



TOWN AND COUNTRY PLANNING ACT 1990

STATEMENT OF COMMUNITY INVOLVEMENT

TO ACCOMPANY A FULL PLANNING APPLICATION FOR

'THE ERECTION OF TWO USE CLASS B8 FLOORSPACE UNITS (WITH ANCILLARY OFFICE FLOORSPACE (USE CLASS E(G(I)))) WITH ASSOCIATED INFRASTRUCTURE INCLUDING: A BUILDING FOR THE USE AS AN ENERGY CENTRE (DETAILS OF THE ENERGY GENERATION RESERVED FOR FUTURE APPROVAL); LOADING BAYS; SERVICE YARDS; EXTERNAL PLANT; BIN STORES, VEHICLE PARKING (HGV, LORRY, CAR AND MOTORCYCLE); CYCLE PARKING, AMENITY AREAS, LANDSCAPING INCLUDING PERMANENT LANDSCAPED MOUNDS; SUSTAINABLE DRAINAGE DETAILS. DEMOLITION OF THREE VACANT AGRICULTURAL BUILDINGS (AND TWO SMALLER STRUCTURES) TO THE NORTH EAST CORNER OF THE SITE. ACCESS FROM THE EXISTING SYMMETRY PARK ESTATE ROAD.'

ON

LAND AT SYMMETRY PARK, BICESTER PHASE 3

APPLICANT:

TRITAX SYMMETRY BICESTER 3

NOVEMBER 2024

LS/JB/10689

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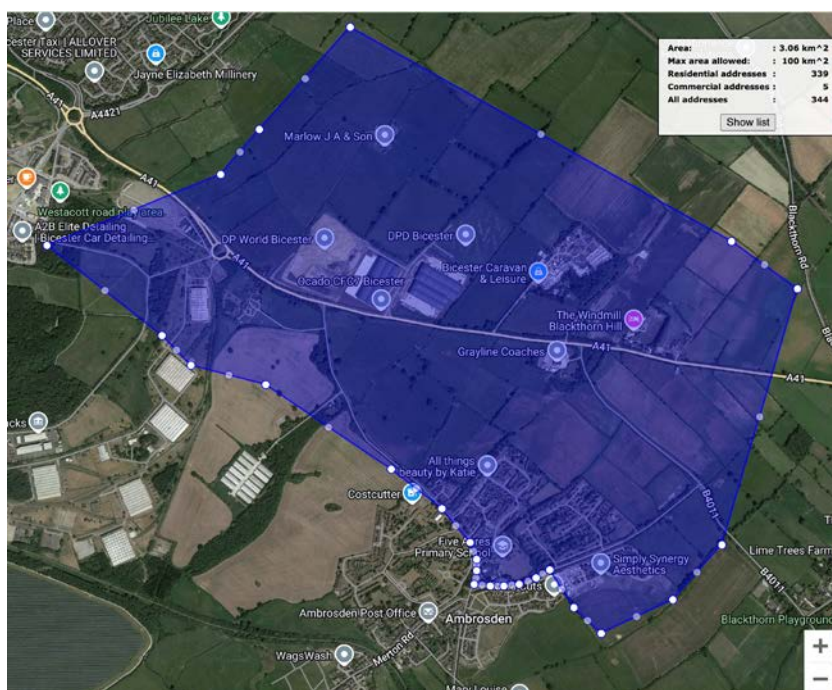
1.0 INTRODUCTION

- 1.1 This Statement of Community Involvement ('SCI') has been prepared by Frampton Town Planning Ltd on behalf of Tritax Symmetry Bicester 3 Ltd (the Applicant) (the client is referred to as Tritax Big Box Developments (TBBD) in the planning application submissions).
- 1.2 Paragraph 39 of the NPPF places emphasis on the need for early engagement in order to improve the efficiency and effectiveness of the planning application system for all parties. It states that good quality pre-application discussions enable better co-ordination between public and private resources and improved outcomes for the community.
- 1.3 This SCI describes the arrangements made to engage with the local community to establish views about the development proposal. The intention of the public engagement process was to provide local residents with an early opportunity to view and make comments on the development proposals prior to the submission of a planning application.
- 1.4 The Applicant has considered the most appropriate way to engage with the local community. The public engagement strategy comprised a virtual exhibition, with the facility to provide feedback on the proposal. The consultation material was uploaded onto Frampton Town Planning website.
- 1.5 The virtual consultation was held between 31st October 2024 – 10th November 2024, details of which can be found below at paragraph 2.1.

