



**Symmetry Park
Bicester Phase 3**

**Landscape and
Ecological
Management Plan**

Prepared by:
**The Environmental Dimension
Partnership Ltd**

On behalf of:
Tritax Big Box Developments

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APPENDICES

Appendix EDP 1	Detailed Soft Landscape Proposals (edp7480_d021b 26 November 2024 WBe/DRo)
Appendix EDP 2	Landscape Management and Maintenance Summary

Section 1

Introduction, Context and Purpose

- 1.1 The Environmental Dimension Partnership Ltd (EDP) was commissioned by Tritax Big Box Developments (TBBD) to prepare a Landscape and Ecological Management Plan (LEMP) in relation to the proposed development at Symmetry Park Bicester Phase 3 (hereafter referred to as 'the Site').
- 1.2 EDP is an independent environmental planning consultancy with offices in Cirencester, Cheltenham and Cardiff. The practice provides advice to private and public sector clients throughout the UK in the fields of landscape, ecology, archaeology, cultural heritage, arboriculture, rights of way and masterplanning. Details of the practice can be obtained at our website (www.edp-uk.co.uk).
- 1.3 This document should be read in conjunction with the Detailed Soft Landscape Design drawings, included at **Appendix EDP 1**.

AUTHOR OF THE REPORT

- 1.4 The report was reviewed by a Chartered Member of the Landscape Institute (CMLI) and a full or Chartered Member of the Chartered Institute of Ecology and Environmental Management (CIEEM), who are trained and experienced in undertaking Landscape, Ecological and Arboricultural Management Plans. EDP is a Landscape Institute registered practice and CIEEM Registered Practice.
- 1.5 The Biodiversity Net Gain (BNG) assessment and review has been undertaken by an ecological consultant suitably experienced in these types of assessment, and with reference to the Statutory Biodiversity Metric User Guide and current best practice guidance.

THE SITE

- 1.6 The Site is centred approximately at Ordnance Survey Grid Reference (OSGR) SP60692 20626. The local planning authority (LPA) is Cherwell District Council. The location and extents of the Site are illustrated on **Plan EDP 1**, and described in the material supporting the planning application, particularly the Design and Access Statement.
- 1.7 The Site measures 7.34 hectares (ha) and is located at the south-eastern edge of Bicester, Oxfordshire along the A41, adjacent to the completed Symmetry Park Phase 1 and 2 developments. It comprises arable fields, bordered by hedgerows, with a small group of farm buildings in the north-eastern corner. Other features on site include a small block of woodland in the south-east, and an area of tall forbs. The Site has been largely used for hay production and cattle grazing land. The Site is bounded by the A41 to the south, Symmetry Park Phase 1 and 2 to the west, a scrap metal yard to the east and arable land to the north.

PLANNING CONTEXT

- 1.8 The majority of the existing Symmetry Park site (which the Site is immediately adjacent to) is located in an area allocated for development in the adopted Cherwell Local Plan 2011-2031 as a strategic allocation for employment development: Planning Policy Bicester 12: South East Bicester.
- 1.9 On 04 November 2024, Cherwell District Council published the Cherwell Local Plan Review 2042 (Regulation 19) Proposed Submission Plan, this is due to go out for public consultation in December 2024. The Site is identified in the Proposed Submission Plan as an Employment Site Allocation (site area 45.80 hectares developable area of 30). The draft allocation is for employment uses E(g)(i)/(ii)/(iii)/B2/B8 floorspace - Policy reference BIC E1 - Land east of J9, M40, Bicester.
- 1.10 The Site is identified in the Proposed Submission Plan as an Employment Site Allocation (site area 45.80 hectares developable area of 30). The draft allocation is for employment uses E(g)(i)/(ii)/(iii)/B2/B8 floorspace - Policy reference BIC E1 - Land east of J9, M40, Bicester
- 1.11 EDP has been providing advice on landscape matters to the Applicant since the outset of the design process and in so doing, helping to ensure that the masterplan is as sensitive to its landscape context as possible.

MANAGEMENT PLAN LEGISLATIVE AND POLICY OBJECTIVES

Biodiversity Net Gain

- 1.12 This document also sets out the information to ensure that any significant¹ habitat enhancements within the Site will be retained, created, managed, maintained and monitored. This in turn will ensure that the required on-site BNG set out within the Ecological Appraisal (report reference: edp7480_r004) is secured. This document provides or signposts all information that would be included in the Habitat Management and Monitoring Plan (HMMP).

¹ 'Significant' on site enhancements are areas of habitat enhancement, which contribute significantly to the proposed development's BNG, relative to the biodiversity value before development. The following points count towards this:

- Habitat creations of medium or higher distinctiveness in the biodiversity metric;
- Habitat creations of low distinctiveness which create a large number of biodiversity units relative to the biodiversity value of the Site before development;
- Habitat creation or enhancement where distinctiveness is increased relative to the distinctiveness of the habitat before development;
- Areas of habitat creation or enhancement which are significant in area relative to the size of the development; or
- Enhancements to habitat condition, for example from poor or moderate to good.

MANAGEMENT PLAN AIMS

- 1.13 The LEMP will extend for a period of 30 years.
- 1.14 The LEMP has objectives which ensure the establishment and management of landscape and habitats, existing or newly created on the Site as part of the proposals, are safeguarded throughout the development and in the future management of the Site. Each objective is outlined below:
- To ensure that the vision for the landscape within the proposal can be achieved through a long-term, co-ordinated and informed approach to landscape management;
 - To ensure management and maintenance is undertaken to agreed standards;
 - To increase biodiversity of the Site by providing a mosaic of habitats through new planting, grassland creation and management of existing vegetation;
 - To ensure health and safety of mature trees on/in the vicinity of the Site;
 - To ensure the landscape is managed to create a safe and visually attractive environment;
 - Identify roles and responsibilities of the management of the Site; and
 - Establish procedures for communication, monitoring, audit mechanisms and reporting of control measures.
- 1.15 The LEMP has been produced in accordance with the British Standard (BS) for Biodiversity – Code of practice for planning and development, BS 42020:2013.

Section 2

Scope, Aims and Responsibilities

SCOPE

- 2.1 This LEMP addresses all soft landscaping areas within the Site and includes protection for all retained features of landscape and ecological interest including mature trees and hedgerows (largely located along the Site's boundary). Management recommendations for all retained habitats and those proposed for creation, including amenity grassland, wildflower meadow, shrubs, scrub, hedgerows, trees and a watercourse, are also included as are maintenance prescriptions for ecological enhancement features including reptile hibernacula and bird and bat roost features.
- 2.2 The management scheme defined within this LEMP is structured to take into account the following phases of the development works:
- Construction (including any enabling works); and
 - Operation (including short- and long-term management and maintenance).
- 2.3 The general scope of this LEMP includes the following:
- During the construction phase, this document seeks to protect and maintain existing features of landscape and ecological value that are to be retained within the vicinity of the scheme, and to ensure the appropriate management and successful delivery of all new features of ecological and landscape value or interest; and
 - During the operational phase, the long-term management and maintenance of the scheme seeks to ensure that the landscape and ecological framework is sustained and enhanced, such that all benefits to ecological biodiversity and visual amenity are delivered successfully throughout the lifetime of the scheme.

AIMS

- 2.4 The overall aims of this LEMP are:
- To ensure that development is carried out in an appropriate manner and that features and species of landscape and ecological importance are protected during the pre-construction/enabling and construction phases of the scheme; and
 - To enable the delivery of the appropriate maintenance and management of all semi-natural habitats that are to be retained, enhanced or created within the completed scheme and throughout operation, so as to ensure that they continue to deliver benefits for local wildlife and visual amenity.

MANAGEMENT RESPONSIBILITIES

- 2.5 The responsibility for carrying out the functions of this LEMP will vary throughout the duration of the management period as follows:
- Construction Works Phase – All management and maintenance works of all features of landscape and ecological importance are the responsibility of the Developer, and are to be continued through to practical completion; and
 - Long-term Management Post-adoption – The responsibility for the management and maintenance works of all features and species of ecological importance post-adoption should be the responsibility of either the Developer or appointed management company.
- 2.6 Landscape management and maintenance responsibilities should be undertaken by an independent landscape management and maintenance company.
- 2.7 The management scheme detailed within this LEMP will cover the provision, management, inspection, maintenance, repair and replacement as necessary, taking into account factors including landscape, ecological, social, wildlife and amenity use for the land.

ECOLOGICAL CLERK OF WORKS, LANDSCAPE CONSULTANT AND ARBORICULTURIST

- 2.8 A suitably experienced and qualified Ecological Clerk of Works (ECoW), landscape consultant and arboriculturist will be appointed by the Developer or the Principal Contractor acting in their stead.
- 2.9 The appointed company/ies will undertake monitoring and assessment of habitats, trees and landscape/wildlife features set out within this LEMP. They will provide toolbox talks, where identified in this document, and feedback to the Developer or their Principal Contractor. They will also compile the monitoring reports (as identified within this document) that will be submitted to the Local Planning Authority.

