



ENVIRONMENTAL STATEMENT

NON-TECHNICAL SUMMARY

THE TOWN AND COUNTRY PLANNING

ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS 2017

TO ACCOMPANY A FULL APPLICATION FOR:

- 1. *Alterations and enlargement of existing service yard to provide additional spaces for car and van parking, new access point to van parking and dispatch area, new access to staff parking area;***
- 2. *Built development, comprising buildings and plant, associated with the proposed occupation of Ocado comprising: Vehicle Maintenance Unit (VMU); Technical Services Block (TSB); Vehicle Inspection Hub (VIH); Comms Container (CCR); Sprinkler Tanks and Pump House; Vehicle wash (with underground waste water tank) and Van Fuel Station (with canopy over); smoking and vaping shelter; compaction area (with canopy over) and cycle store;***
- 3. *Site fencing enclosure with electricity supply substation; standby generator; enclosed storage units and pallet stack;***
- 4. *Realignment of existing cycle and footpath between A41 and Site boundary with Wretchwick Green, including landscaping; and***
- 5. *Minor realignment of existing storm water drains and installation of storm water attenuation tanks***

AT

SYMMETRY PARK, BICESTER

APPLICANT:

TRITAX SYMMETRY (BICESTER REID) LTD

November 2020

PF/10249

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INTRODUCTION

- 1.0 An Environmental Impact Assessment (EIA) has been undertaken on behalf of the Applicant Tritax Symmetry (Bicester Reid) Ltd, in relation to the alterations and extension of the services yard of Unit B, Symmetry Park, Bicester, to facilitate the operation of an Ocado distribution centre (Class Use B8) known as an Ocado Customer Fulfilment Centre (CFC).
- 2.0 The Site forms part of an extant outline planning permission at Symmetry Park, Bicester (16/00861/HYBRID November 2016). The principle of development for employment (Class use B8) at the Site has been established through Planning Policy Bicester 12: South East Bicester strategic allocation of the adopted Cherwell Local Plan 2011-2031 Part 1, and the extant planning permissions.
- 3.0 A further planning application was submitted in January 2018 and approved in July 2018 for Unit B, Symmetry park, for 14,200sm² of logistic floor space and 105m² of B1 office space and associated works (18/00091/F). The full planning application was required as some of the building elements fell outside the approved Parameters Plan and was accompanied by an ES.
- 4.0 As the extant planning permission was accompanied by an Environmental Statement, this ES assesses proportionally the impact of the proposed changes to the service yard, associated works and the Ocado use on the baseline of the 2016 HYBRID planning application, and the changes to the Baseline as set out in the 2018 ES.

THE PROPOSED DEVELOPMENT

- 5.0 Ocado was established in the UK in 2000 and listed on the London Stock Exchange in July 2010 and is the world largest dedicated online grocery retailer with over 580,000 active shopping customers. Ocado now wish to operate one of its Customer Fulfilment Centre (CFC) in Symmetry Park, Unit B, Bicester.
- 6.0 The Ocado use requires the approved yard to be altered and extended, the works consist of:
- The yard will be extended to the west, which will accommodate the staff car park and internal street for deliveries to access and egress;
 - 1 x new staff vehicular access and egress, with barriers off Morrell Way leading into the car park area enclosed by internal fencing;
 - 1 x new van vehicle access and egress, with barriers off Morrell Way leading to a vehicle wash, fuel station and onto a vehicle inspection area prior to movement into the main distribution area of the yard;
 - Barriers installed to the existing main access;
 - Boundary and internal fencing and 3 x sets of turnstiles for staff access;
 - Wire mesh enclosures to form chemical and battery store.
 - Surface water will be managed by Sustainable Urban Drainage (SUDs)

7.0 The Ocado use requires the construction of ancillary buildings consisting of; Technical services Block, Vehicle Inspection Unit, CCR container and plinth, Pump House, Smoking Shelter, Fuel refill, Vehicle wash, Sprinkler tanks and a Pump house.

ENVIRONMENTAL ISSUES

8.0 As the extant planning permission was accompanied by an Environmental Statement, this ES assesses proportionally the impact of the proposed changes to the service yard, associated works and the Ocado use on the baseline of the 2016 HYBRID planning application, and the changes to the Baseline as set out in the 2018 ES.

9.0 The Environmental Statement has concluded that there will be no significant environmental effects that arise from the Proposed Development with regard to the following environmental considerations when assessed against the baseline established by planning permission (16/00861/HYBRID):

- Transport and Access;
- Air Quality;
- Noise and Vibration;
- Ecology;
- Flooding and the Water Environment;
- Cultural Heritage;
- Landscape and Visual Impact; and,
- Ground Conditions and Geology.

10.0 The proposed extension and alterations to the yard together with the other associated works will create jobs at both the construction and operational phases. The small-scale nature of the construction works will result in a similar scale of jobs during the construction phase. At the operational phase Ocado will create 900 FTE jobs. The generation of 900 jobs for the local community will give rise to a significant beneficial impact

11.0 This ES has assessed the following additional environmental topics; climate change; human health; lighting; and waste included in the 2017 EIA Regulations that were not assessed in the 2016 HYBRID ES. The assessment has concluded that there will be no additional significant environmental effects that arise from the Proposed Development with regard to these topics.

12.0 As established in the above sections, there will be no adverse significant impacts due to the proposed engineering and associated works to the service yard. There will be a significant beneficial impact arising from the Ocado operation of the units. It is concluded that, overall, there will be no cumulative impacts from the Proposed Development.

- 13.0 Members of the public may inspect copies of The Environmental Statement and other documents submitted with the application at Cherwell District Council, Bodicote House, Bodicote, Banbury, Oxfordshire, OX15 4AA.
- 14.0 Members of the public may obtain copies of the Environmental Statement from Framptons, Oriel House, 42 North Bar, Banbury, Oxon, OX16 0TH at a charge of £20.00 for a hard copy and £5.00 for a CD.