

**Case Officer:** Suzanne Taylor

**Recommendation:** Approve

**Applicant:** Tritax Symmetry Oxford North Ltd AND Siemens Healt

**Proposal:** Discharge of Conditions 13 (LEMP), 22 (Construction Phasing Plan), 23 (Surface Water Management), 24 (Flood Exceedance Plan), 26 (Drainage Layout), 27 (Water Quality) and 32 (Permeable Areas Plan) of 22/01144/F

**Expiry Date:** 25 March 2024

**Extension of Time:** 11 April 2024

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## **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 dual-carriageway 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 the course of the brook 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 central spine, which serves the length of the production halls. 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 a landscaped car park with 474 staff and visitor parking spaces.

## **2. CONDITIONS PROPOSED TO BE DISCHARGED**

- 2.1. The application seeks to discharge Conditions 13 (LEMP), 22 (Construction Phasing Plan), 23 (Surface Water Management), 24 (Flood Exceedance Plan), 26 (Drainage Layout), 27 (Water Quality) and 32 (Permeable Areas Plan) of 22/01144/F, granted in July 2022.

## **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. Non-Material Amendments have subsequently been made to the original permission under references **23/02810/NMA** and **24/00240/NMA** and these were approved in November 2023 and March 2024. The 2023 NMA 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). The 2024 NMA allows for the provision of an electricity sub-station, foul pump station and associated amendments to the on-site attenuation pond and it is these changes which have necessitated the submission of this DISC application to take account of the amended plans/details. The next paragraph gives details of the previous discharge of these conditions based upon the original plans/details.
- 3.4. Conditions 3 (Construction Method Statement), 12 (Construction Management Plan), 13 (Landscape and Ecological 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), 28 (Third Party Drainage), 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 application references **23/00415/DISC**, **23/0417/DISC**, **23/01104/DISC**, **23/01677/DISC** and **23/03420/DISC**.

## **4. RESPONSE TO PUBLICITY**

- 4.1 This application has been publicised by way of a site notice displayed near the site, by advertisement in the local newspaper. The final date for comments was **17 March 2024**, although comments received after this date and before finalising this report have also been taken into account.

4.2 No comments have been raised by third parties.

## 5. RESPONSE TO CONSULTATION

5.1. Consultees were given until **22 February 2024** to comment on the proposals.

5.2. CDC WARD COUNCILLORS: **No comments received** to date.

5.3. OCC SINGLE RESPONSE: The Lead Local Flood Authority (LLFA) have **no objections** to the discharge of conditions 23, 24, 26, 27 and 32.

5.4. CDC LANDSCAPE SERVICES: **No comments received** to date.

5.5. CDC ECOLOGY: Initially observed that the Biodiversity Impact Assessment should ideally be re-run and the any changes should be added to the Habitat Management Plan. Following discussion with the applicant and the submission of an updated Landscape and Ecological Management Plan (LEMP), HMP and BIA the Ecologist is now satisfied that condition 13 **can be satisfactorily discharged**.

5.6. CDC DRAINAGE: **No objection**.

## 6. APPRAISAL

6.1. The original application was only granted permission just over a year ago (i.e., February 2023) and the EIA appraisal was undertaken and submitted in March 2022. As the appraisal is circa two years old, the EIA is up to date and considered sufficient for the purpose of considering the information provided for these condition discharges and has been taken into account.

6.2. All of the statutory consultees have confirmed that they have no objection to the discharge of conditions, subject to adherence to the approved documents and drawings submitted in support of the application. In such circumstances, it is deemed acceptable to discharge conditions 13, 22, 23, 24, 26, 27 and 32.

## 7. RECOMMENDATION

That Planning Conditions 13 (LEMP), 22 (Construction Phasing Plan), 23 (Surface Water Management), 24 (Flood Exceedance Plan), 26 (Drainage Layout), 27 ((Water Quality) and 32 (Permeable Areas Plan) of 22/01144/F be discharged based upon the following:

### Condition 13:

Landscape and Ecological Management Plan (LEMP) EDP2425-R017J.

### Condition 22:

Construction Phasing Plan – Phase 1 13-222 SGP ZZ ZZ DR A 131020 Rev A;  
Construction Phasing Plan – Phase 2 13-222 SGP ZZ ZZ DR A 131021 Rev A.

### Condition 23:

Surface Water Management Strategy V1.1 (Drawing No. 13-222-SGP-STE-00-DR-A-131004 Rev P10 within this document).

Condition 24:

Flood Exceedance Route Plan SPO1-TIER-300-EX-D-C-5101 Rev P2.

Condition 26:

SPO1-TIER-300-BG-D-C-5103 Rev P20;  
SPO1-TIER-300-BG-D-C-5506 Rev P3;

Condition 27:

Surface Water Management Strategy V1.1 (Drawing No. 13-222-SGP-STE-00-DR-A-131004 Rev P10 within this document).

Condition 32:

Impermeable Areas Plan SPO1-TIER-300-BG-D-C-5102 Rev P2.

Case Officer: Suzanne Taylor

DATE: 2 April 2024

Checked By: Andy Bateson

DATE: 2<sup>nd</sup> April 2024

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