



Peverill Securities

Bicester Arc

BICESTER ARC SUB STATION ECOLOGY STATEMENT

July 2023

FPCR Environment and Design Ltd

Registered Office: Lockington Hall, Lockington, Derby DE74 2RH

Company No. 07128076. [T] 01509 672772 [E] mail@fpcr.co.uk [W] www.fpcr.co.uk

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Rev	Issue Status	Prepared / Date	Approved / Date
-	Final	VF / 30.06.23	
A		VF / 06.07.23	
B		VF / 10.07.23	
C		VF / 01.08.23	

1.0 INTRODUCTION & METHODOLOGY

Introduction

- 1.1 The following report has been prepared on behalf of Peverill Securities and provides the biodiversity net gain calculations for the substation application on a site known as Bicester Arc (hereafter referred to as the 'Site'). The location of the substation in the entire Bicester Arc Site is shown in **Appendix A**.
- 1.2 The Bicester Arc Site was subject to an outline planning application in 2017 (Ref 17/02534/OUT) for the erection of a business park of up to 60,000 sq.m (GEA) of flexible Class B1(a) office / Class B1(b) research & development floorspace; associated vehicle parking, landscaping, highways, infrastructure and earthworks.
- 1.3 This outline permission was subject to the following condition:
- 25. No development shall take place until a scheme of landscaping and ecological mitigation/enhancement measures as well as a long-term management plan (to include a timetable and who is responsible for the management/ maintenance) in relation to all of the land edged blue to the east of the Superstore as shown on drawing no. 1105_P_004 Rev. A. has been submitted to and approved in writing by the Local Planning Authority. The approved landscaping and ecological mitigation/enhancement measures shall deliver a net biodiversity gain which shall be provided/created within the blue edged land prior to the first occupation of any development on the application site and shall thereafter be maintained in accordance with the approved long-term management plan.*
- 1.4 To fulfil this condition, an 'eco park' will be created within the Site which will serve to provide the necessary biodiversity net gain for the entire development and thus any landscaping for each forthcoming reserved matters application, will only serve to increase the net gain further. Details of the net gain provided by the 'eco park' can be found in the Technical Note and accompanying metric produced by FPCR in 2023¹ which should be read in conjunction with this document.
- 1.5 As this application is for a substation, and there will be no occupation of the site as a result of this phase, the biodiversity net gain scheme discussed in the relevant technical note¹ will not be implemented prior to the installation of the substation in its entirety. The areas from the overall scheme to be implemented within the substation area as well as the small area of additional planting not included in the overall strategy are shown in **Appendix B**.
- 1.6 The outline consent above was also subject to the following condition:
- 12. All applications for reserved matters approval relating to a phase shall be accompanied by a biodiversity statement that has regard to the ecological information contained within Appendix B to the Environmental Statement Addendum (June 2018) and shall include an assessment of the ecological implications of development within that phase together with the measures to be incorporated within that phase to help mitigate/enhance ecological interest on the site. Development within the phase must thereafter take place in accordance with the measures contained within the approved biodiversity statement for that phase.*

¹ FPCR 2023. BICESTER ARC ECOLOGY TECHNICAL NOTE – OVERALL BIODIVERSITY NET GAIN CALCULATIONS. Produced for Peverill Securities

- 1.7 To fulfil this condition, an update ecological appraisal was produced for the site in 2023 by FPCR² based on update survey work conducted in 2021 and 2023. This document assesses the ecological impacts of the entire Bicester Arc Development and the mitigation measures required to enable this development to proceed without significant harm to biodiversity or protected species. It is considered that this document is relevant to this substation application.

Methodology

- 1.8 National Planning Policy Framework 2021 (Paragraph 174) recommends that “*planning policies and decisions should... minimise impacts on and provide net gains for biodiversity.*” However, the government is seeking to mandate biodiversity net gain across all future developments in England, with the Environment Bill used to make the statutory changes necessary to implement mandatory net gain. The Environment Bill was passed in November 2021 and Part 6 of the Bill ‘Nature & biodiversity’ is has not been mandated but this is expected in late 2023.
- 1.9 In addition, Policy ESD10 of the Cherwell Local Plan 2011-2031 (adopted 2015) begins with “*In considering proposals for development, a net gain in biodiversity will be sought by protecting, managing, enhancing and extending existing resources, and by creating new resources*”.
- 1.10 To assess whether the proposals are capable of delivering a biodiversity gain, the Department for Environment, Food and Rural Affairs (DEFRA) Biodiversity Impact Assessment Calculator v3.0 was used. This is a transparent way to calculate the biodiversity value of the habitats and hedgerows on a site, before (based on the extended phase 1 habitat mapping) and after (based on the site layout) development. It is a proxy measure to determine if the development will result in an on-site habitat biodiversity net loss or gain.
- 1.11 An Extended Phase 1 Habitat Survey was undertaken in March 2021 and updated in April 2023 during which the existing habitats were mapped and assessed. This data was used for the baseline calculations. The habitat survey was conducted for the Ecological Appraisal and this Technical Note should be read in conjunction with this report².
- 1.12 Results are discussed in line with the soft landscaping scheme produced for the Site shown as **Appendix B**.
- 1.13 For the overall development calculations, the Bicester Arc development area was calculated as 100% sealed surface (apart from some small areas of scrub and species rich grassland within the substation area and a small area of species rich grassland on the southeast boundary) to ensure the ‘eco park’ could achieve the gain required. Therefore, this note just describes the additionality provided by the additional grassland creation along the northern boundary. Each future phase or zone will provide further additionality.