Contact Details

- 2.10 At the time of writing, it is assumed that the ECoW will be:

The Environmental Dimension Partnership Ltd
Quarry Barn
Elkstone Studios
Elkstone
Cirencester
Gloucestershire
GL53 9PQ

Review Period

- 2.11 The provisions and responsibilities for the plan should be reviewed on an annual basis during the first five years (known as the establishment period), by those responsible for landscape management and maintenance, and every five years thereafter, or as required. Any substantial amendments should be approved in writing by Cherwell District Council.

Section 3

Ecological and Landscape Resource

- 3.1 In preparing the management objectives as well as the management and maintenance operations for the Site, the existing landscape and ecological resources (those that existed on and within the vicinity of the Site before implementation of the proposals and which were incorporated within the new landscape) have been considered, together with the new landscape elements implemented as a part of the proposal. The intention is for the integration of these new elements within the new development to provide a cohesive wildlife and amenity resource.
- 3.2 The landscape features within the vicinity of the Site provide a valuable ecological and landscape resource, which should be managed to ensure that it is retained in a healthy safe condition, whilst also maintaining its visual and wildlife amenity.
- 3.3 As supported by the findings of EDP's ecology surveys, the valued and/or legally protected species that require consideration during the construction phases are:
- Nesting birds – potentially present within trees and hedgerows;
 - Roosting bats – potentially present within on-site trees;
 - Bats – which forage/commute over the habitats within the Site and which are potentially at risk of disturbance by construction activities;
 - Great crested newt – assumed absent within the Site though present within ponds off-site to the south;
 - Badgers – potentially foraging across the Site and surrounding habitats;
 - Reptiles – small populations of grass snake and common lizard; and
 - Brown hairstreak butterfly – present in the boundary hedgerows.
- 3.4 The development has been designed to retain, as far as possible, and enhance those valued resources described above. This has been achieved through four main design principles:
- The retention, enhancement and strengthening of boundary hedgerows and associated mature trees within the vicinity of the Site;
 - The creation of a range of new habitats including trees, scrub, hedgerows and wildflower grassland to provide new opportunities for biodiversity and maintain ecological connectivity and function across the Site;
 - The appropriate short and long-term management of newly created and retained habitats to provide tangible long-term benefits to biodiversity; and
 - Inclusion of enhancement features to improve opportunities for bird and bat roosting, and reptile and amphibian refuge.

LANDSCAPE TYPOLOGIES

- 3.5 The landscape elements retained and created as part of the proposed development are illustrated within **Appendix EDP 1** and include the following:

Trees

- The existing trees within the Site boundaries provide a valuable landscape and ecological resource and should be managed to ensure that they are retained in a healthy safe condition while also maintaining their visual and wildlife amenity; and
- New trees within the Site comprise a selection of native and non-native species to provide visual and seasonal interest as well as enhancing the existing character of the Site and increasing the Site's resilience to climate change.

Hedgerows

- Existing boundary hedgerows within the Site are to be retained where possible, with removal only required where access is necessary; and
- Proposed hedgerows consist of native species to provide a meaningful contribution to the existing landscape fabric and in-keeping with the surrounding landscape characteristics. The maintenance regime of both existing and proposed hedgerows should aim to increase flowering, nectar and berrying fruits for ecological benefit.

Shrub Areas

- Ornamental shrub planting (within the car park areas) has been proposed for seasonal interest; and
- Native shrub planting, largely at the Site boundaries with areas of structural landscaping, has been proposed for their native providence, aesthetic value and suitability.

Marginal Aquatic Planting

- Marginal Aquatic Planting is proposed within and at the edges of the attenuation basin and along the wet sections of the retained ditch to provide seasonal interest and ecological benefits. To include a good mixture of submerged, floating and emergent vegetation, to encourage a diverse macroinvertebrate community.

Grassland

- Amenity grass is proposed along the formal areas (largely at the Site entrance and adjacent to the car park areas) to promote visual amenity; and
- Species-rich meadow grass is proposed along the more informal area to provide benefits to biodiversity as well as seasonal interest and provides a reduced maintenance regime (in comparison to amenity grassland).

Section 4

Habitat Creation and Landscape Planting (Construction Phase)

- 4.1 This section sets out the appropriate habitat creation and landscape planting to be completed within the construction phase (up to the first available planting season following completion of construction), to ensure that appropriate measures to provide biodiversity enhancement and visual amenity are implemented from the early stages of the scheme. For details of the proposed layout and species selection see the Detailed Soft Landscape Proposals (**Appendix EDP 1**).
- 4.2 The following paragraphs detail the ground preparation and establishment procedures to follow in the creation of the proposed landscape features and habitats. This should be read in conjunction with the Detailed Soft Landscape Proposals referred to above.

PRE-COMMENCEMENT SITE CHECK

- 4.3 Prior to commencement of all pre-construction and construction works, the development footprint shall be checked by a suitably qualified ecologist to ensure that there have been no significant material changes to the existing ecological interest of the Site and that no protected or notable species, which could be harmed by the development, have moved on-site since the previous surveys were carried out.
- 4.4 Should any protected species be found during this check, full details of mitigation measures to prevent their harm shall be submitted to and approved in writing by the Local Planning Authority. Where additional mitigation and/or precautionary working methods are required, this document will be updated accordingly.

SITE BRIEFINGS AND ECOLOGICAL CLERK OF WORKS (ECOW)

- 4.5 The appointed ECoW will be responsible for the provision of site briefings and information to the Principal Contractor and all relevant sub-contractors and site personnel. This will cover all potential ecological receptors and constraints associated with the land area comprising the development footprint, including all species-specific control measures to be adhered to during the construction phase.
- 4.6 Specifically, and prior to the commencement of pre-construction and construction phases, toolbox talks will be provided by the ECoW to the Principal Contractor appointed by the Developer, and all relevant sub-contractors and site personnel, to ensure that the identification and protection of protected species and their habitats is fully understood and appropriate, and that agreed mitigation is implemented.
- 4.7 More generally, the ECoW will supervise all pre-construction works impacting upon habitats and species, including vegetation clearance, soft demolition and habitat creation (as required), in addition to undertaking any necessary pre-commencement surveys for protected species, as discussed in further detail below.

TEMPORARY PROTECTIVE FENCING

- 4.8 Temporary protective fencing will be erected along all habitats to be retained in accordance with the measures detailed within the Tree Report compiled by EDP (edp7480_r007), and BS 5837:2012 *Trees in Relation to Design, Demolition and Construction* or similar.
- 4.9 Protective fencing will incorporate the full root protection area of the feature to be retained, with fencing maintained throughout the duration of all site-enabling and pre-construction activities; this remains the responsibility of the Principal Contractor appointed by the Developer.
- 4.10 No works (other than planting), including the storage of materials, plant and machinery, will be carried out within or immediately adjacent to all areas of protective fencing/areas marked for protection as described above, so as to ensure no detrimental impacts to sensitive features arising from physical damage and/or pollution.
- 4.11 Where proposed tree loss overlaps with the root protection zones of retained trees, clearance will be undertaken sensitively and will be overseen by a suitably qualified arboriculturist. Similarly, the digging of trenches and pits for new tree and scrub planting adjacent to areas of protective fencing, where this lies inside root protection areas, will also be carried out by hand only and supervised where necessary, in accordance with best practice guidance as stipulated within BS 5837:2012.

GENERAL MEASURES

- 4.12 All work to be carried out in accordance with the following:
- All work is to be carried out by appropriately skilled, qualified and experienced operatives for the type and quality of work, and in accordance with good horticultural practice and ecological techniques in line with Legislation, Regulations and Code of Practice;
 - All materials and workmanship are to be to the highest possible standards in accordance with relevant good practice and British Standards;
 - Planting should be undertaken using topsoil recovered from the Site, incorporating soil conditioner as required, and as set out in this document;
 - Only tools suited to site conditions and work carried out are to be used. Hand tools to be used around existing and newly planted trees and shrubs. Boards to be used where required while working, to protect grass/plant beds;
 - To carry out work while soil and weather conditions are suitable. Avoiding moving, handling and tracking over very wet soils. Do not undertake planting, turfing, seeding, etc. during periods of frost, strong winds, when topsoil is frozen, snow-covered or waterlogged, or in drought conditions;
 - Materials are not to be stock-piled adjacent to newly planted trees or shrubs;