2.0 COMMUNITY CONSULTATION PROCESS

- 2.1 A Virtual Public Exhibition was held from 31 October 2024 to 10 November 2024.
- 2.2 The exhibition was advertised by an invitation drop to over 340 properties in the vicinity of the site. Figure 1 illustrates the leaflet drop area. The invitation included: a site location plan showing the location of the proposed development; details for the virtual public exhibition; and displayed the date and time. A copy of the invitation sent to local residents is attached as **Appendix 2**.

Figure 1: Leaflet Drop Area



- 2.3 A public notice was also placed in the Bicester Advertiser on the 2nd September 2021. A copy of the notice is attached as **Appendix 3**.
- 2.4 Invitations were also sent to members of the Parish Councils below. Parish Councillors also asked whether they wanted a meeting to discuss the proposals or for the client team to attend their next Parish or Town Council meeting (**Appendix 1**). As of writing, no Parish or Town Councils have requested a meeting.

- 2.5 The Ward Councillors for Bicester South and Ambrosden were also sent invites, the letter can be found at **Appendix 1**.
- 2.6 The recipient Town and Parish Councils were:
- Bicester Town Council
 - Ambrosden Parish Council
 - Blackthorn Parish Council
- 2.7 Callum Miller (MP) was also sent an invite.
- 2.8 For the Virtual Public consultation, a series of exhibition boards were displayed on the Framptons planning web site (<http://www.framptons-planning.com>) in order to provide an overview of the proposed development. Copies of the exhibition material are appended to this SCI at **Appendix 4**. Interested parties were able to review the scheme and leave their comments. The boards remain on the Frampton's website for members of the public to review.
- 2.9 Comment forms were provided on the Frampton's website exhibition for attendants to leave their feedback. A deadline for comments forms was set for 10th November 2024.

3.0 COMMENTS AND FEEDBACK

The Virtual Public Exhibition

3.1 Following the Consultation event, one member of the public posted their comments on the Frampton’s website. Details of the comments and the applicant’s response can be found at Table 1 below.

Table 1: Feedback and Applicant’s Response to Comments Received Following the Public Exhibition

	Comment	Feedback
1	Transport links, there is nothing stated in respect of planned traffic load, which is probably deliberate if you're building with no end tenant in mind...but we need assurances in respect of the local road infrastructure which is already suffering due to the random and growing nature of domestic housing approvals - including those which will be in line of sight between the village and the development along Ploughley Road	The proposed development will have to mitigate any impact it may have the local highway network in terms of increase in traffic and any other impacts i.e., such as traffic queuing times. Mitigation measures will be agreed, if necessary, with Oxfordshire County Council, who is the Local Highway Authority (LHA) through the application.
2.	Local infrastructure issues in respect of utilities - we don't want the village suffering blackouts or drought after all	Appropriate utilities connections will be made to the site, with any required upgrade agreed with the statutory undertakers. The local utility providers will be consulted on the planning application and will provide feedback is any contributions need to be to improve water or electricity infrastructure.
3.	I think it is a mistake to build on farmland especially as there is so much ex-forces land on either side of the road.	The Proposed Development will result in the loss of moderate quality (subgrade 3A/3B) agricultural land, which is

