

Unit B, symmetry park, Bicester

Ecology Technical Note

edp2606_r029b

1. Introduction

- 1.1 The Environmental Dimension Partnership Ltd (EDP) was instructed by Tritax Symmetry to review the ecological implications of a proposed amendment to the approved planning layout at symmetry park, Bicester ('the site'). EDP has subsequently undertaken a test of the compatibility of the revised proposals against the findings of the ecology assessment that accompanied the Environmental Statement relating to the site's planning permission (Ref: 18/00091/F), and the site-wide Biodiversity Method Statement and Management Plan (Report ref: C_EDP2606_20e) prepared in fulfilment of Condition 7, and 44 to 47 of the extant hybrid planning permission (Ref: 16/00861/HYBRID).
- 1.2 This technical note should be read in conjunction with the changes to the development proposals, as shown at **Appendix EDP 1**.

2. Ecology Summary

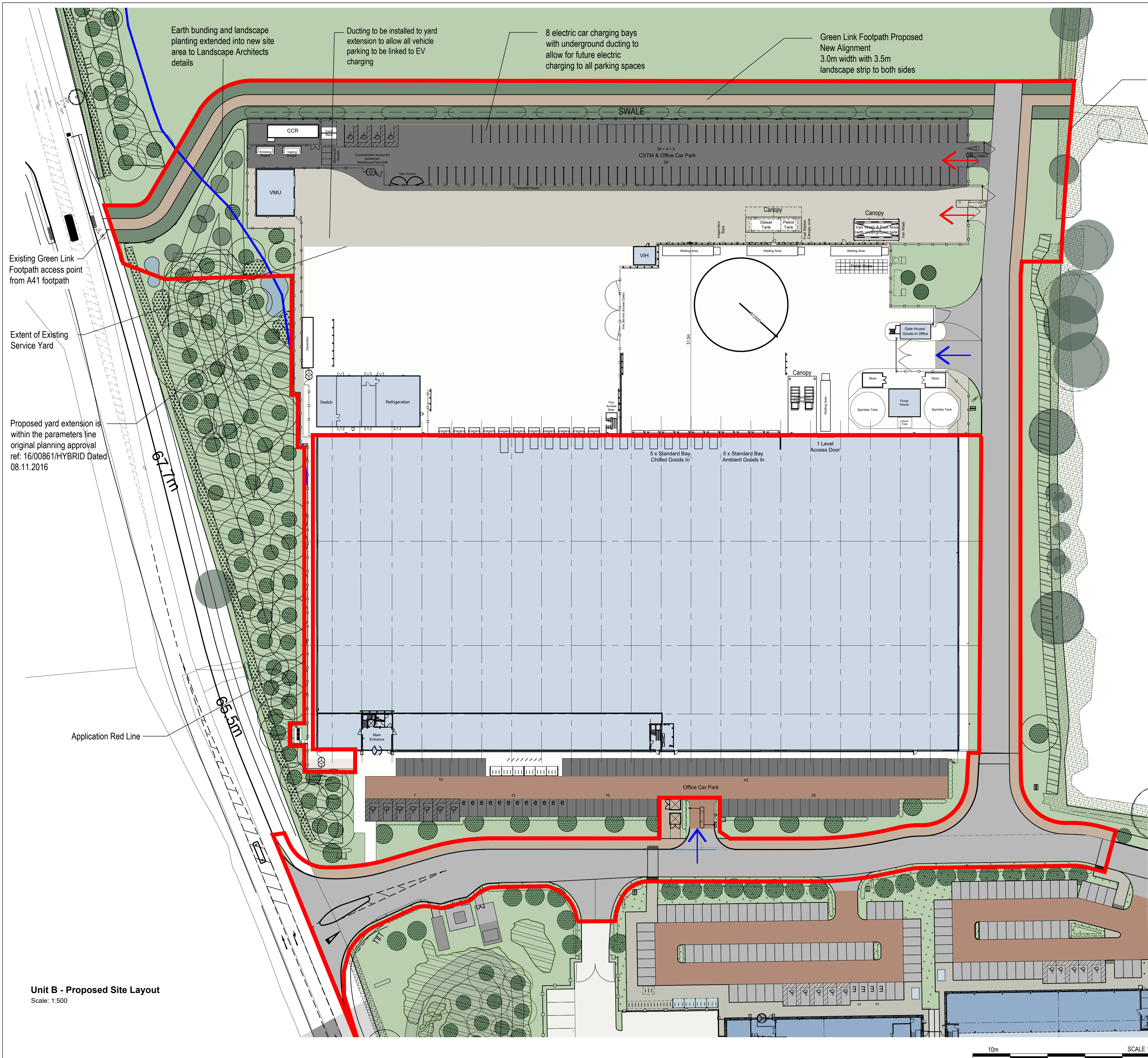
- 2.1 Potential changes to predicted impacts to ecology, and any associated mitigation/compensation, have been reviewed in line with the findings of the ecology assessment, as set out within the approved Environmental Statement and the site-wide Biodiversity Method Statement and Management Plan (Report ref: C_EDP2606_20e).
- 2.2 An update walkover survey was undertaken by an experienced EDP ecologist on 19 November 2020 to establish the habitats present within the proposed working area. The site visit confirmed that Unit B has been fully constructed, and that the additional area along the western boundary proposed within the current application supports a narrow strip of grassland which has established poorly and provides negligible ecological interest in its own right, along with recently planted young trees (see **Image EDP 2.1**). In addition, the area within which the new footpath is proposed along the southern boundary supports a combination of bare ground and perennial weeds, at the foot of an existing landscaped bund.



