

Case Officer: Suzanne Taylor

Recommendation: Approve

Applicant: Tritax Symmetry Oxford North Ltd AND Siemens Healt

Proposal: Discharge of Condition 28 (Third Party Drainage) of 22/01144/F

Expiry Date: 30 January 2024

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 converted 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. Several 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 28 (Third Party Drainage) of 22/01144/F and a copy of a letter from Thames Water has been provided which confirms that the connection to the public sewer is conditionally agreed.

3. RELEVANT PLANNING HISTORY

- 3.1. The following planning history is considered relevant to the current proposal:
- 3.2. 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.
- 3.3. A Non-Material Amendment has subsequently been made to the original permission under reference **23/02810/NMA** and this was approved in November 2023. This allows a number of small changes to the proposals including rationalisation of the services/plant and equipment on the roof, minor amendments to the elevations (including additional windows for the second floor offices and the addition and relocation of doors), internal alterations which would not increase the overall floor area of the building and minor additions to the service yard (concrete bund for the resin tank and a sprinkler tank plinth).
- 3.4. Conditions 3 (Construction Method Statement), 12 (Construction Management Plan), 13 (Landscape Environment Management Plan), 14 (Construction Environment Management Plan), 15 (Contamination), 16 (Contamination Remediation), 21 (Woodland Management Plan), 22 (Construction Phasing Plan), 23 (Surface Water Management Strategy), 24 (Flood Exceedance Plan), 25 (Infiltration Testing), 26 (Drainage Layout), 27 (Water Quality), 29 (Apprenticeships and Training opportunities for construction phase), 31 (Habitat Management Plan), 32 (Permeable Paving) and 33 (SuDS Maintenance and Management Plan) have all been previously discharged under references **23/00415/DISC**, **23/0417/DISC**, **23/01104/DISC** and **23/01677/DISC**.

4. RESPONSE TO CONSULTATION

- 4.1. Consultees were given until **03 January 2024** to comment on the proposals.
- 4.2. OCC LOCAL LEAD FLOOD AUTHORITY (LLFA): No objection.
- 4.3. THAMES WATER: The condition can be discharged.

5. APPRAISAL

- 5.1 The condition requires any consents for connections to third party drainage systems to be submitted to the LPA for approval prior to any work taking place above ground. The applicants have provided a copy of a letter from Thames Water which gives conditional consent for a connection to the public sewer.

5.2 Both Thames Water and the LLFA are satisfied with this letter and are content for the condition to be discharged.

6. RECOMMENDATION

That Planning Condition 28 of 22/01144/F be discharged based upon the following:

Condition 28:

Letter from Thames Water giving notice of consent to connect to a public sewer/public lateral drain, DS reference DS4133358, dated 16 August 2023.

Case Officer: Suzanne Taylor

DATE: 8 January 2024

Checked By: Andy Bateson

DATE: 8th January 2024