		<p>widespread within Cherwell and Oxfordshire as a whole. No best and most versatile agricultural land will be lost. The proposed development will not significantly harm national agricultural interests.</p>
<p>4.</p>	<p>It is good that there are PV on the roof. The full roof space should be covered and any excess power exported.</p>	<p>The Applicant will provide PVs equivalent to a total 660 kWp of the useable roof area. However, planning permission is sought for a PV array extending to 100% across the useable roof area (i.e. the omission of space taken by roof lights; man-safe working and the roof signage). This level of PVs may be installed by the applicant subject to individual occupier requirements or a technical ability and viability in the exportation of electricity generated by the PV array into the national grid.</p>
<p>5.</p>	<p>All the water ends up in the River Ray. All water on the site should be collected and reused, only waste should be discharged to sewers. Rainwater waste should be collected and reused.</p>	<p>The development will target a minimum 40% improvement in water consumption over the notional baseline, as prescribed by BRE which is based on industry research and is included as part of the BREEAM V6.1 New Construction Methodology. To achieve this, low flush volume WCs and low flow rate taps / showers will be specified as part of the fitted-out scheme. Pulsed output water meters will also be installed to each building to enable occupiers to monitor their water consumption. By being able to easily monitor water usage, end users can target improvements and thereby are encouraged to reduce usage.</p>

		<p>To reduce water wastage, major leak detection systems will be installed, and flow control devices will prevent minor leaks in WC areas and the development will minimise unregulated water consumption by specifying planting which does not rely on a permanent, mains fed irrigation system.</p>
6.	<p>Turning right from Symmetry Park towards Bicester is already difficult. You may need traffic lights.</p>	<p>The development site is to be accessed via the existing priority T junction arrangement off the A41, which serves the whole Symmetry Park development.</p> <p>Swept path analysis has been undertaken with a large car and 16.5m articulated vehicle to demonstrate that that the proposed layout is suitable, and all access and egress manoeuvres can be performed safely. The analysis demonstrates that the proposed site access layout is favourable for heavy goods vehicles, allowing for safe turning movements, no safety or operational issues have been identified.</p>

4.0 CONCLUSION

- 4.1 The engagement process that has been undertaken has brought to our attention some of the key concerns arising from the development. It has enabled our project team to ensure that these concerns have been considered and where possible resolved in finalising the proposals. It is felt that through this process that the emphasis on pre-application engagement as set out in section 4 of the NPPF has been met.

APPENDICES**APPENDIX 1 – Letter to Councillors (Parish and Ward), Virtual Event and Meeting Invitation**

Chartered Town Planning Consultants



Our Ref: P/JF/nd/LS/10689

31 October 2024

(Delivered via email)

Dear Councillor

**TOWN AND COUNTRY PLANNING ACT 1990
LAND AT SYMMETRY PARK, BICESTER**

A detailed Planning Applications is being prepared to deliver Planning Permission for up to 25,856 sqm (Gross External Area) of logistics floorspace, within Class B8 of the Town and Country Planning Use Classes Order with Ancillary offices Use Class E(g)(i), together with associated site infrastructure at Symmetry Park Bicester. The site is located adjacent to the A41, accessed from the existing Symmetry Park Bicester (please see the Location Plan overleaf, with the site outlined in red).

A virtual exhibition on behalf of Tritax Big Box Developments has been arranged and we have invited members of the public to view these emerging proposals from:

31 October – 10 November 2024at www.framptons-planning.com

click on 'Recent Projects' then Symmetry Park Bicester - Phase 3

We would also like to have a meeting with the Parish Council to discuss the proposals in more detail and answer any questions you may have.

Please could you let me know your availability or let me know whether we could present to your next Council meeting.

Please do not hesitate to contact me or my colleague Jude Beckett to discuss any aspect of the proposals further.