2.0 RESULTS & DISCUSSION

- 2.1 The entire Bicester Arc development footprint was previously mapped as sealed surface (apart from three ‘triangles’ of landscaping that fall within the substation area but are included in the overall scheme).
- 2.2 The substation covers 0.56 ha. Additional landscaping not included in the overall scheme includes a 0.058 ha strip of wildflower grassland along the northern boundary.

² FPCR 2023. Bicester Arc Ecological Appraisal. Produced for Peverill Securities

- 2.3 These areas of landscaping have been taken from the entire sealed surface area calculation for the whole development.
- 2.4 This grassland has been entered as poor condition as it's small area means that no condition criteria are guaranteed.

Table 1. Condition Assessments of Moderate Distinctiveness Grasslands for the Defra BIA metric

Condition Assessment Criteria	
1	The appearance and composition of the vegetation closely matches characteristics of the specific grassland habitat type (see UKHab definition). Wildflowers, sedges and indicator species for the specific grassland habitat type are very clearly and easily visible throughout the sward.
2	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.
3	Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.
4	Cover of bracken less than 20% and cover of scrub (including bramble) less than 5%.
5	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981). Combined cover of undesirable species ¹ and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area.
Passes 5 of 5 criteria Good (3)	
Passes 3 or 4 of 5 criteria Moderate (2)	
Passes 0, 1 or 2 of 5 criteria Poor (1)	