- All waste materials, including plant wrappings and temporary labels, to be removed off-site at the contractor's own expense. No waste materials to be buried or burnt on-site;
- All hard and soft landscape materials to conform to the relevant British Standards and Codes of Practice. All plants to be true to name, type and character, and to comply with the National Plant Specification;
- Plants to be vigorous, weed, pest and disease free, and not suffering from drought, waterlogging, windburn, damage or nutrient deficiency. Fresh grass seed and turf produced for the current growing season are to be used. Any substitutes to be approved by the landscape architect;
- Transport and handling of plants shall comply with 'Handling and Establishing Landscape Plants' (Horticultural Trades Association), including protection from desiccation or any other damage prior to planting out;
- Prior to undertaking planting or seeding, all rubbish, debris and surface stones exceeding 75mm in any direction are to be removed from the Site. Any substance or materials injurious to plant growth including any rubble, fuel or lubricants are to be removed;
- In planted beds, compaction of soil to be relieved to a minimum depth of 450mm, or the full depth of compaction, whichever is the greater, taking special care in any areas of underground services. Soil to be uplifted and fractured through the profile to the full treatment depth. Soil to be cultivated to loosen, aerate and break it up into particles of 2–8mm in the top 150mm of planting beds within a few days before planting. Remove any weeds, roots, rubbish and tufts of grass, as well as any stones and clods larger than 50mm in any one dimension. Areas to be planted are to be graded to smooth contours and slopes avoiding depressions. Soil levels to planted beds to finish 125mm below adjacent kerbs/edgings/grassed lawns, to allow incorporation of bark mulch as set out in this document;
- Ensure site is kept free of any vandalism or damage; where this occurs ensure issues are reported and appropriate action taken to rectify;
- Ensure site is kept free of litter, dog foul, etc. Fly tipping should be reported, and appropriate action taken;
- Soil debris and arisings will be swept from adjacent hard surfaces after each maintenance operation where relevant; and
- Regular leaf clearance should occur during autumn. Ensure paths are kept free of leaves and remove arisings off-site or to an agreed composting area.

Trees

- 4.13 New trees (some native species of local provenance and some introduced species commonly used in parks, gardens and built areas) have been selected to provide amenity and biodiversity value. Planting to be in accordance with **Appendix EDP 1**.
- 4.14 Where possible, the native trees species will be sourced from suppliers of local provenance or given the current shortage of tree and hedge stock at best UK grown.
- 4.15 All plants are to be maintained upright and the ground at the base to be firmed up.
- 4.16 Trees should be planted within the autumn/winter months when the ground is frost-free and at a suitable time to avoid competitive exclusion by rapid growing species. All products to support growth of trees should be supplied and fitted in accordance with the manufacturers guidelines and whips protected using transparent spiral tree guards and shrub shelters.
- 4.17 Pits dug for new tree planting across the Site should be dug by hand only, following current best practice. Maintenance of the vegetation should only occur within the months of September through to February to avoid the bird nesting season.
- 4.18 All plants are to be planted in accordance with BS 3936:1992 *Nursery Stock*. A mycorrhizal inoculant to replace naturally occurring fungi in soil is to be applied to roots of bare plants before planting and backfilling to stimulate plant growth and accelerate root development. Prior to planting, ensure ground is well-broken and free draining using an auger. Soil ameliorants/conditioners to BSI PAS 100 – Compost Specification. Use a slow-release fertiliser (e.g. Scotts UK Professional 'Enmag', or similar) at a rate of up to 140g/m² for tree planting.
- 4.19 Well-composted bark mulch is to be applied to trees in grassed areas to 800mm radius around the base of trees to a total depth of 100mm; finished level of bark to be 50mm below adjacent grassed or paved areas.

Hedgerows

- 4.20 New hedgerows are to be planted within areas of green space around the proposed development (as illustrated within **Appendix EDP 1**).
- 4.21 Planting instructions for new hedgerows should follow those provided above in relation to proposed tree planting. In addition, new whips within hedgerows are to be planted in two rows at 0.3 to 0.5m centres allowing for at least 0.5m between rows.
- 4.22 Well-composted bark mulch is to be applied to whips at a depth of 75mm, finished level of 50mm below adjacent grassed or paved areas.

Shrubs

- 4.23 A range of new shrubs (some native species of local provenance and some introduced species commonly used in parks, gardens and built areas) have been selected as species to be used within the Site.

- 4.24 Planting instructions for areas of shrub planting should follow those provided above in relation to proposed tree planting.
- 4.25 Well-composted bark mulch is to be applied to areas of shrub planting at a depth of 75mm, finished level of 50mm below adjacent grassed or paved areas.

Marginal Aquatic Planting

- 4.26 The marginal aquatic planting will be completed using plug plants according to the supplier's instructions.

Grassland

Amenity Grassland

- 4.27 Areas of amenity turf (close mown grass) without wildflowers include formal areas of the Site, largely at the Site frontage and primary access points.
- 4.28 The main objectives for the management of these areas are:
- To establish and maintain grass areas in a healthy, vigorous, attractive condition; and
 - Provide suitable conditions, including appropriate grass length, appropriate to the intended use: rest and informal recreation and visual amenity.

Wildflower Meadow

- 4.29 Areas of green open space should be sown with 'EM1 Basic General Purpose Meadow Mixture' (or similar).
- 4.30 The wildflower mixtures should be sown onto a medium tilth seedbed, which is free from perennial weeds or other vegetation. Weeds should be controlled by repeated cultivation or herbicide before sowing if necessary. The following should apply:
- Sowing should take place in the late summer/autumn (late August–October) or spring (April–May);
 - Seeds must be surface sown at a rate of c.4 g/m², using a seed broadcaster or by hand; and
 - Seed must not be covered but should be 'firmed in' to give good soil-seed contact using either a roller or by treading.

ADDITIONAL ECOLOGY FEATURES ACROSS THE SITE

- 4.31 A range of ecological enhancements will be installed on retained mature boundary trees around the Site, as illustrated within **Appendix EDP 1**. An indicative schedule of designs is provided below though this will be subject to change based on availability for purchase. Proposed roost features include the following:

Bat Boxes

- One Schwegler 1FW Hibernation Box (or similar);
- One Vivara Pro: Large Multi Chamber WoodStone Bat Box (or similar); and
- Four Schwegler 2FN bat box (or similar).

Bird Boxes

- Three Vivara Pro Seville 32mm woodstone (or similar); and
- Three Eco Sparrow Tower (or similar).

- 4.32 Bird boxes should be securely mounted at least 3m above the ground level on the northern or eastern side of the tree. Bird boxes should be vertical or slightly tilted forwards to prevent rain ingress. Installation should be overseen or checked by a suitably qualified ecologist in accordance with manufacturer's specifications.

Reptile Hibernacula

- 4.33 A proportion of the arisings from woody vegetation clearance will be used to create a log and brash pile, located within/adjacent to the planted bunds on the eastern site boundary (as illustrated within **Appendix EDP 1**) to benefit common reptile species, amphibians, mammals and other wildlife potentially present within the wider landscape. The principles of the design of these features are as follows.

Log and Brash Piles

- Log and brash piles to be created and supplemented in the long-term using materials resulting from tree felling/pruning operations elsewhere on-site;
- Finished size to be approximately 2m long by 1m wide by 0.5m high; and
- To contain a mixture of log sizes and shapes with some small-diameter material present, smaller material can be secured into the ground for safety reasons where necessary.

Brown Hairstreak Butterfly

- 4.34 The proposed shrub mix includes blackthorn to increase the availability of larval food plants within the local landscape.

Section 5

Establishment and Management Regime – Years 1–5 (Operation Phase)

- 5.1 This section details the management, which should be undertaken for the retained and newly created ecological habitat features including the trees, hedgerows, shrubs and areas of grassland.
- 5.2 The establishment and management regime for all created and enhanced habitats and areas of green space should require subsequent monitoring and review of all operations at five yearly intervals.

GENERAL MEASURES – ESTABLISHMENT AND MAINTENANCE

- 5.3 Soil debris and arisings should be swept from adjacent hard surfaces after each maintenance operation. All extraneous rubbish not arising from the contract works should be collected and recycled (where feasible) or else removed from the Site at each maintenance visit.
- 5.4 Watering should be undertaken as necessary by the Developer to ensure the establishment and continued thriving of all planted areas. Watering should be to the full depth of the topsoil. If supply is restricted by emergency legislation, watering should not be carried out unless instructed to do so.
- 5.5 All areas where trees or plants have failed to thrive (through death, damage or disease) should be identified and plants should be removed and replaced with equivalent species to match the size of adjacent nearby plants in the next appropriate planting season as frequently as necessary. The advice of the project landscape architect should be sought wherever possible. Any variation of this should only occur upon consent by the Local Planning Authority.
- 5.6 Spot weed control of all broad-leaved and injurious weed species listed in the *Weeds Act 1959* should be undertaken using a suitable non-residual herbicide as and when required annually. The specification and use of herbicides or pesticides, including their use in proximity to waterbodies, to comply with all contemporary Regulations, British Standards and Codes of Practice. Weed control should seek to retain cleaver growing within hedgerows for the benefit of Bloody-nosed beetles.
- 5.7 The requirement for selective thinning of all newly planted trees/shrubs should be assessed every three years and undertaken as necessary to ensure that overcrowding is reduced with increasing species maturity; that slower growing climax species are not outcompeted; and that diseased and dying plants are removed. Thinning is to be undertaken between September and February inclusive to avoid the main bird breeding season.
- 5.8 Bark mulch on all planted areas is to be topped-up to the levels set out in this document, at least once in spring, with a second application in autumn as required.