Image EDP 2.1: Western boundary of current Unit B scheme as built, looking north

- 2.3 As set out within the Biodiversity Method Statement and Management Plan, a suite of impact avoidance and mitigation measures were designed to ensure that the ecological interest at the site is adequately protected during construction and potential effects mitigated. This included measures such as sensitive methods and timing of vegetation clearance, installation of great crested newt exclusion fencing, protective fencing to retained trees and hedgerows, pollution prevention guidelines and guidelines for stripping, storage and re-use of topsoil.
- 2.4 In addition, a range of new habitats were proposed which would ensure that the scheme delivers appropriate enhancement to local biodiversity. These included new areas of wildflower grassland, native tree/hedgerow shrub planting, aquatic habitats, new hibernaculum for great crested newts, and bird and bat boxes installed on retained trees.
- 2.5 Having reviewed the revised proposals to Unit B, with the consideration of the mitigation and habitat enhancement measures discussed above, which are already secured through the aforementioned approved Biodiversity Method Statement and Management Plan, it is considered that the proposed development would not result in any additional significant ecological effects beyond those already assessed and mitigated for, and it is considered highly unlikely that any protected species would be affected by the revised proposals. As such, subject to full adherence to the measures outlined within the Biodiversity Method Statement and Management Plan, it is considered that there are no reasons for refusal on ecology grounds.

Appendix EDP 1
Unit B Proposed Site Layout



KEY

— **Planning Application Red Line Boundary**
(Site Application Area - 2.57 hectares 6.35 acres)

← **Vehicle Access - New Proposed**

← **Vehicle Access - Existing**

SCHEDULE OF PARKING

Existing Car Parking -	83 Standard
(Front of Unit)	7 Disabled
	12 Elec
Total Existing Car Parking	102 Spaces
Proposed Additional Car Parking -	107 Standard
	4 Disabled
	8 Elec
Total Additional Car Parking -	119 Spaces
Car Parking - TOTALS	190 Standard
	11 Disabled
	20 Elec

Proposed Infrastructure to change 119 standard spaces into additional Elec car charging bays

GRAND TOTAL CAR PARKING	221 Spaces
Van Wash	1
Van Fueling Bays	4
Vehicle Inspection Bays	6
HGV Inbound Loading Doors	10
Van Loading Doors	11
Motorcycle Parking Spaces	3
Existing Bicycle Spaces - (Front of Unit)	36 Covered 16 open 52 Total
Proposed Additional Bicycle Spaces	32 Covered
GRAND TOTAL BICYCLE SPACES	84 (68 covered)

Extent of Existing Service Yard including minor extension to southern side of existing yard & sprinkler tank area

Extent of Proposed New Concrete Service Yard Extension Area to the West of the existing yard = 3,231 sq m 34,778 sq ft

Extent of Proposed New Tarmac Service Yard Extension Area to the West of the existing yard = 3,511 sq m 37,792 sq ft

Total Extent of Proposed New Service Yard Extension Area to the West of the existing yard = 6,742 sq m 72,570 sq ft

pHp architects

UNIT B SITE EXPANSION & EXTERNAL WORKS
SYMMETRY PARK UNIT B
A41, BICESTER

PROPOSED SITE LAYOUT PLAN

Issue Purpose:
Drawn by: SPH
Scale @ A1: 1:500
Date: NOVEMBER 2020

Checked by: RA
Date: NOVEMBER 2020

CAD ref: 4036-BC-01
Dwg no.: 4036-B10- 103
Rev: P8

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Unit B - Proposed Site Layout
Scale: 1:500