

5. Uncertainties and limitations

5.1 General comments

Hydrock Consultants Limited (Hydrock) has prepared this report in accordance with the instructions of Tritax Symmetry Bicester 3 Ltd (the Client), by e-mail dated 18 July 2024 under the terms of appointment for Hydrock, for the sole and specific use of the Client and parties commissioned by them to undertake work where reliance is placed on this report. Any third parties who use the information contained herein do so at their own risk. Hydrock shall not be responsible for any use of the report or its contents for any purpose other than that for which it was prepared or for use of the report by any parties not defined in Hydrock's appointment.

This report details the findings of work carried out in August 2024. The report has been prepared by Hydrock on the basis of available information obtained during the study period. Although every reasonable effort has been made to gather all relevant information, not all potential environmental constraints or liabilities associated with the site may have been revealed.

Groundwater data are only representative of the dates on which they were obtained and both levels and quality may vary.

Information provided by third parties has been used in good faith and is taken at face value; however, Hydrock cannot guarantee its accuracy or completeness.

Where the existing report prepared by others have been provided by the Client, it is assumed that these have been either commissioned by the Client, or can be assigned to the Client, and can be relied upon by Hydrock. Should this not be the case Hydrock should be informed immediately as additional work may be required. Hydrock is not responsible for any factual errors or omissions in the supplied data, or for the opinions and recommendations of others. It is possible that the conditions described may have since changed through natural processes or later activities.

The work has been carried out in general accordance with recognised best practice. Unless otherwise stated, no assessment has been made for the presence of radioactive substances or unexploded ordnance. Where the phrase 'suitable for use' is used in this report, it is in keeping with the terminology used in planning control and does not imply any specific warranty or guarantee offered by Hydrock.

Whilst the preliminary risk assessment process has identified potential risks to construction workers, consideration of occupational health and safety issues is beyond the scope of this report.

The non-specialist UXO screening has been undertaken for the purposes of ground investigation only (i.e. low risk activity in accordance with CIRIA Report C681). Further assessment should be undertaken with regards to other higher risk activities e.g. construction.

Please note that notwithstanding any site observations concerning the presence or otherwise of archaeological sites, asbestos-containing materials or invasive weeds, this report does not constitute a formal survey of these potential constraints and specialist advice should be sought.

Any site boundary line depicted on plans does not imply legal ownership of land.

