

Our Ref: PF/NW/WW/10952
(Please reply to Banbury office)

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5th September 2023

Planning Department
Cherwell District Council
Bodicote House
Bodicote
Banbury
OX15 4AA

Dear Sir/ Madam,

**TOWN AND COUNTRY PLANNING ACT 1990
SYMMETRY PARK, MORRELL WAY, AMBROSDEN
PLANNING PERMISSION 21/01330/F**

On behalf of the occupier of Unit C 'DP World Logistics', I write to re-submit a planning application to discharge Condition 13 pursuant to planning permission reference 21/01330/F dated 27th July 2021, for:

'Full Planning Permission for 23,195sqm of logistics floor space within Class B8 of the Town and Country Planning Use Classes Order 1987, including ancillary Class E(g)(i) (offices) (1,750 sqm), erection of security gatehouse (24sqm), security fence, sprinkler tank and pump house, accessed from the existing Symmetry Park estate road; associated site infrastructure including external service yard, lorry parking, landscaping, amenity open space including 10m green corridor with 3m foot path and cycle link to wider Bicester 12, storm water drainage infrastructure and private sewage treatment plant.'

The relevant Condition 13 and the supporting information to discharge this condition in full, is listed in turn below.

Condition 13 states the following:

Prior to the occupation of Unit C a Travel Plan, prepared in accordance with the department of Transport's best practice guidance note "Using the planning process to secure travel plans" and its subsequent amendments shall be submitted to and approved in writing by the local planning authority. The plan shall incorporate site specific details of the means of sharing and encouraging reduced reliance of private cars related to the development in favour of other modes of transport.

The reason for the condition is as follows:

In the interests of sustainability, to ensure a satisfactory form of development and to comply with Policies SLE4 and ESD1 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

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Condition 13 was previously submitted to Cherwell District Council for discharge in June 2023. The application (LPA Ref; 23/01809/DISC). The application was refused for the following reasons.

'The submitted Travel Plan referenced 11238-HYD-XX-XX-RP-TP-6001-P01 does not provide sufficient information to demonstrate that it has been prepared in accordance with Oxfordshire County Council guidance and does not contain expected information to meet Oxfordshire County Council criteria. As such, it has not been demonstrated that the proposed travel plan would result in reduced reliance on the use of private cars in favour of other modes of transport which would fail to contribute to the achievement of sustainable development. The proposal therefore fails to comply with Policies SLE4 and ESD1 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.'

The Travel Plan has been updated to overcome the reasons for refusal specifically the comments that were received from Oxfordshire County Council Highways on the following:

- Predicted number of employees – See section 1.1.4
- Information about on- and off-site facilities for pedestrian, cyclists and bus users – See sections 3.2.3 / 3.2.11 / 3.4.3 / 3.5.3
- Information about who will act as the interim TP Co-Ordinator – See sections 6.2.1
- Proposed budget for travel plan activities and initiatives – See section 5.2.4
- Targets that cover a five-year period. – See update Table 7.1 has been amended to reflect 5 years.
- Robust action plan. – Due to not having any travel survey data, we have renamed the Action Plan to “Outline Action Plan” and recommended that this be updated to provide a more robust action plan once the initial surveys have been undertaken see section (8.1.2).
- Information on first and last buses. – See Table 3.2 clearly shows first and last bus times.
- Facilities available at the closest stops. – See section 3.5.3
- Where is onsite cycle parking. – See Figure 4.3
- EV charging points free to employees. – See section 4.2.4
- Information about Wi Fi connectivity or visits from bike mechanics, food vendors etc. – See section 5.9
- Information about salary-based travel to work schemes. – See section 5.9

In accordance with the above scope of the application, the following submission details have been prepared to discharge the condition in full:

- Staff Welcome Pack prepared by Hydrock
- Plot C Symmetry Park, Bicester. Full Travel Plan. Document reference. 11238-HYD-XX-XX-RP-TP-6001-P03-S4

This submission has been made on the Planning Portal, and an electronic payment of £116 has been made to cover the relevant planning application fee.

We trust that this submission can be registered on the basis of the enclosed information and look forward to receiving confirmation that the submission has been received and validated. In the meantime, should you require any further information or seek clarification on any matter, please do not hesitate to contact me via the details provided.

Yours sincerely



Nick Wyke
Framptons

Enc: Application Form
Application Fee (£116.00 plus £64.00 Planning Portal fee)