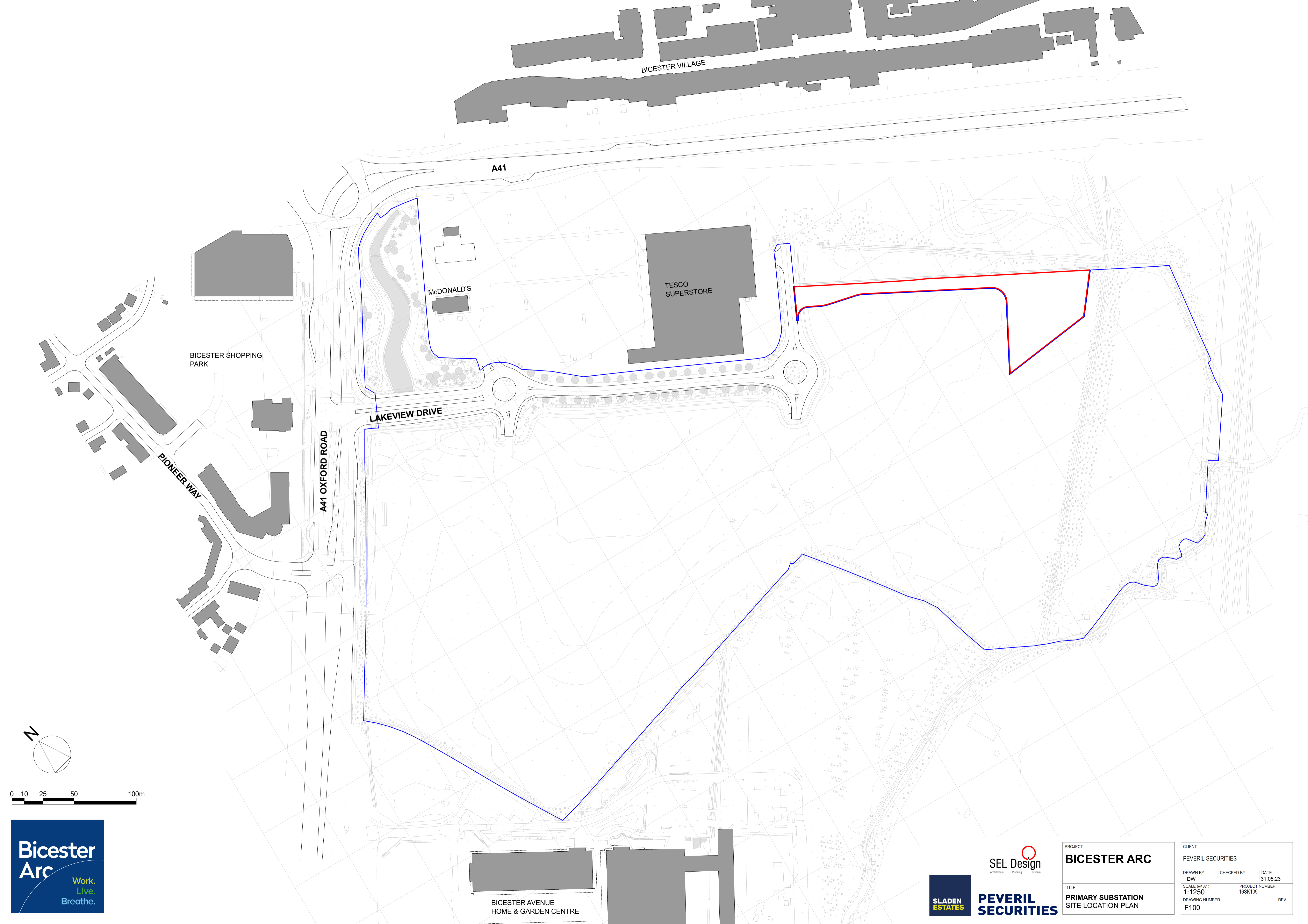
Biodiversity Net Gain Calculations

Eco Park Only

- 2.5 As discussed in the relevant technical note¹, the habitat losses, retention and creation for the 'eco park' will result in the site post-development having a biodiversity value of 35.04 habitat units and 9.42 hedgerow units, i.e., a gain of 2.52 habitat units and 1.31 hedgerow units.
- 2.6 This equates to a 7.76% net gain in habitat units and a 16.18% net gain in hedgerow units.

Substation Additionality

- 2.7 The additional landscaping provided in the substation area results in a site habitat value of 35.26 units (an additional 0.22 units). Hedgerow units have not changed.
- 2.8 The overall site net gain is now 8.43%.



BICESTER VILLAGE

A41

MCDONALD'S

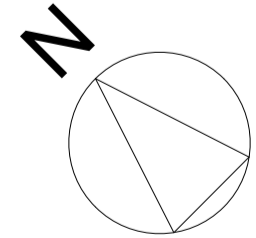
TESCO SUPERSTORE

BICESTER SHOPPING PARK

LAKEVIEW DRIVE

PIONEER WAY

A41 OXFORD ROAD



0 10 25 50 100m

Bicester Arc
Work. Live. Breathe.

BICESTER AVENUE HOME & GARDEN CENTRE

SEL Design
Architecture Planning Services

SLADEN ESTATES

PEVERIL SECURITIES

PROJECT
BICESTER ARC

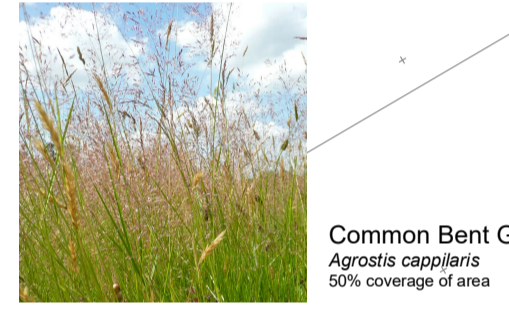
TITLE
PRIMARY SUBSTATION SITE LOCATION PLAN

CLIENT
PEVERIL SECURITIES

DRAWN BY DW	CHECKED BY	DATE 31.05.23
SCALE (@ A1) 1:1250	PROJECT NUMBER 16SK109	
DRAWING NUMBER F100	REV	



MANAGED NATURAL GRASSLAND

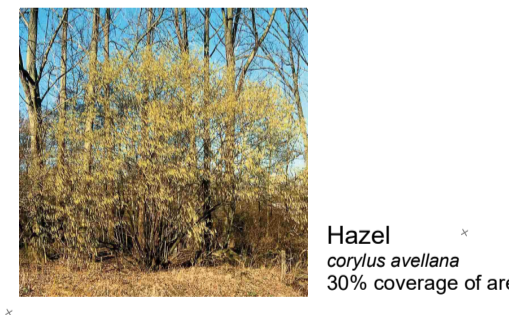
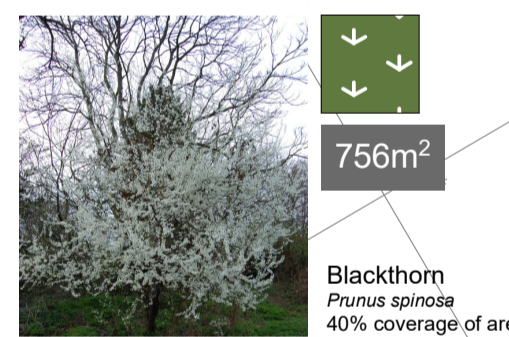


NEW WILDFLOWER MIX PLANTING



EMORSGATE EM1 MIX
Sow at 16KG/ACRE

NEW SCRUB PLANTING



Limestone <10mm

Tarmac

New Hedgerow 84.7 lin m

Timber Knee Rail Fence