6. Recommendations for further work

6.1 Ground investigation objectives

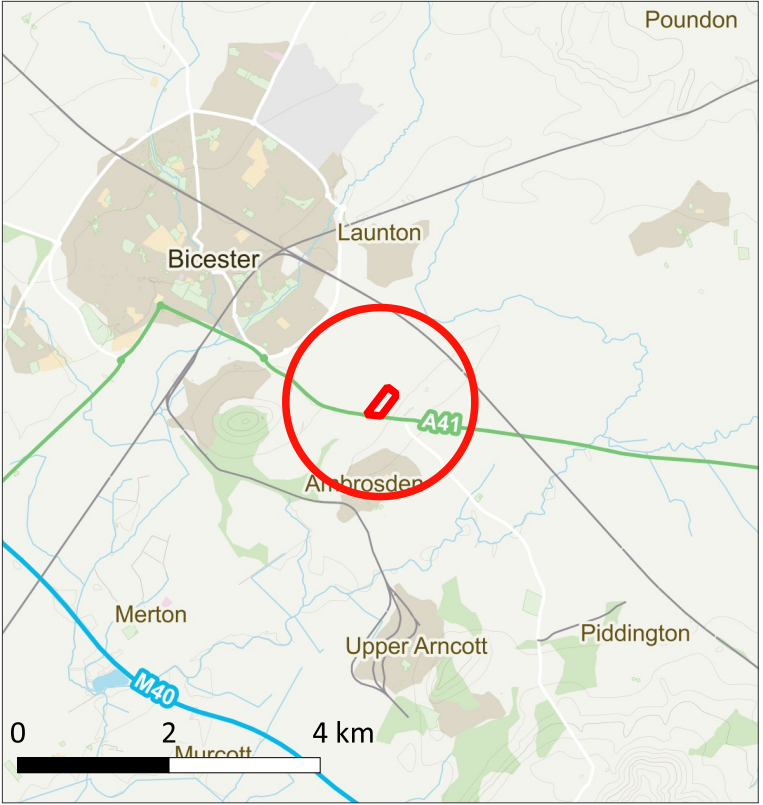
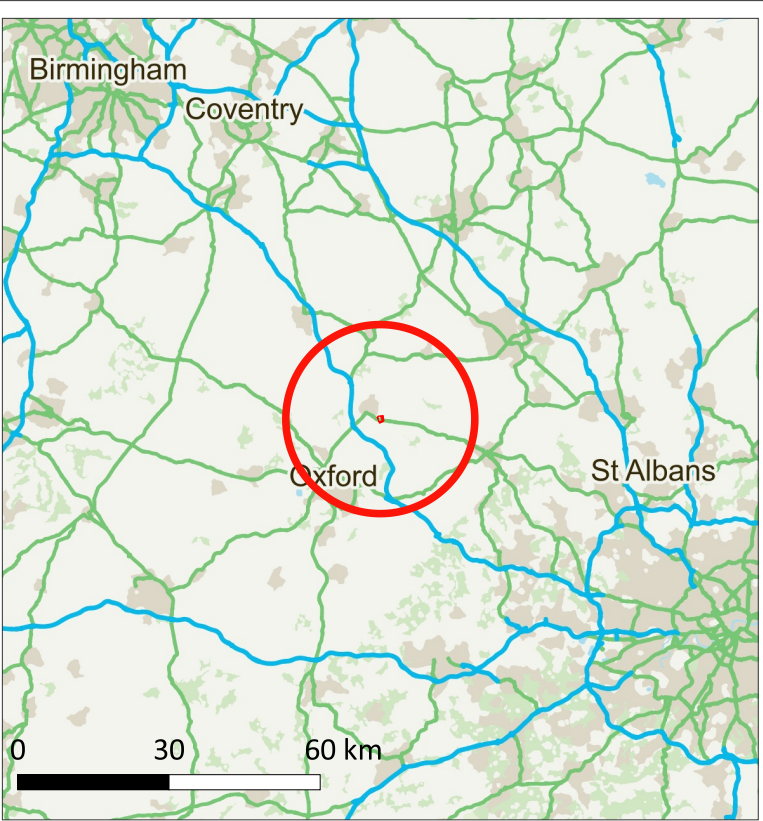
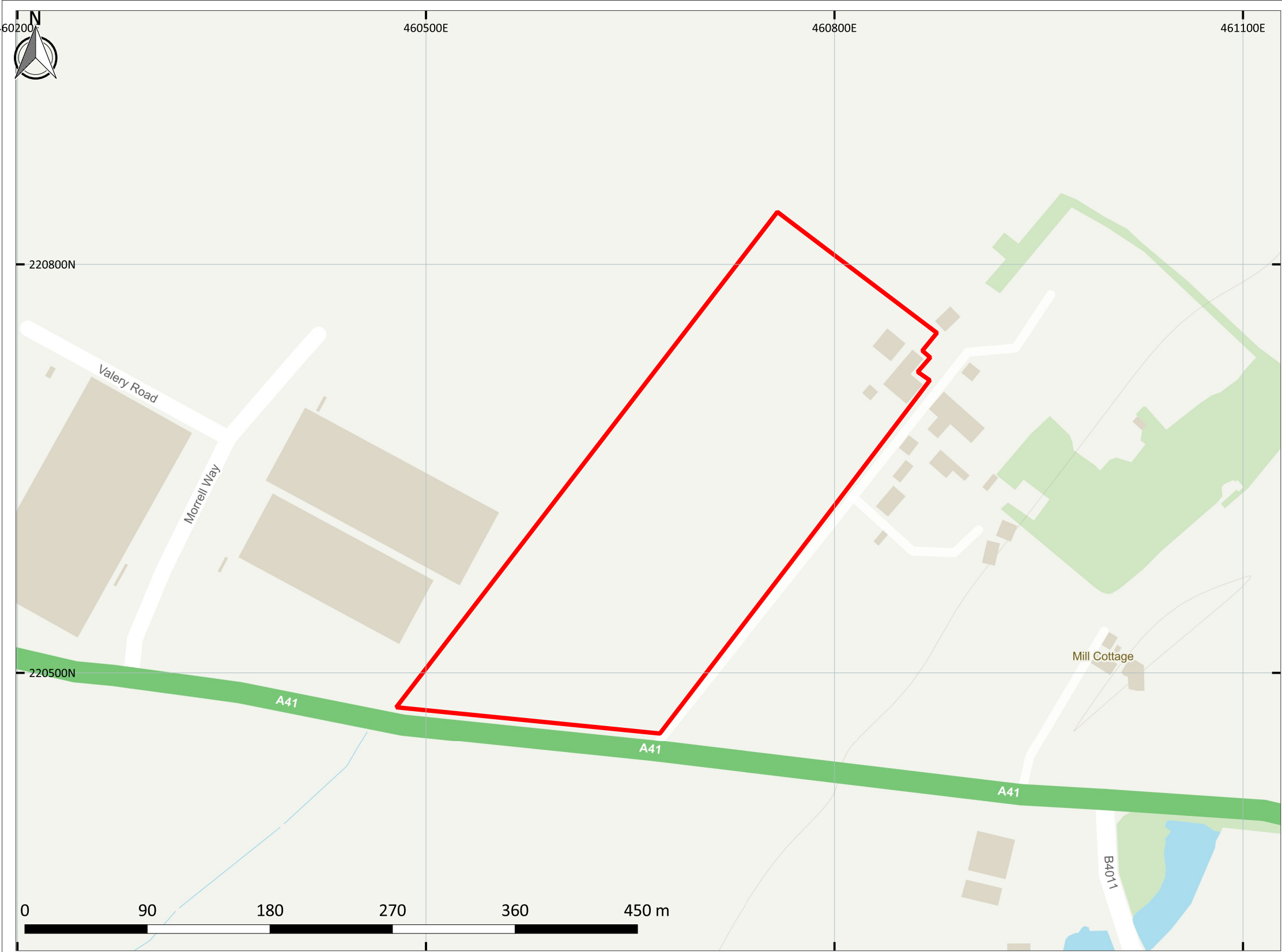
In order to confirm the risk to receptors and confirm the ground conditions with respect to potential geotechnical and geo-environmental risks, an appropriate intrusive investigation will be required to be undertaken. The investigation will need to:

- » Determine the soil strength/ density beneath the site;
- » Determine the depth/ level of groundwater beneath the site;
- » Determine the ground gas concentrations beneath the site;
- » Determine CBRs to assist with pavement design;
- » Allow for soil infiltration rate testing;
- » Allow for chemical and geotechnical laboratory testing;
- » Obtain information in terms of Aggressive Chemical Environment for Concrete Class (ACEC Class)

Following investigation, assessment will be required to:

- » update the Ground Model;
- » update the Geotechnical Risk Register;
- » provide Geotechnical Design recommendations;
- » update the Conceptual Site Model (CSM), including identification of plausible pollution linkages;
- » undertake generic quantitative risk assessment of potential chemical contaminants to establish 'suitability for use' under the current planning regime;
- » discuss potential environmental liabilities associated with land contamination (soil, water and gas); and
- » provide outline mitigation recommendations (if required) to ensure the site is 'suitable for use'.

Appendix A Drawings



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KEY PLAN

 Site Boundary

NOTES

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REVISIONS

REV.	DRAWN BY INITIALS	CHECKED BY INITIALS	DATE	REVISION NOTES/COMMENTS
P01	CR	NT	30/08/2024	First issue



CLIENT
Tritax Symmetry Bicester 3 Ltd

PROJECT
Symmetry Park Bicester Phase 3

TITLE
SITE LOCATION PLAN

HYDROCK PROJECT NO.
22281

SCALE @ A3
1:3,200

PURPOSE OF ISSUE
SUITABLE FOR INFORMATION

STATUS
S2

DRAWING NO.
22281-HYD-PH3-XX-DR-GE-1005

REVISION
P01



<div>KEY PLAN</div> <div><div><div><div></div></div><div>Barn Buildings</div></div><div><div></div></div><div>11KV Overhead</div><div><div><div></div></div><div>Field Boundaries</div></div><div><div></div></div><div>Historical Ponds</div></div>
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KEY PLAN





Photo Locations

NOTES

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REVISIONS

REV.	DRAWN BY INITIALS	CHECKED BY INITIALS	DATE	REVISION NOTES/COMMENTS
P01	CR	NT	30/08/2024	First issue



TITLE
Photo Location Plan

HYDROCK PROJECT NO.
22281

SCALE @ A3
1:2,000

CLIENT
Tritax Symmetry Bicester 3 Ltd

PURPOSE OF ISSUE
SUITABLE FOR INFORMATION

STATUS
S2

PROJECT
Symmetry Park Bicester Phase 3

DRAWING NO.
22281-HYD-PH3-XX-DR-GE-1003

REVISION
P01

Appendix B Field reconnaissance photographs

Photograph 1	
Date: 24/07/2024	
Direction Photograph Taken: South	
Description: Central grassed field	

Photograph 2	
Date: 24/07/2024	
Direction Photograph Taken: East	
Description: Field access from farm area.	

Photograph 3	
Date: 24/07/2024	
Direction Photograph Taken: North	
Description: North grassed field bordering Farm area	

Photograph 4	
Date: 24/07/2024	
Direction Photograph Taken: East	
Description: Overgrown area north of farm area. Some use as bee hives.	

Photograph 5	
Date: 24/07/2024	
Direction Photograph Taken: Northwest	
Description: Northern field looking towards DPD	

Photograph 6	
Date: 24/07/2024	
Direction Photograph Taken: East	
Description: Northern field looking towards farm area.	