- 5.9 Any damage to hard or soft landscape areas arising from the contractor's work is to be repaired at the contractor's own expense.

Trees

- 5.10 To ensure the long-term viability of all trees on the Site, an annual inspection should be undertaken by an Arboricultural Association approved arboriculturist contractor or professional arboriculturist, with all recommendations implemented in full within three months of initial inspection. Where damage is identified, consideration should be given to the inclusion of protective fencing. Dead/dying/damaged limbs would be removed only if they pose a hazard to public health and safety. In these instances, a bat licensed ecologist should inspect any limbs prior to their removal to check for the presence of roosting bats. Once removed, the limb, as well as any dead wood, should be left at the base of the tree to provide a refugia and food resource for invertebrates.
- 5.11 The condition of all stakes, ties and guards should be checked by the Developer/management company, and all broken items should be replaced and items regularly adjusted to accommodate plant growth and prevent rubbing. Any bark damage should be cut back neatly with a sharp knife. All plants should be straightened and the ground at the base to be firmed up. All shelters should be hand-weeded.
- 5.12 Pruning should be undertaken annually or as appropriate to each species between September and February inclusive to avoid the main bird breeding season. All plants should be pruned to promote healthy growth and natural shape, and any dead, dying or diseased wood and suckers should be removed. Overhanging branches should be pruned to ensure that growth is prevented from encroaching onto paths, signs, sightlines and road lighting. All pruning should be undertaken in accordance with BS 7370-4.

Hedgerows

- 5.13 Inspections of new hedgerow planting should be carried out annually for a period of five years from the first spring following planting to ensure the adequate establishment of all plants, identify the presence of any undesirable species and disease and to determine whether remedial action is required.
- 5.14 Checks to stakes, ties and guards to be done in accordance with the above prescriptions for trees.
- 5.15 Pruning to be done in accordance with the prescriptions provided for trees. New growth of tree whips planted in new native hedgerows should be topped by approximately 30% on all sides on an annual cycle up to the first three years after planting to encourage low lateral growth of branches, thereby establishing a thick hedgerow at the base. In subsequent years, lateral branches and shoots should be trimmed to an A-shaped cross-section, with greater width at the base of the hedgerow.
- 5.16 Thereafter, hedgerows should be cut back on a three-year rotation, avoiding the breeding bird season, which is March to August inclusive.

Shrub

- 5.17 Inspections of new shrub planting should be carried out annually for a period of five years from the first spring following planting to ensure the adequate establishment of all plants, identify the presence of any undesirable species and disease and to determine whether remedial action is required.
- 5.18 A weed-free area around each shrub of a minimum of 1m in diameter should be maintained through the application of a non-residual herbicide twice annually during the growth season. Weed control should ensure that weed cover is less than 5% and that no weeds exceed 1m in height.

Marginal Aquatic Planting

- 5.19 Waterbodies and the ditch will be managed to minimise health and safety issues through the management of bankside vegetation as well as ensuring the top and bottom of the bank and the water level of the waterbody are clearly visible.
- 5.20 Marginal and emergent vegetation control will be implemented during the autumn. Cutting or pulling will be implemented by hand. Arisings will be placed onto a protective membrane around the pond edge and along the ditch course for 48 hours. The arisings will then be removed to a designated compost heap within the open space and the membrane will be removed from the Site.
- 5.21 The basin and ditch will be regularly inspected. Area to be kept free from litter and debris that may have a detrimental effect on biodiversity and affect public health and safety.

Grassland

Amenity Grassland

- 5.22 Grassland areas should be subject to regular management to maintain sward height at around 30–50mm. Following mowing, all arisings should be removed from the Site.
- 5.23 Flowering lawn mixture to be mown regularly as a lawn to maintain sward height at around 30–50mm. To permit flowering, mowing for flowering lawn mixture areas can be relaxed from late June if required (cutting when the lawn gets untidy).

Wildflower Meadows

- 5.24 During the first year, perennial weeds within areas sown with species-rich wildflower grassland should be removed through repeated cutting, hand-pulling or spot-spraying. Should a first cut be necessary, this should be undertaken no earlier than August to enable the establishment of the vegetation.
- 5.25 In second and subsequent years, areas of species-rich grassland should be subject to a first summer hay cut undertaken in early July, then monthly during August, September and October (height 70–100mm). Cutting should avoid the months of May and June, to enable the majority of species to have flowered and set seed. Early spring cutting is to be introduced as needed to control the growth of aggressive grasses, which would inevitably outcompete slow-growing wildflowers.

- 5.26 Any scrub encroachment should be closely controlled.
- 5.27 All vegetation cuttings (arising) should be removed from the grassland area and either composted on-site or removed. It is important to remove all cuttings to progressively reduce the soil fertility and thereby prevent weed dominance.

Section 6

Management Regime – Years 6–10

(Operation Phase)

- 6.1 The following section sets out broad management and maintenance tasks for the long-term care and protection of landscape and ecological features on-site. Given the dynamic nature of habitats and their ability to change over time, it is both inappropriate and impractical to set out a fixed and prescriptive set of management tasks to be implemented ‘regardless of progress’. A key element of the plan is flexibility. It is, therefore, considered that this plan should be reviewed after five years with any necessary changes to management documented within an updated LEMP. However, the recommendations for management discussed below should be broadly adopted during the management regime of years 6 to 10 and included within an updated LEMP as required.

GENERAL MEASURES – MAINTENANCE

Removal of Dead Plant Material

- 6.2 At the end of the growing season, check all shrubs and remove all dead foliage, dead wood, and broken or damaged branches and stems.

Weed Control

- 6.3 Carry out the following tasks:
- Following the establishment period, normally around two to three years, shrub plants should have established, and mulch will no longer be required. Bark mulch should not be topped up and mulch mats should be removed; and
 - Removal of aggressive species (trees and shrubs that have invaded and are suppressing long-term species, i.e. bramble), should be cleared. Unwanted climbers that are suppressing trees and shrubs should also be removed.

Watering

- 6.4 Water to field capacity and then as necessary to maintain in a healthy vigorous condition.

Trees

- 6.5 To ensure the long-term viability of all retained and newly planted trees on-site, regular inspections should be undertaken, with all recommended tree surgery works implemented in full within three months of the inspection.
- 6.6 If any retained tree is cut down, uprooted, destroyed or dies, another tree shall be planted in the same place in the next planting season following the removal of that tree.

- 6.7 From year 5 after planting, or once plants are established, all tree stakes, ties, supports and shelters can be removed and disposed of off-site.

Hedgerows

- 6.8 The management of newly established hedges, mature hedges and hedgerows shall include the operations listed below.

Re-firming

- 6.9 Re-firm plants loosened by frost heave, wind rock or vandalism by treading around base.

Trimming

- 6.10 Formative pruning:
- Trimming to remove at least half of the new growth;
 - Allow hedge to reach required heights and then integrate into the existing hedgerow management, as outlined above;
 - All branches will be neat and clean, and no jagged ends or tears will be left;
 - Do not cut or lop off hedgerow trees. At least one tree encouraged to reach maturity per 30m stretch of hedgerow which should be clearly tagged and identified for full maturity. However, lower branches should be removed to prevent excessive shading to hedgerow species; and
 - No hedgerow trimming to be carried out during the bird nesting and breeding season (February to September), unless supervised by a suitably experienced ecologist. From year 5 after planting, or once plants are established, all whip stakes, ties, supports and shelters can be removed and disposed of off-site.

Shrub

- 6.11 Formative pruning of all shrubs should be undertaken as necessary to sustain healthy, bushy growth, and to ensure no encroachment into adjacent habitats.
- 6.12 From year 5 after planting, or once plants are established, all shrub stakes, ties, supports and shelters can be removed and disposed of off-site.

Marginal Aquatic Planting

- 6.13 The basin and ditch will be inspected to check the bank stability, the presence of fish, water quality, coverage and species diversity of marginal aquatic vegetation, drainage and depths.
- 6.14 The basin and ditch are to be regularly checked for rubbish and extraneous detritus material as necessary, to ensure free water flow and visual and wildlife amenity. Rubbish to be cleared by hand and removed from site.

- 6.15 The extent of plant colonisation of new waterbodies and ditch is to be reviewed three years post waterbody-creation by a suitably qualified ecologist. In the event that colonisation has been slow to the extent that the waterbody and ditch margins remain as bare mud, devoid of desirable aquatic plants, further planting will occur.
- 6.16 Encroaching scrub should be removed on an annual basis to prevent overshadowing of the waterbody and ditch, and to aid succession.