Yours sincerely



Louise Steele

Enc: Site Location Plan

enquiries@framptons-planning.com
www.framptons-planning.com

Oriel House, 42 North Bar, Banbury,
Oxfordshire, OX16 0TH
T: 01295 672310 F: 01295 275606

Frampton Town Planning Ltd Registered Office is Oriel House, Banbury Registered in England No 5579268



APPENDIX 2 – Letter to Residents, Virtual Event

Our Ref: PJF/LS/10689

31 October 2024

(Delivered by hand)

Dear Resident

**TOWN AND COUNTRY PLANNING ACT 1990
LAND AT SYMMETRY PARK, BICESTER - PHASE 3**

A detailed Planning Application is being prepared to deliver Planning Permission for up to 25,856 sqm (Gross External Area) of logistics floorspace, within Class B8 of the Town and Country Planning Use Classes Order with ancillary offices Use Class E(g)(i)), together with associated site infrastructure at Symmetry Park Bicester. The site is located adjacent to the A41, accessed from the existing Symmetry Park Bicester (please see the Location Plan overleaf, with the site outlined in red).

A virtual exhibition on behalf of Tritax Big Box Developments has been arranged and you are cordially invited to view these emerging proposals on:

31 October – 10 November 2024

at www.framptons-planning.com

click on 'Recent Projects' then Symmetry Park Bicester - Phase 3

Please take the opportunity to complete our online comment form. The comments forum is open until 10 November 2024.

Yours sincerely



Louise Steele

Enc: Site Location Plan

Appendix 3 – Public Notice

30 ADVERTISER Thursday, October 31, 2024

bicesteradvertiser.net

Public Notices

To advertise 01865 420420 | email: mspn@localiq.co.uk

Planning Notices | Traffic Notices | Legal Notices | Probate Notices | Other Notices
Church and Religious Notices | Tenders and Contracts | Goods Vehicle Operator Licences



ALCOHOL & Licensing

VARIATION OF PREMISES LICENCE Notice of Variation under Section 34 of the Licensing Act 2003

RICHARD HOWSON OF STRATTON AUDLEY BARN, LAUNTON ROAD, STRATTON AUDLEY, OX279AS propose to vary the Premises Licence to **AMEND HOURS ON FRIDAYS AND SATURDAYS TO 10:00-23:00 TO ALLOW FOR POP UP EVENTS** Representations can be made in writing by 20th NOVEMBER

The Licensing Authority, Cherwell District Council, Bodicoote House, Bodicoote, Banbury, OX15 4AA, Tel: 01295 753744, E-Mail: licensing@cherwell-dc.gov.uk, Web: www.cherwell.gov.uk.

Full details of the application can be inspected by appointment at the address above.

It is an offence knowingly or recklessly to make a false statement in connection with an application for which the maximum penalty on summary conviction is unlimited.

PLANNING

CHERWELL DISTRICT COUNCIL TOWN AND COUNTRY PLANNING ACTS APPLICATIONS THAT REQUIRE STATUTORY ADVERTISEMENT

2400780/DC - Swadens - St Josephs High Street Swadens House OX7 7LL - Decks of Condition 19 (transfer goods) of 23/01/2009 - Mr Paul Archer
2402725/FP - Bealwell - Land And Adjoining House Farm Bealwell Road 841006 - Change of Use of Land for the provision of a temporary construction area for a period of up to 10 years to facilitate the construction of a new residential development.
2402802/FP - Charlton On Otmoor - Mill Cottage Church Lane Charlton On Otmoor Wallington OX5 7HA - Air source heat pump to be fitted to the side of the property facing away from the highway - Mr Neil

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PLANNING

Public Notice Land at Symmetry Park, Bicester - Phase 3

An exhibition is being held virtually to view proposals for a proposed planning application. This is being prepared by Tritax Big Box Developments to deliver a detailed planning permission of 25,000 sqm gross external area of logistics floorspace within Class B8 of the Town and Country Planning Use Classes Order with ancillary offices (use class E(g)).

A virtual exhibition has been arranged from the following dates:

31 October to 10 November 2024
Visit www.framptons-planning.com click on 'Recent Projects' and 'Symmetry Park, Bicester - Phase 3'. Members of the public are invited to view the virtual exhibition and to complete the online comment form. The comments form is open until 10 November 2024.