Photograph 7	
Date: 24/07/2024	
Direction Photograph Taken: Southwest	
Description: North field boundary with DPD.	

Photograph 8	
Date: 24/07/2024	
Direction Photograph Taken: East	
Description: Boundary between Northern and Central field.	

Photograph 9	
Date: 24/07/2024	
Direction Photograph Taken: East	
Description: Central grassed field	

Photograph 10	
Date: 24/07/2024	
Direction Photograph Taken: Southeast	
Description: Overheads within central field spanning northwest to southeast.	

Photograph 11	
Date: 24/07/2024	
Direction Photograph Taken: South	
Description: Southern field boundary to Tritax development.	


Photograph 12	
Date: 24/07/2024	
Direction Photograph Taken: Northeast	
Description: Overview of grassed southern field.	


Photograph 13	
Date: 24/07/2024	
Direction Photograph Taken: Northeast	
Description: Field boundary along western edge towards Bicester Caravan & Leisure.	

Photograph 14	
Date: 24/07/2024	
Direction Photograph Taken: Northeast	
Description: Farm buildings.	

Photograph 15	
Date: 24/07/2024	
Direction Photograph Taken: North	
Description: Additional Farm Buildings.	

Photograph 16	
Date: 24/07/2024	
Direction Photograph Taken: South	
Description: Farm area. Potential ACM sheeting on floor and tank in rear (partially enveloped by vegetation).	

Photograph 17	
Date: 24/07/2024	
Direction Photograph Taken: N/A	
Description: Internal main barn area.	

Photograph 18	
Date: 24/07/2024	
Direction Photograph Taken: N/A	
Description: Roof collapse in main barn area (rear).	

Photograph 19**Date:** 24/07/2024**Direction**
Photograph Taken:
N/A**Description:**
Various containers
within small
outhouses along
eastern boundary.**Photograph 20****Date:** 24/07/2024**Direction**
Photograph Taken:
Southeast**Description:**
Entrance to farm
area.

Appendix C Historical ordnance survey maps

Site Details:

22281 GMNO

Client Ref: 35469
Report Ref: HYD-PPI-XID-QXI-2HE_LS_1_1
Grid Ref: 460678, 220642

Map Name: County Series

Map date: 1875-1876

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1876
 Revised 1876
 Edition N/A
 Copyright N/A
 Levelled N/A