Grassland

Amenity Grassland

- 6.17 Once the grassland has established and the first-year cut has been taken, routine grass maintenance should be undertaken from spring, with grass cutting on-going through the growing season, in order to fulfil the management objectives.

General

- 6.18 Carry out operations in accordance with BS 7370 Part 3:1991.

Grass Cutting

- 6.19 Start the growing season (spring) at a high cut (50mm to 75mm), mowing as necessary before increasing the frequency and reducing the height as specified:
- Before mowing remove litter, rubbish and debris;
 - Cut to length appropriate to intended use – general amenity grassland in open space areas (25–75mm);
 - Grass to be left in a neat and even finish without surface rutting, compaction or damage to grass;
 - Edges to be left neat and well defined. Neatly trim or strim grass where it abuts fences, walls and around other objects, but no closer than 100cm from tree trunks and plant stems; and
 - All non-grass areas are to be kept free of arisings created by any grass cutting operations.

Weed Control

- 6.20 Treat with a suitable selective herbicide as necessary to remove non-grass species. Do not treat wildflower or bulb and corm planted areas. Alternatively, spot treat specific weeds with a suitable herbicide.

Fertiliser

- 6.21 Feed grass areas as necessary to maintain the vigour of the grass. Feed with a proprietary spring or autumn lawn fertiliser judged suitable for the on-site soil conditions, as well as for use in residential area. Do not apply to meadow areas. Application rate in accordance with manufacturers guidelines.

Watering

- 6.22 Grass to be watered as necessary to maintain good condition.

Wildflower Meadow

- 6.23 Once the wildflower grassland is established, routine grass maintenance is to be undertaken to fulfil the management objectives.

Cutting

- 6.24 Meadows to be cut from mid-July to early September, with the first cut to take place after flowering and seed drop (late July to mid-August). Height of cut to be 70–100mm. Cut grass should be left to dry for three to seven days dependent on weather conditions, and then collected and removed to a designated composting area on- or off-site. The second cut to take place at the end of the growing season (October/November) prior to winter die back. All arisings to be collected and removed. It is important to collect and remove mowings to retain low soil fertility and high floral diversity.

Weed Control

- 6.25 Remove clover and all unwanted invasive, vigorous weeds (such as thistles and nettles, as well as all injurious weed species listed in the *Weeds Act 1959* and *Wildlife and Countryside Act 1981* (as amended)), including roots, by hand or by spot treatment with appropriate weed killer. Selective lawn killers should not be used.

ADDITIONAL ECOLOGY FEATURES ACROSS THE SITE

Bat Boxes

- 6.26 Bat roost features installed on mature trees should be visually checked annually after installation by a bat licensed ecologist and replaced where the feature is missing or no longer fit for purpose. Annual replacement checks should continue long-term.

Bird Boxes

- 6.27 Bird nesting boxes installed within the Site should be checked annually after installation and replaced where the feature is missing or no longer fit for purpose. Annual replacement checks should continue long-term and could coincide with annual inspections of bat boxes as above.

Log and Brash Piles

- 6.28 Additional varied material either from the on-site work or specifically brought to the Site should be added to the refugia piles to rot down to ensure that it continues to provide a range of habitats.

Section 7

Monitoring and Timetable of Works

MONITORING

- 7.1 The aim of monitoring activities carried out post-development is to address any issues relating to biophysical changes to habitats as a result of the occupation of the new development. Monitoring will also evaluate the effectiveness of any specific mitigation measures, as well as the management and function of retained and newly created habitats as identified in this LEMP.
- 7.2 The Developer will have responsibility for implementation of the landscape proposals as detailed on the Detailed Soft Landscape Proposals (**Appendix EDP 1**) and in accordance with the planning consent. When the landscaping is completed as part of the construction of the Proposed Development, the management company will take over responsibility for the maintenance and management of the landscaping described here in the LEMP.

Timetable of Works

- 7.3 The creation of soft landscaping works is to be undertaken within the first available season following completion of the construction period.
- 7.4 **Table EDP 7.1** illustrates optimal times of year to undertake the Site clearance and habitat creation. **Table EDP 7.2** illustrates optimal times of year to undertake subsequent monitoring and management of created/enhanced habitats.

Table EDP 7.1: Optimal Timings to Undertake Tasks Anticipated in Relation to the Development of Land at Symmetry Park Bicester Phase 3

Task	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Vegetation clearance – hedgerows and trees ² .												
Hedgerow/tree stump removal ³ .												
Vegetation clearance – grassland ⁴ .												
Installation of tree protection fencing.												
New planting (shrubs, trees and hedgerows trees).												
Seeding – amenity grassland.												
Seeding – wildflower meadow.												
Marginal aquatic plug planting												
Installation of bird and bat roost features.												
Creation of log piles.												

Table EDP 7.2: Schedule of Works for Monitoring and Maintenance of Retained and Newly Created Habitats

Task	Frequency	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Maintenance of protective fencing.	As required through construction period.												
Inspection of shrubs, trees and hedgerows.	Annually.												
Cutting of hedgerows.	On a rotational basis every three years.												
Mowing amenity grassland.	Annually.												
Wildflower meadow mowing.	Annually.												

² Outside of bird nesting season unless vegetation is inspected by an Ecological Clerk of Works (ECOW) immediately prior to clearance and no active bird nests present.

³ Assuming hibernating habitats exist, and these cannot be reasonably hand searched to confirm likely absence of great crested newts prior to removal.

⁴ Not seasonally constrained assuming exclusion fencing in place prior to onset of spring migration of great crested newts.

Task	Frequency	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Marginal aquatic vegetation management	Annually.												
Visual inspection of bat boxes.	Annually.												
Inspection of bird boxes.	Annually.												
Inspection of log piles.	Annually.												

- 7.5 Monitoring visits by suitably experienced operatives will be carried out, with input from a suitably experienced/licensed/accredited ecologist and arboriculturist as required, as per **Table EDP 7.3**.

Table EDP 7.3: Summary Table of Monitoring Actions

Feature	Monitoring Actions	Frequency
Footpaths, fencing and signage.	Effectiveness and condition.	Annually after installation.
Meadows and other grassland planting.	Check species composition, suitability of management activities, presence of invasive, non-native species, litter and damage caused by recreational activity.	Annually following establishment.
Trees, hedgerows and native structure planting.	Species composition, suitability of management activities, presence of littering, erosion or damage, presence of disease or pests and damage caused by recreational activity.	Annually following establishment.
Marginal aquatic vegetation	Species composition, suitability of management activities, presence of littering, erosion or damage, presence of disease or pests and damage.	Annually following establishment.
Bird and bat boxes.	Presence and condition of any boxes.	Annually after installation.
Log piles.	Presence and condition of any log piles.	Annually after construction.
	Completion of remedial activities following monitoring.	As recommended following monitoring visits.
	Results of monitoring surveys and confirmation of completed remedial activities. Monitoring report submitted to Council.	Annually, once all monitoring actions for the year are complete.
	Review of this LEMP.	At the end of year 5 of first development phase then at five yearly intervals.

- 7.6 Following completion of monitoring activities, an annual monitoring report will be produced and submitted to the Council with any necessary changes incorporated into a revised LEMP.
- 7.7 Any remedial measures identified during monitoring would need to be implemented within the recommended timeframe following completion of the monitoring visit, to be advised by the ecologist, arboriculturist or other relevant professional carrying out the monitoring.

Section 8

Summary and Conclusions

- 8.1 It is considered that the management and maintenance measures outlined within this LEMP are sufficient in protecting and conserving the key landscape and ecological features of the Site, as summarised within **Appendices EDP 1** and **2**. Detailed measures have been provided to ensure that existing and retained features of landscape and ecological interest within the Site are suitably protected during the construction phase of the development.
- 8.2 Management prescriptions to maintain the viability of new landscape planting to the Site have been provided, including timings for when operations should occur. Broad recommendations for the continued long-term maintenance and protection of the Site's landscape and ecological interests have also been provided.
- 8.3 The responsibility of the undertakings set out within this LEMP rests with the Developer for the Construction Works Phases and for the period up to handover to either the adopting authority or management company. Any deviation from that prescribed within this LEMP is to be agreed in writing with the Local Planning Authority.

