In terms of this reserved matters application, the proposed commercial buildings in Zone B are located outside of the 5 OUE/m³ contour as predicted by the modelling, and the results of six field odour surveys support the modelling and show that there are no significant effects within the Zone B boundary. There are no constraints to the development of commercial land use at Zone B of the Bicester Arc development in terms of odours from the nearby



Bicester STW.

Condition 12

5.2.21 Condition 12 reads:

“All applications for reserved matters approval relating to a phase shall be accompanied by a biodiversity statement that has regard to the ecological information contained within Appendix B to the Environmental Statement Addendum (June 2018) and shall include an assessment of the ecological implications of development within that phase together with the measures to be incorporated within that phase to help mitigate/enhance ecological interest on the site. Development within the phase must thereafter take place in accordance with the measures contained within the approved biodiversity statement for that phase.

Reason - To ensure that the ecological impact of the detailed phases of the overall development are fully understood and coordinated through an overarching ecological strategy for the site in accordance with the requirements of Policy ESD10 of the Cherwell Local Plan 2011-2031 Part 1 as well as Government guidance contained in the National Planning Policy Framework.”

5.2.22 The Reserved Matters proposal includes an Ecological Appraisal (see Appendix E) and Ecology Technical Note/Ecology Statements, along with the associated BNG Metrics (see Appendix F). These reports in combination address the requirements of Condition 12 and confirm that a net gain in biodiversity will be delivered by the Eco Park and the development in Zone B.



6.0 Planning Balance

6.1 Introduction

6.1.1 This section of the Planning Statement provides an assessment of the planning balance having regard to the planning matters considered in the earlier Sections. The factors that weigh against the grant of planning permission have been considered, as appropriate, against those in favour of granting planning permission in the table below:

Issue	Weighting
Investment into Bicester	Very Positive +
Delivery of additional employment floorspace	Very Positive+
Proposed use accords with extant planning permission	Very Positive+
Economic Operational – 515 jobs (136 potential new jobs)	Very Positive +
Economic Operational – spend in the community	Very Positive +
Policy Compliance – Development Plan	Very Positive +
Policy Compliance – NPPF	Very Positive +
Site Accessibility	Very Positive +
Design	Very Positive +
Provision of construction phase employment opportunities	Positive +
Drainage	Neutral
Highways	Neutral

Key:

Scale		
Positive ↓ Negative	Very Positive	
	Positive	
	Moderate	
	Limited	
	Very Limited	
	Neutral	
	Very Limited	
	Limited	
	Moderate	
	Negative	
	Very Negative	

6.1.2 As demonstrated in the above table, there are no negative factors that should weigh against the grant of Reserved Matters approval.

6.1.3 In addition to this, there are several economic, social and environmental benefits arising from the proposed development (NPPF Paragraphs 7-9), that are rated as ‘very positive’ and ‘positive’ and carry significant weight in the planning balance.



- 6.1.4 These include investment in Bicester, along with the provision of new employment floorspace and the economic benefits to the local economy both through job creation associated with the proposed development and the construction stage.
- 6.1.5 As such, there are no factors identified that would weigh against the grant of planning permission.



7.0 Summary and Conclusion

7.1.1 This Reserved Matters application is submitted to Cherwell District Council by Peveril Securities and Sladen Estates Limited (the Applicant) and is aimed at delivering employment development and job creation on the Bicester Business Park (Bicester Arc). The planning application is for the following proposed development:

- Details of access, appearance, landscaping, layout and scale relating to the proposed development of Class E(g)(i) (formerly B1(a)) office/commercial building and Class E(g)(ii) (formerly B1(b)) Research and Development Units, plus associated car parking.

7.1.2 The proposed development is in accordance with the key planning policy objectives of the Council's Local Plan to deliver economic growth at Bicester and to make a contribution to job creation.

7.1.3 The benefits that will be delivered through the grant of planning permission are significant and relate to the following areas:

1. The grant of permission for the initial employment building on the site will attract further interest and greater investment.
2. The proposal is not speculative, with the proposed occupier anticipating circa 515 FTE jobs being located on-site.
3. A scheme with a construction value of £32m, which will generate 237 direct full-time equivalent construction jobs annually, in addition to the permanent jobs being created.
4. The proposal secures 379 existing jobs in Cherwell and offers the opportunity to create circa 136 new high quality jobs.
5. The ability to demonstrate to the employment market that the Bicester Arc site is 'underway' which will attract end users to the town as competition to Oxford.
6. The Reserved Matters application includes a BREEAM Pre-Assessment Report that demonstrates how the building will achieve BREEAM 'Very Good'.
7. The Reserved Matters application also includes an energy strategy to seek carbon reduction as part of the design approach for the buildings.

7.1.4 The benefits that the development will bring in terms of providing a catalyst for larger scale economic development at Bicester Arc and the implementation of long intended employment growth on the site are very significant.



7.1.5 Given the strong favourable balance of benefits and the significant compliance with relevant planning policies, Cherwell District Council is requested to grant approval of this Reserved Matters application.



Appendix A – Indicative BREEAM Pre-Assessment Reports

Appendix B - Energy and Sustainability Statements

Appendix C - Drainage Strategy Drawings and Technical Note

Appendix D - Odour Assessment and Covering Letter

Appendix E – Ecological Appraisal

Appendix F – Biodiversity Net Gain

Appendix G – Geo-Environmental Assessments