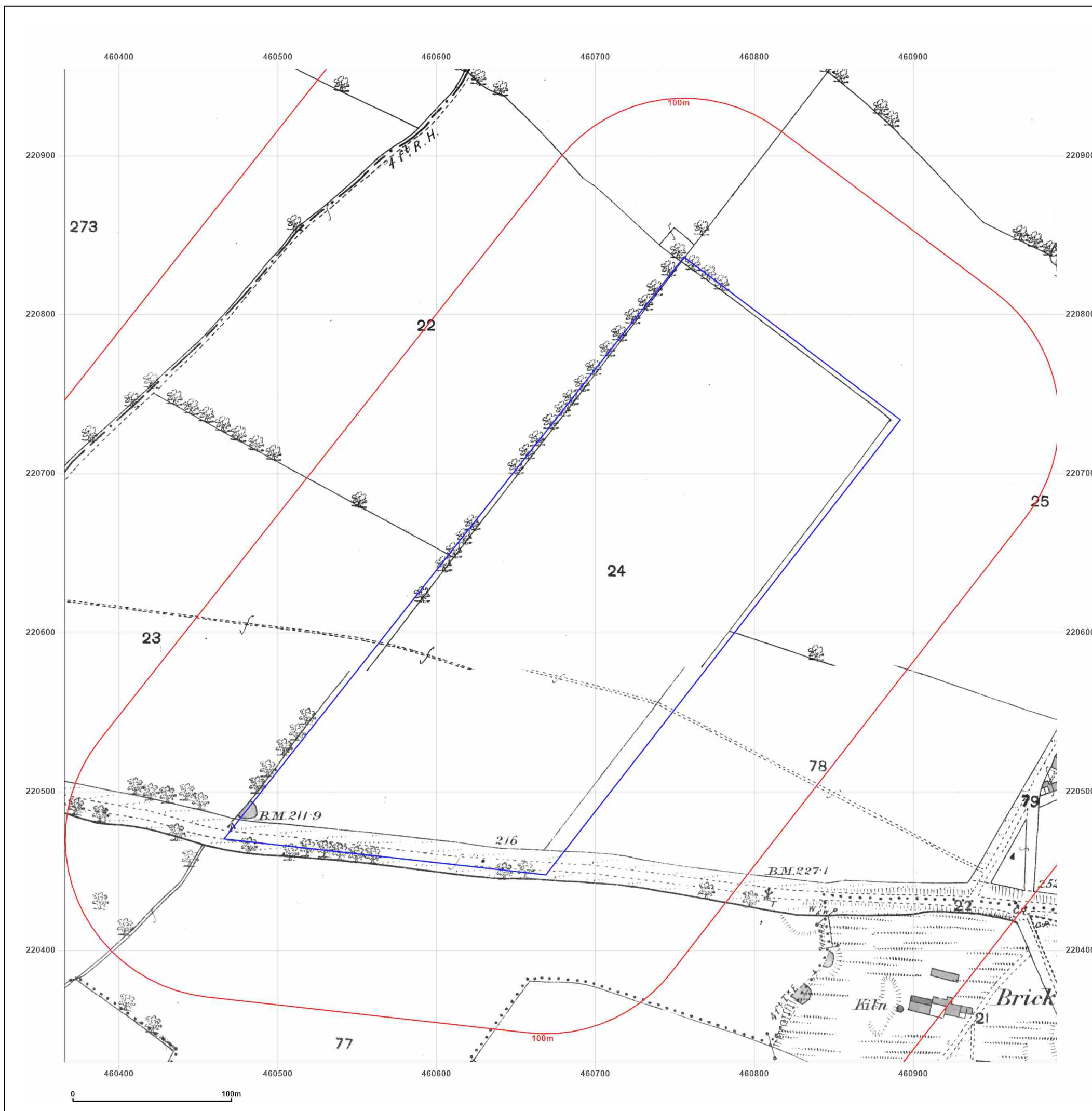


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Site Details:

22281 GMNO

Client Ref: 35469
Report Ref: HYD-PPI-XID-QXI-2HE_LS_1_1
Grid Ref: 460678, 220642

Map Name: County Series

Map date: 1898-1899

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1874
 Revised N/A
 Edition 1899
 Copyright N/A
 Levelled N/A