Appendix EDP 1
Detailed Soft Landscape Proposals
(edp7480_d021c 28 November 2024 WBe/DRo)



Sitewide Planting Schedule

Trees						
Number	Common Name	Species	Girth	Height	Specification	Density
5	Common Maple	Acer campestre	14-16cm	400-450cm	3x Extra Heavy Standard Clear Stem 175-200 5 brks RB	Counted
62	Common Maple	Acer campestre	175-200cm		Feather 2x 5 brks B	4.5Cr
62	Common alder	Alnus glutinosa	175-200cm		Feather 2x 5 brks B	4.5Cr
14	Common Silver Birch	Betula pendula	400-450cm		3x Extra Heavy Standard Clear Stem 175-200 5 brks RB	Counted
62	Common Silver Birch	Betula pendula	150-175cm		Feather 2x 5 brks B	4.5Cr
7	Downy Birch	Betula pubescens	14-16cm	400-450cm	3x Extra Heavy Standard Clear Stem 175-200 5 brks RB	Counted
30	Common Hornbeam	Carpinus betulus	14-16cm	400-450cm	3x Extra Heavy Standard Clear Stem 175-200 5 brks RB	Counted
3	Turkish Hazel	Corylus colurna	14-16cm	400-450cm	3x Extra Heavy Standard Clear Stem 175-200 5 brks RB	Counted
4	American sweetgum	Liquidambar styraciflua	14-16cm	400-450cm	3x Extra Heavy Standard Clear Stem 175-200 5 brks RB	Counted
62	Wild Cherry	Prunus avium	150-175cm		Feather 2x 5 brks B	4.5Cr
8	Double Gean	Prunus avium 'Plena'	14-16cm	400-450cm	3x Extra Heavy Standard Clear Stem 175-200 5 brks RB	Counted
4	Bird Cherry	Prunus padus	14-16cm	400-450cm	3x Extra Heavy Standard Clear Stem 175-200 5 brks RB	Counted
10	Common Oak	Quercus robur	14-16cm	400-450cm	3x Extra Heavy Standard Clear Stem 175-200 RB	Counted
4	White Willow	Salix alba	14-16cm	400-450cm	Extra Heavy Standard Clear Stem 175-200 RB	Counted
3	Whitebeam	Sorbus aria	14-16cm	400-450cm	3x Extra Heavy Standard Clear Stem 175-200 5 brks RB	Counted
3	Rowan	Sorbus aucuparia	14-16cm	400-450cm	3x Extra Heavy Standard Clear Stem 175-200 5 brks RB	Counted
62	European mountain ash	Sorbus aucuparia	125-150cm		Feather 2x 3 brks B	4.5Cr
8	Rowan 'Sheenwater Seedling'	Sorbus aucuparia 'Sheenwater Seedling'	14-16cm	400-450cm	3x Extra Heavy Standard Clear Stem 175-200 5 brks RB	Counted
5	Wild Service Tree	Sorbus torminalis	14-16cm	400-450cm	3x Extra Heavy Standard Clear Stem 175-200 5 brks RB	Counted
38	Littleleaf linden	Tilia cordata	14-16cm	400-450cm	3x Extra Heavy Standard Clear Stem 175-200 5 brks RB	Counted
Total :454						

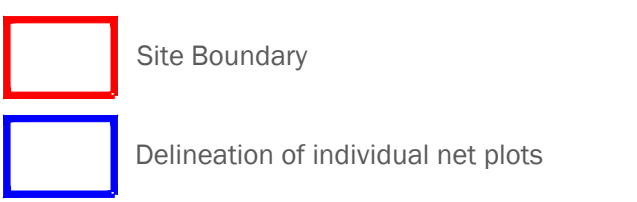
Shrubs						
Number	Common Name	Species	Height	Pot Size	Specification	Density
70		Aucuba japonica 'Rozannie'	40-60cm	3L	Bushy C	0.6Cr
42	Mexican Orange Blossom 'Aster Pearl'	Choisya 'Aster Pearl'	40-60cm	3L	Branched 4 brks	0.8Cr
186	Westernist Dogwood	Cornus alba 'Sibirica'	40-60cm	3L	C Branched 3 brks	0.9Cr
266	Common Dogwood	Cornus sanguinea	60-80cm		Branched 1+1 BR	1.5Cr
70	Golden twig dogwood	Cornus stolonifera 'Flaviramea'	40-60cm	3L	Branched C	0.6Cr
70	Red Osier Dogwood 'Kelsey'	Cornus stolonifera 'Kelsey'	40-60cm	5L	Branched C	0.6Cr
397	Common Hazel	Corylus avellana	60-80cm		Branched 1+1 BR	1.5Cr
327	Common Hawthorn	Crataegus monogyna	60-80cm		1+1 B	1.6Cr
74	Common Spindle Tree	Eucunymus europaeus	40-60cm	3L	Branched 4 brks	0.8Cr
187	Common Spindle Tree	Eucunymus europaeus	60-80cm		1+1 B	1.5Cr
42	Shrubby Veronica 'Great Orme'	Hebe 'Great Orme'	40-60cm	3L	Bushy C	0.8Cr
184	Common Holly	Ilex aquifolium	60-80cm	5L	Branched C	1.5Cr
266	Common Privet	Ligustrum vulgare	60-80cm		1+1 3 brks B	1.5Cr
74		Petovskia atropictolola	30-40cm	3L	Bushy C	0.4Cr
74	Christmas Berry 'Red Robin'	Photinia fraseri 'Red Robin'	40-60cm			0.8Cr
42	Cherry Laurel 'Otto Luyken'	Prunus laurocerasus 'Otto Luyken'	40-60cm	5L	Bushy C	0.8Cr
266	Blackthorn	Prunus spinosa	60-80cm		1+2 B	1.6Cr
134	Dog Rose	Rosa carina	60-80cm		1+1 3 brks B	1.5Cr
50		Rosmarinus off 'Miss Jessop's Upright'	40-60cm	3L	Bushy C	0.5Cr
266	Common Elder	Sambucus nigra	60-80cm		1+1 3 brks B	1.5Cr
74	Lilac 'Mme Lemoine'	Syringa vulgaris 'Mme Lemoine'	60-80cm	5-7 SL	Branched 2 brks C	0.8Cr
74	European cranberrybush	Viburnum opulus	40-60cm	3L	Branched 4 brks	0.8Cr
214	Guellder Rose	Viburnum opulus	60-80cm		1+2 3 brks B	1.5Cr
Total :3603						

Conifers					
Number	Common Name	Species	Pot Size	Specification	Density
37	Scots Pine	Pinus sylvestris		SL Leader with laterals; clear stem 150-175cm; RB	Counted
Total :37					

Marginal / Aquatics				
Number	Common Name	Species	Specification	Density
191	Water Plantain	Alisma plantago-aquatica	Full Pot C	0.4Cr
120	Fox's Watercress	Apium nodiflorum	Full pot Sept to April planting British native origin	0.4Cr
191	Fox's Watercress	Apium nodiflorum	Full Pot Sept to April planting British Native-origin C	0.4Cr
191	Marsh Marigold	Caltha palustris	Clump; 3 buds; min. 1 Year British Native-origin B	0.4Cr
155	Lesser Pond Sedge	Carex acutiformis	Full pot Sept to April planting British native origin	0.4Cr
382	Lesser Pond Sedge	Carex acutiformis	Full Pot Sept to April planting British Native-origin C	0.4Cr
382	False Fox Sedge	Carex otrubae	Full Pot Sept to April planting British Native-origin C	0.4Cr
61	Common Spike Rush	Eleocharis palustris	Full pot June to Sept planting British native origin	0.4Cr
115	Common Spike Rush	Eleocharis palustris	Full Pot June to Sept planting British Native-origin C	0.4Cr
120	Meadowswet	Filipendula ulmaria	Full pot Sept to April planting British native origin	0.4Cr
382	Meadowswet	Filipendula ulmaria	Full Pot Sept to April planting British Native-origin C	0.4Cr
191	Floating Sweet Grass	Glyceria fluitans	Full Pot Sept to April planting British Native-origin C	0.4Cr
193	Yellow flag Iris	Iris pseudacorus	Full pot Sept to April planting British native origin	0.4Cr
191	Yellow flag Iris	Iris pseudacorus	Clump 3 buds; min. 1 Year British Native-origin B	0.4Cr
573	Variegated Yellow Flag Iris	Iris pseudacorus 'Variegata'	Full Pot C	0.4Cr
191	Purple Loosestrife	Lythrum salicaria	Full Pot C	0.4Cr
120	Water Mint	Monarda aquatica	Full pot Sept to April planting British native origin	0.4Cr
382	Water Mint	Monarda aquatica	Full Pot C	0.4Cr
77	Water Forget-me-not	Myosotis scorpioides	Full Pot Sept to April planting British Native-origin C	0.4Cr
191	Watercress	Nasturtium aquaticum	Full Pot Sept to April planting British Native-origin C	0.4Cr
191	Brooklime	Veronica beccabunga	Full Pot Sept to April planting British Native-origin C	0.4Cr
Total :4610				

Grasses				
Number	Common Name	Species	Specification	Density
78		Anemanthus lessoniana	Full Pot	0.4Cr
78	Eutalia 'Morning Light'	Miscanthus sinensis 'Morning Light'	Full Pot	0.4Cr
Total :156				