TRAFFIC & Roads

OXFORDSHIRE COUNTY COUNCIL ROAD TRAFFIC REGULATION ACT 1964 - SECTION 14(1)

Notice of Temporary Traffic Order Location: Blackthorn Field Prohibition of Through Traffic Date of Order: 31/10/2024 Coming into force: 11/11/2024

This Order is being introduced because of road lighting and grading works which are anticipated to be undertaken on 11 November and between 18 & 20 November. The effect of the Order is to temporarily prohibit any vehicle proceeding in the length of Blackthorn Road in the vicinity of the Mulberry development. Appropriate traffic signs will be displayed to indicate when the measures are in force. Exemptions are included for emergency vehicles and for the works and for access to premises which are only accessible from the closed section of road. The alternative route for traffic is via Bicester Road, Charlton Lane, Washwick Way, Seabed Way, Aylesbury Road, Blackthorn Road and The Vistas. This Order will remain in force for a maximum period of 18 months or until the works have been completed whichever is the sooner. Ref: TR14012-RMFP Traffic Regulations Team for the Director for Enforcement and Place, County Hall, Oxford OX1 1ND. 0345 310 1111.

PROBATE & Trustee

ROSEMARIE SPANICH (Deceased) Pursuant to the Inheritance Act 1975 any person having a claim against or an interest in the estate of the above named, late of 7 Roman Way Bicester, Oxfordshire, OX26 5PL, who died on 02/05/2024, in respect of and within jurisdiction named in the accompanying or in later OX265204, after which case the Estate will be distributed having regard only to the claims and interests of which they have had notice.

Blue Wings LLP, The Centre Square, Oxford OX1 0ES Pursuant to the Inheritance Act 1975 any person having a claim against or an interest in the estate of the above named, late of 7 Roman Way Bicester, Oxfordshire, OX26 5PL, who died on 02/05/2024, in respect of and within jurisdiction named in the accompanying or in later OX265204, after which case the Estate will be distributed having regard only to the claims and interests of which they have had notice.

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You'd want to know if someone was planning to keep a lorry next to your house, right?

Don't be caught out

Every day hundreds of haulage companies apply for permanent parking for their vehicles.

The Public Notice Portal is a free to use, online service that will tell you who is applying for what and for where. It's free to use and if you register and tell us the area you are interested in, we'll keep checking the updates and will email to tell you about any plans for your community before they become a reality.

Find, save and share Public Notices that affect you in your local area.

Telling you their plans before they become your problems

Appendix 4 – Exhibition Material

SYMMETRY PARK BICESTER

PHASE 3
ABOUT US

On behalf of Tritax Big Box Developments (Tritax) (formerly Tritax Symmetry) we are pleased to welcome you to view our emerging plans for the next phase of development at Symmetry Park Bicester.

We welcome your feedback on these proposals. Please take this opportunity to complete one of the online comment forms.

Tritax delivers critical supply chain infrastructure that is key to the UK economy.

As owners of the UK's largest logistics development and investment portfolio, Tritax can provide established and emerging businesses with the space they need to succeed. Tritax are experts in UK logistics real estate, delivering millions of sq ft of high-quality, sustainable industrial and logistics warehouse space each year.

Tritax proactively manage their 150+ assets - from small to big boxes - using their sector specialism and deep market insights to stay ahead of trends and meet their clients' evolving needs.

Tritax's approach is personal and hands-on, focused on leaving positive long-term legacies. Tritax deliver modern, thoughtfully designed buildings for their clients in prime UK locations through unmatched logistics land and property portfolio. Ideally located for people, power and connectivity, their modern, high-quality logistics buildings are in the UK's most in-demand locations.



Site Location Plan showing site in relation to Phases 1 and 2

01
CONVICTION

We make high-conviction decisions founded on proprietary, data-driven insights.