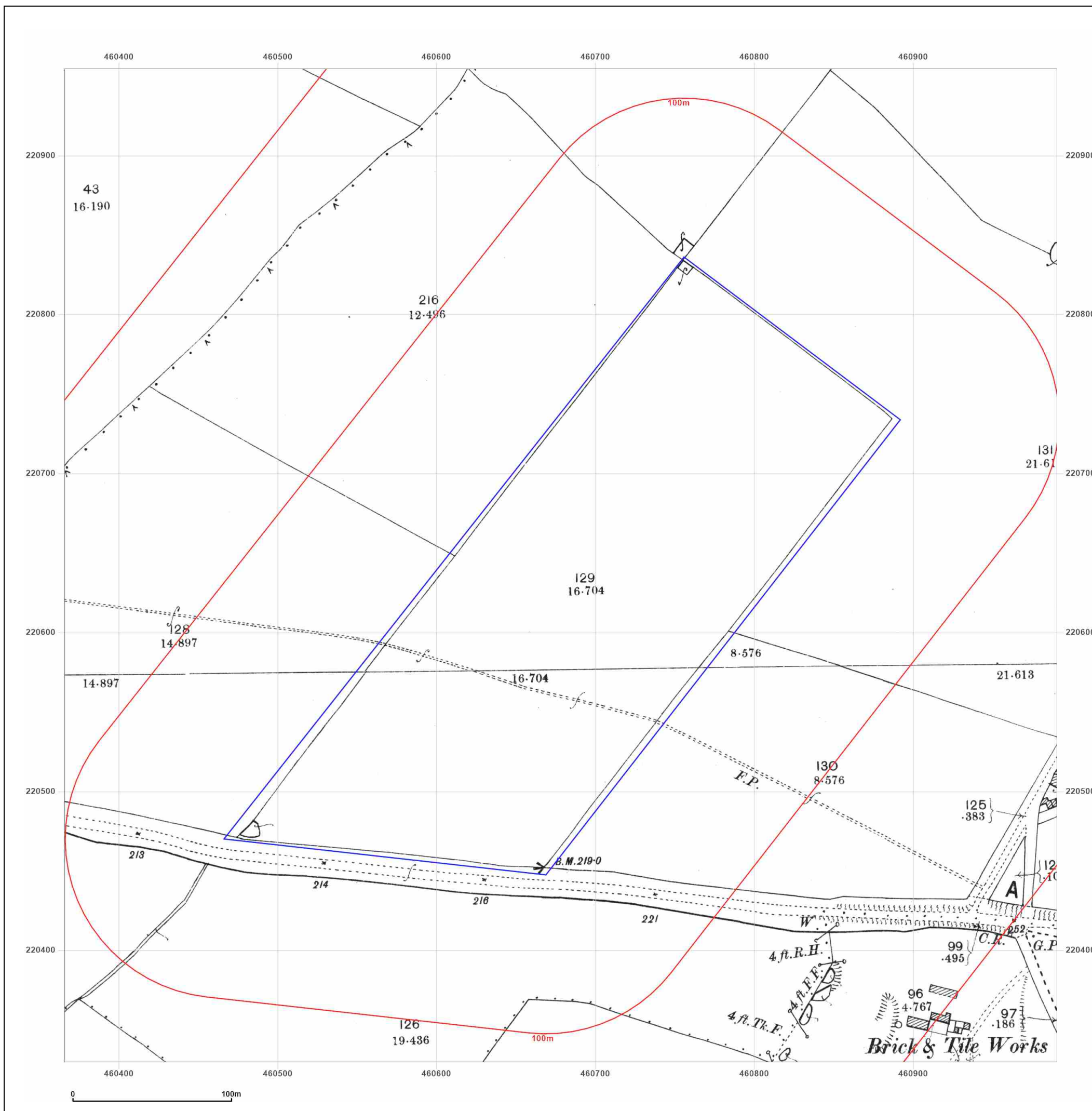


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Site Details:

22281 GMNO

Client Ref: 35469
Report Ref: HYD-PPI-XID-QXI-2HE_LS_1_1
Grid Ref: 460678, 220642

Map Name: County Series

Map date: 1922

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1922
 Revised 1922
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1922
 Revised 1922
 Edition N/A
 Copyright N/A
 Levelled N/A