Hedges					
Number	Common Name	Species	Height	Specification	Density
253	Common Hornbeam	Carpinus betulus	60-100cm	1+1 Transplant - seed raised BR	0.5Cr
17	Common Dogwood	Cornus sanguinea	60-80cm	Branched 1+1 B	0.5Cr Double Staggered at 0.4m offset
202	Common Hawthorn	Crataegus monogyna	60-80cm	Branched 1+1 B	0.5Cr Double Staggered at 0.4m offset
17	Common Holly	Ilex aquifolium	60-80cm	Branched 1+1 B	0.5Cr Double Staggered at 0.4m offset
34	Common Elder	Sambucus nigra	60-80cm	Branched 1+1 B	0.5Cr Double Staggered at 0.4m offset
68	Guellder Rose	Viburnum opulus	60-80cm	Branched 1+1 B	0.5Cr Double Staggered at 0.4m offset
Total :591					



This drawing is to be read in conjunction with all other drawings and specifications within the package. These drawings have been prepared for design development and costing purposes only. All dimensions in millimeters unless otherwise specified. All base plans used are provided by the client and architect, except where otherwise expressly agreed in writing. EDP shall have no responsibility or liability for any loss direct or consequential. This drawing must not be copied in whole or part without prior written consent from EDP.

purpose of issue **PLANNING**

c	Revision to titleblock	28/11/2024	WBe
b	Revision to site boundary	26/11/2024	WBe
a	Base plan updated	17/10/2024	WBe
rev	description	date	by

client

Tritax Big Box Developments

project title

Symmetry Park, Bicester, Phase 3

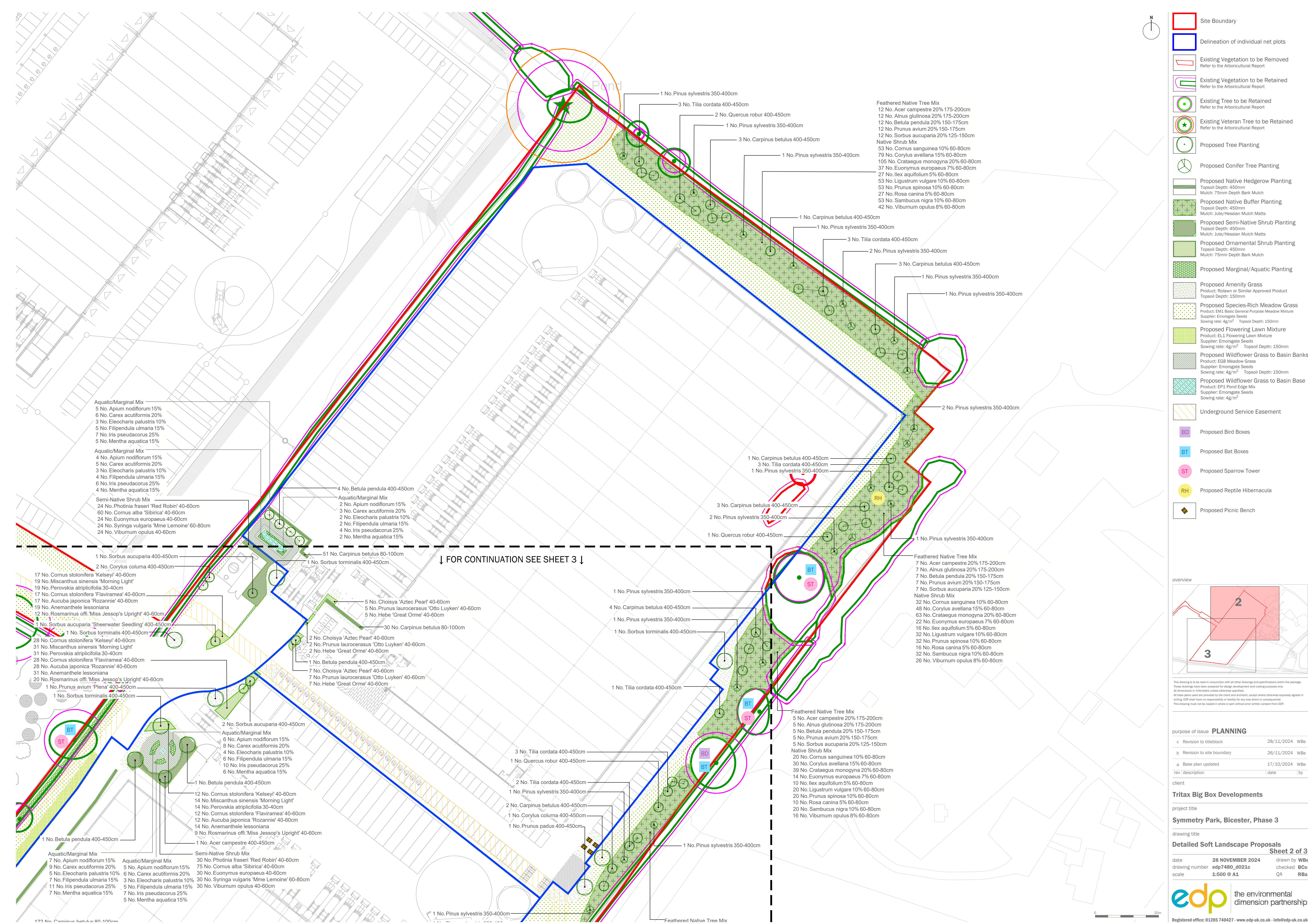
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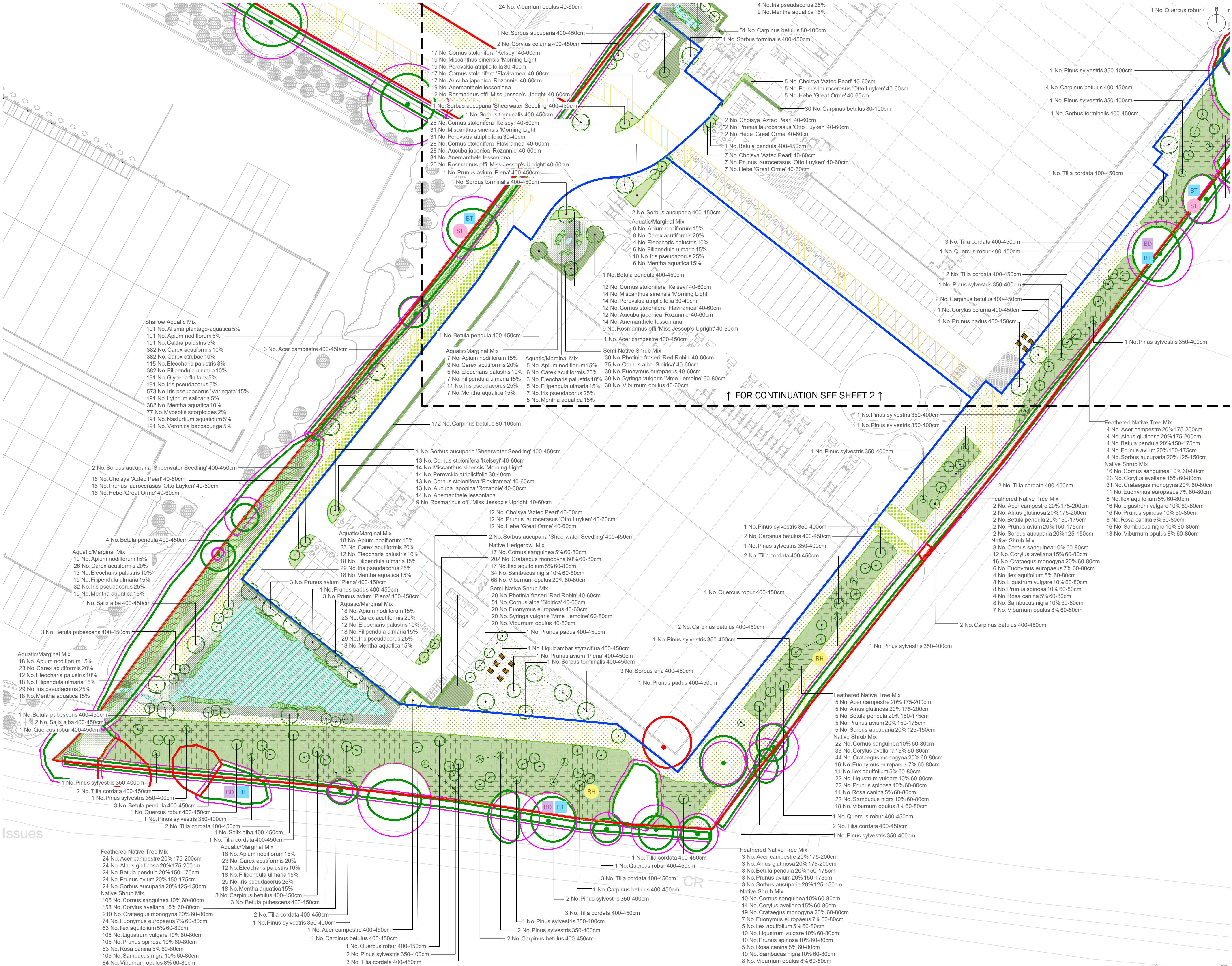
Detailed Soft Landscape Proposals
Sheet 1 of 3