02
RELATIONSHIP DRIVEN

We aim to create long term value for our clients, investors and the communities where we are based.

03
RESPONSIBLE

We take a personal, hands-on approach, getting to know our ambitions.

Tritax have been active in the Cherwell District for over 30 years and have formed an excellent relationship with Cherwell District Council. They have delivered over 2m sq ft of employment floorspace to date. Tritax are currently delivering the state-of-art global production facility for Siemens Healthineers at Tritax Park Oxford, junction 9 of the M40.

Their core values are critical to their approach. They are committed to doing the right thing for all their stakeholders and the communities they operate in.

ACCOMMODATING YOUR FUTURE

SYMMETRY PARK BICESTER


PHASE 3
INTRODUCTION

The site comprises the next phase (Phase 3) of Symmetry Park Bicester.

To date, Tritax have successfully delivered units for Bentley Designs, Medline, Ocado, DP World and DPD, securing:

- Total investment of £120m
- Delivery of site access from the A41
- Total of 697,629 sq ft floorspace
 - 69,404 sq ft Office floorspace
 - 628,225 sq ft Logistics floorspace
- Provision of a total of 718 kWp Photo Voltaic (PV) panels on the roofs of the buildings. The buildings are designed to accommodate PVs on 100% of the useable roof space. The 'Day 1' provision reflects energy usage of a typical occupier; additional PV's can then be installed to meet the needs of a future energy requirements.
- Delivered to exemplar sustainability credentials
 - BREEAM 'Excellent' rating
 - EPC 'A' rating
 - Net Zero Carbon in Construction (UKGBC)
- Skills and Training strategy, including apprenticeship opportunities during construction
- Generation of £3.26m of business rates per annum.

Phase 3 has the potential for up to 271,000 sq ft of additional floorspace, 13,938sq ft office, 257,062 sq ft logistics built to the same high environmental standards and able to deliver further substantial economic benefits to the local community.



Site Location Plan

SYMMETRY PARK BICESTER

PHASE 3
THE SITE

The site comprises the next phase (Phase 3) of Symmetry Park, located immediately adjacent to the previous phases of the scheme (forming the western boundary of the site), and to be accessed via the same access point onto the A41 (forming the southern boundary of the site).

The site is currently in agricultural use, with further agricultural land and a number of small businesses, in particular Bicester Caravan and Leisure and L C Hughes Metal Recycling & Car Breakers, and two dwellings, 'The Bungalow' and 'Windmill Cottage', located to the east. To the north of the site is agricultural land, beyond which is allocated as housing in the adopted Cherwell Local Plan (Policy Bicester 12 South East Bicester). There are three small vacant agricultural buildings in the north-east corner of the site.

The existing Symmetry Park, Bicester, forms part of the wider South East Bicester allocated mixed-use site, included in Cherwell's Adopted Local Plan (Planning Policy Bicester 12). The wider South East Bicester allocated site, known as Wretchwick Green, is located beyond Symmetry Park to the north-west of the application site. Wretchwick Green is an allocation for a mixed use development comprising, up to 1,500 dwellings; a local centre with retail and community use, up to a 3 Form Entry Primary School, associated infrastructure, and up to 6.66ha of employment land.

Development of the Phase 2 land is an obvious and logical extension to the adjoining successful Symmetry Park, Bicester employment development on a non-Green Belt site:

- There is no remaining available space on the adjoining park.
- The Government's number one mission is to grow the economy across the country, with specific support for key sectors including freight and logistics in recognition of its crucial role in driving our modern economy - immediate action is expected.
- Cherwell District Council has commenced a Full Local Plan Review having recognised that there is a need and compelling local evidence base to identify additional employment opportunities.