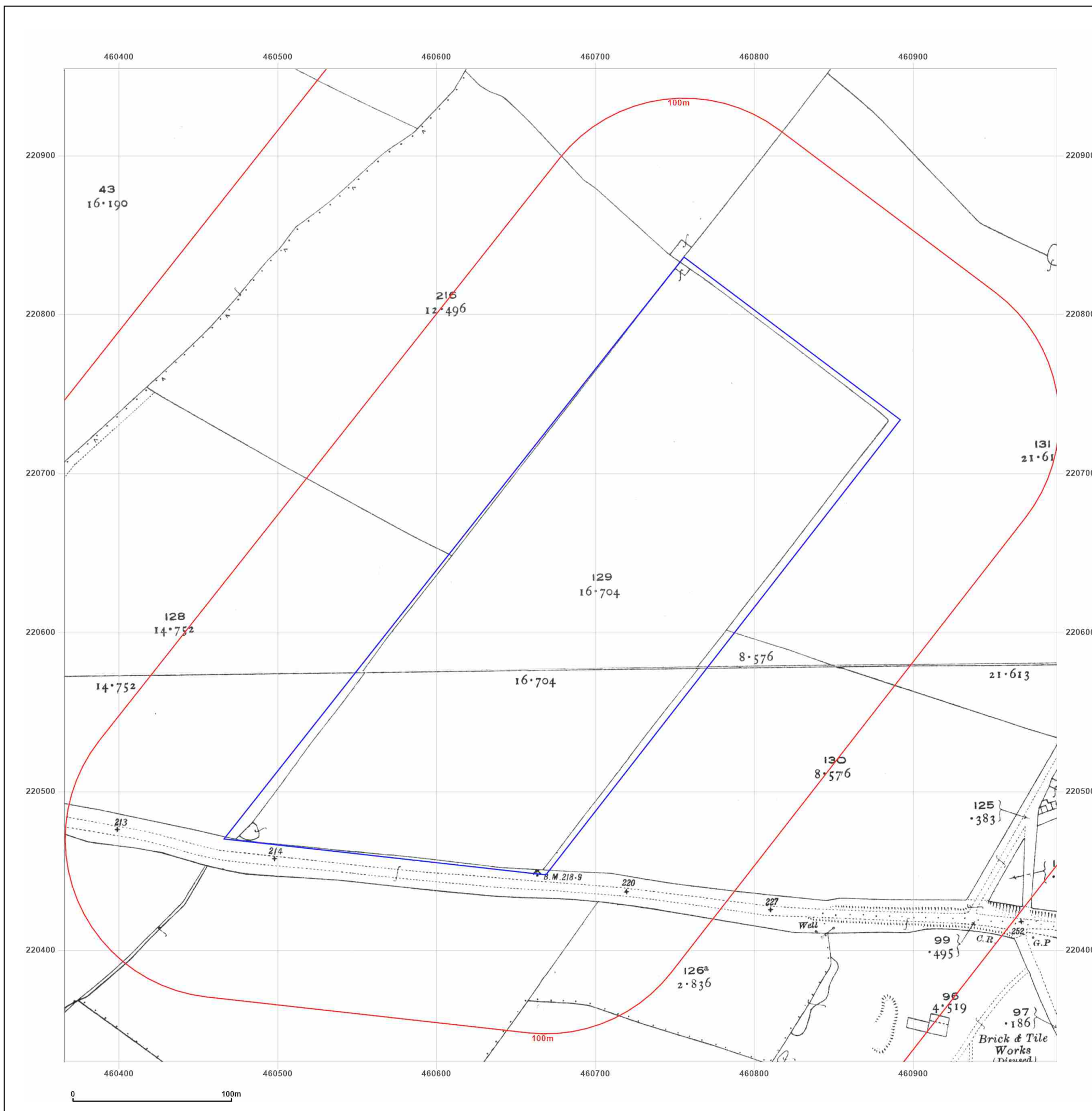


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Site Details:

22281 GMNO

Client Ref: 35469
Report Ref: HYD-PPI-XID-QXI-2HE_LS_1_1
Grid Ref: 460678, 220642

Map Name: National Grid

Map date: 1986

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1986
Levelled 1971

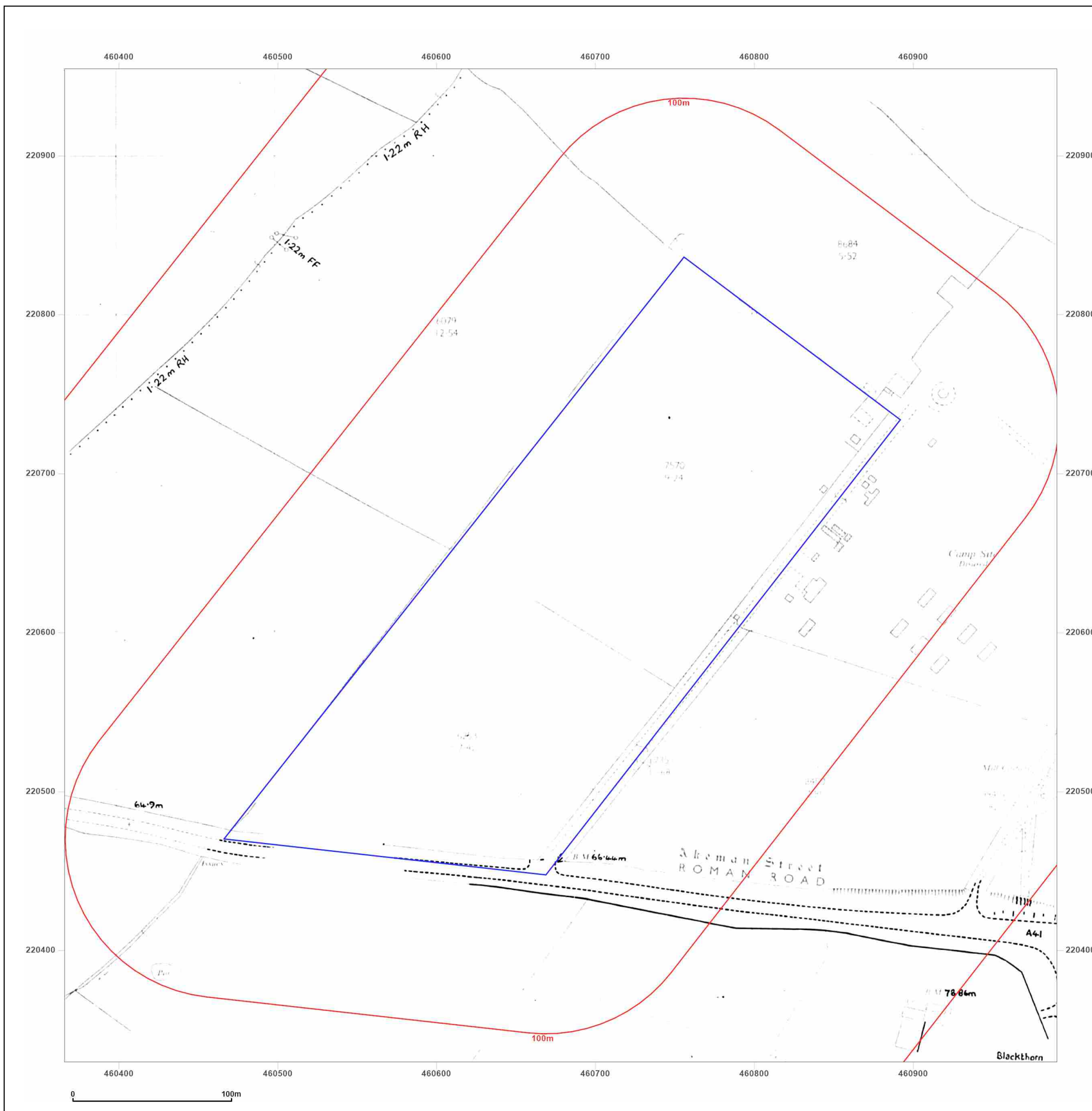


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Site Details:

22281 GMNO

Client Ref: 35469
Report Ref: HYD-PPI-XID-QXI-2HE_LS_1_1
Grid Ref: 460678, 220642

Map Name: National Grid

Map date: 1993

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1993
Revised 1993
Edition N/A
Copyright N/A
Levelled N/A

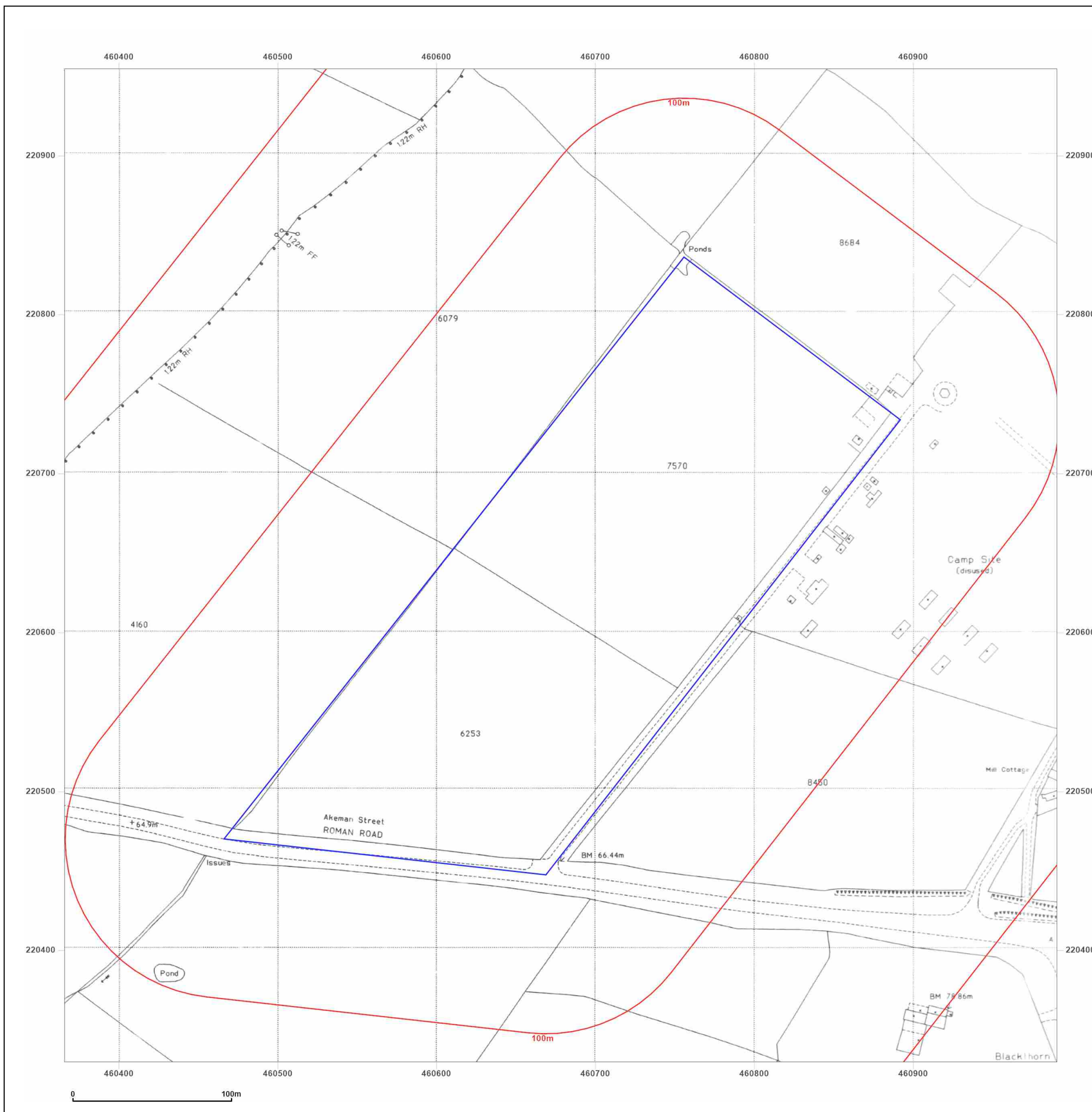


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Site Details:

22281 GMNO

Client Ref: 35469
Report Ref: HYD-PPI-XID-QXI-2HE
Grid Ref: 460678, 220641

Map Name: County Series

Map date: 1880

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1880
Revised 1880
Edition N/A
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