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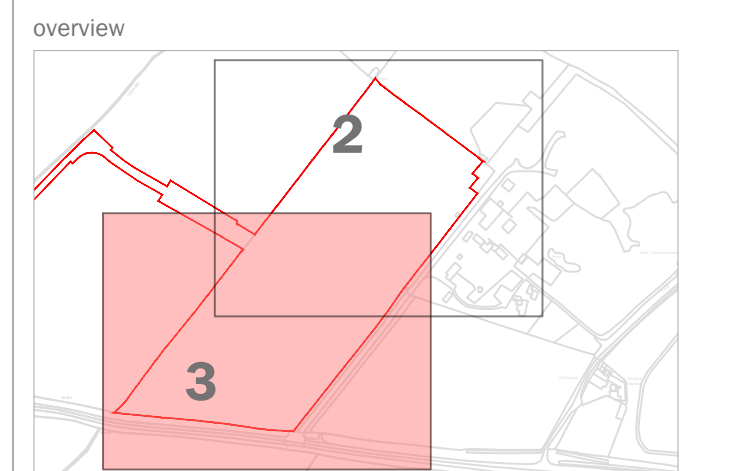


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- Site Boundary
- Delineation of individual net plots
- Existing Vegetation to be Removed
Refer to the Arboricultural Report
- Existing Vegetation to be Retained
Refer to the Arboricultural Report
- Existing Tree to be Retained
Refer to the Arboricultural Report
- Existing Veteran Tree to be Retained
Refer to the Arboricultural Report
- Proposed Tree Planting
- Proposed Conifer Tree Planting
- Proposed Native Hedgerow Planting
Topsoil Depth: 450mm
Mulch: 75mm Depth Bark Mulch
- Proposed Native Buffer Planting
Topsoil Depth: 450mm
Mulch: Jute/Hessian Mulch Mats
- Proposed Semi-Native Shrub Planting
Topsoil Depth: 450mm
Mulch: Jute/Hessian Mulch Mats
- Proposed Ornamental Shrub Planting
Topsoil Depth: 450mm
Mulch: 75mm Depth Bark Mulch
- Proposed Marginal/Aquatic Planting
- Proposed Amenity Grass
Product: Rolawn or Similar Approved Product
Topsoil Depth: 150mm
- Proposed Species-Rich Meadow Grass
Product: EM1 Basic General Purpose Meadow Mixture
Supplier: Emorsgate Seeds
Sowing rate: 4g/m² Topsoil Depth: 150mm
- Proposed Flowering Lawn Mixture
Product: EL1 Flowering Lawn Mixture
Supplier: Emorsgate Seeds
Sowing rate: 4g/m² Topsoil Depth: 150mm
- Proposed Wildflower Grass to Basin Banks
Product: EGS Meadow Grass
Supplier: Emorsgate Seeds
Sowing rate: 4g/m² Topsoil Depth: 150mm
- Proposed Wildflower Grass to Basin Base
Product: EPI Pond Edge Mix
Supplier: Emorsgate Seeds
Sowing rate: 4g/m²
- Underground Service Easement
- Proposed Bird Boxes (BD)
- Proposed Bat Boxes (BT)
- Proposed Sparrow Tower (ST)
- Proposed Reptile Hibernacula (RH)
- Proposed Picnic Bench



This drawing is to be read in conjunction with all other drawings and specifications within the package. These drawings have been prepared for design development and costing purposes only. All dimensions in millimetres unless otherwise specified. All base plans used are provided by the client and architect, except where otherwise expressly agreed in writing. EDP shall have no responsibility or liability for any loss direct or consequential. This drawing must not be copied in whole or part without prior written consent from EDP.

purpose of issue PLANNING			
c	Revision to titleblock	28/11/2024	WBe
b	Revision to site boundary	26/11/2024	WBe
a	Base plan updated	17/10/2024	WBe
rev	description	date	by

client
Tritax Big Box Developments

project title
Symmetry Park, Bicester, Phase 3

drawing title
Detailed Soft Landscape Proposals

Sheet 3 of 3			
date	28 NOVEMBER 2024	drawn by	WBe
drawing number	edp7480_d021c	checked	BCo
scale	1:500 @ A1	QA	RBa

Appendix EDP 2

Landscape Management and Maintenance Summary

Table EDP A2.1: Landscape Management and Maintenance Summary

Habitat to be Managed	Description	Management Objectives	Maintenance Prescriptions	Timing	Considerations/Recommendations
Newly Planted Trees	New trees planted within public open space areas.	The key objective for management is to ensure newly planted trees establish fully to the point where they are independent and require only minimal ongoing maintenance.	Following planting, each tree should be watered to field capacity. A weed free area of 1m diameter should be maintained around each tree during the first three growing seasons.	Autumn/winter months (when ground is frost free).	Range of native species of local provenance and some introduced species commonly used in parks, gardens and built areas selected.
New Hedgerow Planting	New hedgerow planting to include ornamental single species hedges. Hedgerows have been planted to ensure they are able to develop to become dense and of the appropriate size.	New hedgerows to establish with no gaps.		Autumn/winter months (when ground is frost free).	New hedgerow planting to include ornamental single species hedges. Hedgerows have been planted to ensure they are able to develop to become dense and of the appropriate size.
Ornamental Shrub and Herbaceous Planting	Ornamental planting within public open space areas, including single shrubs and bulb planting.	Ornamental planting should be managed to ensure successful establishment. Plants should remain	Weeding around ornamental planting, watering if required and maintaining	Weeding around ornamental planting, watering if required and maintaining mulch should be	This management plan covers planting within soft landscape areas.

Habitat to be Managed	Description	Management Objectives	Maintenance Prescriptions	Timing	Considerations/Recommendations
		un-encumbered by weeds or long grass so they can provide visual amenity, landscape structure and provide food and habitat for wildlife.	mulch to a depth of 75mm.	carried out during each maintenance visit or monthly as a minimum.	
Wildflower Grassland	Wildflower meadows will support longer grassland and greater species diversity/habitat variety around the edges of the Site.	Maintain areas of open grassland.	In first year, perennial weeds should be removed through repeated cutting, hand-pulling or spot-spraying. First cut should be no earlier than August.	In second and subsequent years, grassland should be subject to a first summer hay cut undertaken in early July, then monthly during August, September and October (height 70–100mm). Any scrub encroachment should be closely controlled.	Maintain areas of open grassland.
Amenity Grassland (Including Flowering Lawn Mixture)	Amenity grassland to be closely mown throughout the year.	Maintain areas of open grassland. Limit scrub invasion from adjacent hedgerows and areas of shrub planting. Maintain a close-mown sward in amenity areas with	Control undesirable plant growth within sward if necessary, such as dock, thistle, nettles and ragwort, by hand excavation/pulling or spot swiped.	The first cut of amenity grassland areas should be undertaken when the sward reaches 50mm. Following this, amenity grassland should be mown as required and	Scrub control works should be undertaken during winter months to avoid bird nesting season, particularly within areas of dense scrub and next to retained hedgerows. Arisings will be removed from the grassland and placed in designated compost heaps or removed from the Site.

Habitat to be Managed	Description	Management Objectives	Maintenance Prescriptions	Timing	Considerations/Recommendations
		longer grassland edges on boundaries.	Control of suckers near adjacent hedgerows to reduce encroachment. No scrub will be allowed to establish on amenity grassland areas. Amenity grassland should be cut as required to maintain a height between 25–75mm. During summer months, amenity grassland to be mown weekly.	maintained at a height of between 25–75mm. During summer months, amenity grassland to be mown weekly. To permit flowering, mowing for flowering lawn mixture areas can be relaxed from late June if required (cutting when the lawn gets untidy).	
Marginal aquatic vegetation	A mixture of submerged, floating and emergent vegetation along the southern half of the on-site ditch and around the peripheries of the attenuation basin.	Maintain planting to ensure a good species diversity, with >10 native species of plant per 20m of bankside. Maintain bankside encroachment to limit shading.	Hand cutting/pulling of vegetation to control extent of vegetation. Control undesirable plant growth near adjacent to ditch and attenuation basin to prevent shading. Inspection for non-native and invasive	Control and maintenance to be completed in the autumn months, including an inspection of species diversity. Remedial planting completed in early spring to summer as required.	Where invasive species are identified a management strategy for their control will need to be established and implemented.

Habitat to be Managed	Description	Management Objectives	Maintenance Prescriptions	Timing	Considerations/Recommendations
			species. Removal as required. Replanting to remediate species loss as required.		



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