Extract from Proposals Map: Cherwell Local Plan Review 2040 Consultation Draft (Regulation 18) September 2023, (Page 246) - Emerging Local Plan

Plot 2 (shown in blue) is the proposed site location

- Local Plan 2040 Preferred Housing Site Allocation
- Land south of Bicester - Site A
- Local Plan 2040 Preferred Employment Site Allocation
- Land south of Bicester - Site B
- Saved Allocation Local Plan 2030
- South East Bicester (Bicester 12)
- Conservation Target Area
- Flood Zone 2
- Flood Zone 3
- Local Wildlife Sites
- Listed Building
- Public Footpath
- Public Bridleway

• The site itself is identified for development in the emerging Cherwell District Council Local Plan Review 2040: Bicester Vision 2040 Consultation Draft (Regulation 18), which was published for public consultation in September to November 2023, as a preferred employment site allocation as an extension to Symmetry Park. The draft allocation is for employment uses E(α)(1)/(1)/(ii)/B2/B8 floorspace (site reference LPR21B).

The proposal is to seek a detailed planning permission for 2 logistics units of 25,856 sq m (271,000 sq ft) Gross Internal Area of logistics floorspace, within Class B8 of the Town and Country Planning Use Classes Order 1987, with ancillary Class E(α)(1) offices, together with associated site infrastructure including lorry parking, landscaping, and sustainable drainage. Access to the site will be via an extension to the existing

highways infrastructure through the previous phases of development connecting into the existing access onto the A41.

Bringing the site forward now is therefore responsive to the Government's key mission to secure economic growth, Cherwell District Council's recognition that it needs to identify additional employment land and its proposed allocation of the site for these purposes, and the market need is evidenced through the success of the adjoining phases of development.

SYMMETRY PARK BICESTER

PHASE 3
MASTERPLAN

TRITAX BIG BOX SYMMETRY PARK BICESTER

PHASE 3 OTHER TECHNICAL CONSIDERATIONS (Pt 1)

A full suite of technical supporting reports and survey information will also be prepared to accompany the application. A summary of the Technical Considerations is provided below.

Landscaping

- A Landscape and Visual Impact Assessment (LVIA), is being prepared and will accompany the planning application.
- Early and ongoing field appraisals have been fed into the evolving proposals in order to ensure that the masterplan is 'landscape led'.
- The proposals will achieve a 10% net gain in biodiversity.

Ecology

- A full suite of baseline ecological surveys has been undertaken including Phase 1 habitat surveys.
- Adoption of standard appropriate avoidance and mitigation measures would minimise and mitigate potential impacts to the ecological receptors of the Site.
- As with the findings of previous surveys on the adjoining phases of development at Symmetry Park Bicester, no significant ecological constraints have been identified that would preclude the development of the Site.

Heritage and Archaeology

- An Archaeological and Heritage Assessment, which will detail the effects of the proposed development on heritage assets is presently being prepared and will accompany the application.
- There are no designated heritage assets such as world heritage sites, scheduled monuments, listed buildings, registered parks and gardens or registered battlefields, within the site.
- Further geophysical surveys on the potential archaeological features of the site are being undertaken, the results of which will accompany the application.

TRITAX BIG BOX SYMMETRY PARK BICESTER

PHASE 3 OTHER TECHNICAL CONSIDERATIONS (Pt 2)

Transport

- A Transport Assessment and Framework Travel Plan is being prepared and will accompany the planning application, focused specifically on the traffic that will be generated during the operational phase of the development as well as the opportunity for employees to travel to and from the site by bus and active modes of travel.
- Access to the site will be provided by the existing Symmetry Park road network which will link the site to the existing access onto the A41. A separate emergency access connecting into the scrap yard access will also be incorporated.
- The proposals will provide means and opportunities to enable future employees to travel to work by different modes of transport including walking, cycling and by bus.

Noise

- A Noise Assessment will advise on how to reduce the effect of noise generated by the development on local receptors.
- No significant noise issues are anticipated that cannot be minimised and mitigated to acceptable levels through measures such as the sensitive siting and orientation of buildings to shield nearby dwellings from potential sources of noise, setting noise limits to ensure that suitable plant is specified in the detailed design of the development and best practice construction management measures to minimise noise during construction.

