

Our ref: 8939.02_L_APPR_04 09 2017.docx

Your ref:

04 September 2017

Lauren Bates
Hill Street Holdings Ltd
Knowles Farm
Wycke Hill
Maldon
Essex
CM9 6SH

Dear Lauren

Re: Oxford Technology Park, Oxford-Planning Reference 14/02067/OUT

Further to our recent email and telephone communications, I am pleased to provide relevant ecology information to accompany a proposed planning application that is currently in preparation. It is understood that this letter will be submitted to Cherwell District Council for their consideration.

Planning Background

Outline planning permission was granted on 10 October 2016 by Cherwell District Council for “a new build Technology Park comprising 40,362 sq. m. of office, research and development, laboratory, storage and ancillary space”.

The planning application was supported by an Ecological Survey Report produced by SES in December 2014. Twenty one planning conditions were attached to the outline planning permission, three of which relate to ecology as follows:

Condition 15

Prior to the commencement of development hereby approved, a reptile method statement shall be submitted to and approved in writing by the LPA. Thereafter, all works shall be carried out in accordance with the approved details.

Condition 16

Prior to the commencement of the development hereby approved, including any demolition, and any works of site clearance, a method statement for enhancing tree or shrub planting, areas of species rich grassland, habitat boxes for birds shall be submitted to and approved in writing by the LPA. Thereafter, the biodiversity enhancement measures shall be carried out and retained in accordance with the approved details.

Condition 18

Prior to the commencement of development a Bird Control Management Plan shall be submitted to and approved in writing by the LPA. Thereafter all works shall be carried out in accordance with the approved details.

The following documents were produced by BSG Ecology in order to aid the discharge of the above conditions by Cherwell District Council:

- Condition 15-Reptile Survey Report and Method Statement (BSG Report Reference 8939_MS_APPR_12 10 2016)
- Condition 16- Ecological Enhancement and Management Plan (BSG Report Reference 8939_EMMP_APPR_02 02 2017)
- Condition 18-Letter (BSG Reference 8939_Birds_APPR_02 11 2016).

It is understood that these conditions were successfully discharged and that earth works have commenced on site.

New Planning Application

It is understood that a reserved matters application is to be submitted to Cherwell District Council for Units 1 and 3, and that there are proposals to also submit a full application for an alternative use of Unit 2. The current proposal for Unit 2 is for office space of approximately 4626sqm with 116 car parking spaces; and the alternative proposal is for a hotel and ancillary restaurant with 139 car parking spaces.

We have reviewed the drawing listed below:

- Planning Drawing Proposed Site Plan Project Number P1662, Drawing Number: AP11, July 17.

Given that earth moving works have commenced on site and the footprint of the proposed building is the same as for the approved scheme, it is not considered necessary to undertake an updated ecological survey of the site in order to inform a new planning application for alternative use of Unit 2.

The increase in car parking spaces from 116 to 139 is likely to result in a small reduction of the quantity of species-rich grassland to be created as part of the ecological enhancement and landscaping scheme. This is not considered to be a significant reduction.

In summary, the new planning proposal is not anticipated to give rise to any additional significant ecological issues, and as such no additional ecological survey, mitigation, compensation or enhancement measures are considered necessary to accompany the planning submission.

I hope that this letter is useful, and provides adequate information for Cherwell District Council. If further clarification is required on any of the details provided in this letter then please feel free to contact me.

Yours sincerely



Katy Stiles MCIEEM

Senior Ecologist

For and on behalf of BSG Ecology