Air Quality

- The Site does not lie within an Air Quality Management Area (AQMA). The nearest AQMA is located along Bicester Road near to the centre of Bicester.
- An Air Quality Assessment will assess the impacts during construction and operation of the development.
- A construction environmental management plan will be developed to minimise the risk of dust generation and to ensure that construction vehicles follow appropriate routes to and from the site.

Flood Risk

- The majority of the site is currently in Flood Zone 1 (the lowest risk of flooding).
- A Sustainable Urban Drainage System (SUDS) will be designed and implemented and will incorporate swales and below ground storage facilities, to ensure that the 1 in 100 year plus 40% climate change storm event can be contained on site as per Local Authority planning policy.
- The proposed swales and suds basins will add to and enhance the biodiversity of the development.

PHASE 3 NEXT STEPS

Thank you for viewing this virtual exhibition, we hope it has been of interest to you.

Tritax believe that there is a compelling case to support an application for the site coming forward now:

- Cherwell District Council have commenced a Local Plan Review process as a result of the evidence base identifying a need to allocate more employment land, specifically identifying the application site for this purpose.
- Tritax can deliver an attractive market-facing scheme that meets the requirements of modern operators and optimises the potential for ensuring existing Cherwell businesses can grow and remain in the District. This will retain jobs and ensuring additional space for inward investment to secure future growth and investment into the District at the earliest opportunity.
- The site provides employment in a sustainable location that will be adjacent to infrastructure, housing and facilities being provided by the wider allocation, and appropriate pedestrian and cycle connectivity has been proposed in this respect.
- There is an ongoing need for employment facilities that are well connected to the strategic highway network, and the site is geographically superbly located in this respect, being capable of access via the existing Symmetry Park highways infrastructure.
- The development would be delivered to the same high-level of environmental and energy efficient standards delivered as the adjoining phases of development.
- The scheme allows for the delivery of approximately 380 jobs (operation and construction) directly which will also have further indirect benefits for the economy of Cherwell, bringing forward significant inward initial investment of £40m in to the area, and an ongoing revenue of from Business Rates. The proposals will achieve a Gross Added Value (GVA) benefit of £11 million per annum (GVA is an indicator of wealth creation that measures the proposed development's contribution to the local economy).



Indicative CGI

What we would like from you:

Thank you for taking the time to view this virtual public exhibition. We welcome your views on the proposals and would ask you to submit your comments online.

It is intended that the planning application will be submitted to Cherwell District Council later in 2024. In preparing the planning application, we will have regard to the comments expressed by members of the public attending this virtual exhibition and will look to incorporate those comments in the scheme design where possible.

We will provide Cherwell District Council with a report that sets out the range of comments expressed at this exhibition.

Please provide any comments no later than 10th November 2024 at www.framptons-planning.com - click on 'Recent Projects' then Symmetry Park Bicester - Phase 3.

If you require further detail or wish to keep in touch with the progress of this proposal, please contact Framptons on 01295 672310 or email enquiries@framptons-planning.com

Appendix 5 – Comment Form

Project Comments Form

Project Name *
Symmetry Park Bicester Phase 3

Name *

First Last

Address

Street Address

Address Line 2

City State / Province / Region

ZIP / Postal Code Country

Email *

Your Comments *

Contact Preferences

I do wish to be contacted

We may wish to contact you to discuss your comments further. If you wish to be contacted please tick the box.

The information you provide will be used for the purpose of this consultation exercise. The Data will be held securely in accordance with the General Data Protection Regulations (GDPR) from 25th May 2018. You are able to review our [Privacy Policy here](#).

By ticking this box, you consent to your details being added into the documentation, which will be made public when submitting to the Local Planning Authority and may include your name and address. If you choose not to consent we will not add your personal details but will add the comments into the documentation.

If you would like to withdraw consent at any time, you have the right to opt out by e-mailing us.