

Waitrose, Banbury

## **Biodiversity Enhancements Method Statement**

*Prepared in Respect of Draft Planning Condition 19 of  
Planning Application 15/00831/F*

May 2016

Quality Management	
<b>Client:</b>	Barnwood Capital / Mondelez International
<b>Project:</b>	Waitrose, Banbury
<b>Report Title:</b>	Biodiversity Enhancements Method Statement
<b>Project Number:</b>	ECO 4703
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<b>Date:</b>	11/05/2016

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## 1. INTRODUCTION

### 1.1. Background & Proposals

- 1.1.1. Aspect Ecology was commissioned by Barnwood Capital / Mondelez International in April 2016 to provide ecological input in respect of a proposed retail development at land at Mondelez International, Southam Road, Banbury, centred at grid reference SP 452 413, hereafter referred to as 'the site'. Previous ecological survey work at the site was undertaken in 2014 as reported in the 'Ecological Appraisal' prepared by Peter Brett Associates, dated April 2015. An ecological walkover at the site boundary was completed in April 2016 by Aspect Ecology to confirm the habitats at the site remain unchanged since the 2014 survey. The proposals are to develop the site for a new Waitrose Supermarket with associated car parking and infrastructure. Draft planning conditions have been provided for the proposals. **Draft Condition 19** is relevant to ecology and states:

*"Prior to the commencement of the development hereby approved, including any demolition, and any works of site clearance, a method statement for enhancing biodiversity on site, showing types and locations of provisions and planting with reference to sections 4.4.4., 4.4.8. 4.4.9 and Appendix D of the submitted Ecological Appraisal which was prepared by Peter Brett Associated, dated April 2015, shall be submitted and approved in writing by the Local Planning Authority. Thereafter, the biodiversity enhancement measures shall be carried out and retained in accordance with approved details."*

### 1.2. Purpose of this Report

- 1.2.1. This report provides details of the ecological enhancements which will be provided by the scheme in order to maximise the biodiversity at the site. This report should be read in conjunction with the landscape planting details (see Appendix 1) as well as the 'Landscape Implementation and Maintenance Plan' dated May 2015, prepared by Aspect Landscape Planning.

## **2. HABITAT ENHANCEMENT AND CREATION**

### **2.1. Existing Habitats**

- 2.1.1. The site predominantly comprises closely mown amenity grassland with scattered trees, a stream in the north which bisects the site from west to east, buildings, and a species-poor hedgerow on the eastern site boundary which has become defunct in places. The habitats present within the site are largely of limited intrinsic ecological value, save for the more mature trees and stream which are of relatively greater ecological interest.

### **2.2. Existing Fauna**

- 2.2.1. Based on previous survey work undertaken by Peter Brett Associates, the site is known or likely to support the following faunal species:

- Bats
  - a single tree has low roosting potential and no known bat roosts are present within the site. A building on-site is considered to have negligible suitability for roosting bats. Inspection of this building did not find any evidence of roosting bats. The scattered trees, shrub beds, hedgerows and stream are likely to be used as a foraging and commuting resource by local bats;
- Badgers
  - no Badger setts are present within the site. There may however, be occasional use of the site by foraging / commuting Badgers;
- Hedgehog
  - no evidence of Hedgehog was found within the site, however, the hedgerows, shrub beds and amenity grassland may offer foraging and shelter opportunities for this species;
- Birds
  - common bird species are present, which forage and nest within the site;
- Invertebrates
  - the site is likely to support a limited diversity of common invertebrates typical of habitat types present within the site.

### **2.3. Biodiversity Enhancement Opportunities and Rationale – Existing Habitat**

- 2.3.1. The existing ecological interest of the site is relatively low and the scope for enhancement of existing habitats is limited to the trees, as these are the only ecological features being retained.

#### Trees

- 2.3.2. Retained trees will be subject to ongoing management, with tree works carried out as and when required in accordance with arboricultural best practice to maintain health and vigour.

## 2.4. Biodiversity Enhancement Opportunities and Rationale – New Habitat

2.4.1. The proposals present an opportunity to deliver new ecological enhancements through habitat creation. Accordingly, new habitats are proposed that will make a positive contribution to national conservation priorities and the Cherwell and Oxfordshire Biodiversity Action Plans (BAPs). New native tree and hedgerow planting will be incorporated to mitigate losses and ensure minimal losses to biodiversity.

2.4.2. In particular, new lengths of hedgerows, scattered trees and shrubs will be planted, along with species-specific enhancements for fauna already known to use the site, such as bats and birds. The enhancement proposals are described in more detail below (see Appendix 1 for the landscape planting details).

### Native Hedgerows

2.4.3. The species-poor defunct hedgerow within the site is to be lost to facilitate the proposals. To mitigate for this hedgerow loss, new continuous native hedgerows will be incorporated into the development, which will provide wildlife corridors around the site.

2.4.4. Such new habitat will ensure connectivity between the site and wider landscape is maintained, such that wildlife may safely move through the site.

2.4.5. The new hedgerows will be cut every year before bird nesting season begins, so as to achieve a dense hedgerow structure. Bird nesting season is considered to be 1st March to 31st August inclusive.

### Native Trees and Shrubs

2.4.6. New landscape planting will be incorporated at the development, comprising locally occurring native tree and shrub species. Such planting will provide opportunities for wildlife, such as invertebrates, birds and small mammals. The variety of fleshy seed bearing species in particular will provide a seasonal food resource for these species groups.

2.4.7. Native tree planting will include Rowan *Sorbus aucuparia*, Hornbeam *Carpinus betulus* and Whitebeam *Sorbus aria*. Other shrub species such as Broom *Cytisus scoparius*, will also be planted.

### Amenity Grassland

2.4.8. An area of amenity grassland will be incorporated within the development, at the north-east of the site providing an area of suitable habitat for common species, such as Hedgehog (a Priority Species).

### Amenity Planting

2.4.9. Areas of amenity planting will be included within the development, mainly around the perimeter. The areas of amenity planting will largely contain non-native species, however species of known benefit to wildlife will also be incorporated. For example, Dogwood *Cornus alba*, Sliver Thorn *Elaeagnus pungens* and Japanese

*Spiraea japonica* are of benefit to a range of insects and birds. Pruning to manage the shrub growth will be undertaken outside the bird nesting season (i.e. outside 1st March to 31st August inclusive).

### 3. FAUNAL ENHANCEMENTS

#### Bird Boxes

- 3.1. Three bird boxes will be incorporated within the development, which will comprise of Schwegler 3SV nest boxes to be installed on suitable retained trees (see Appendix 2 for specifications).
- 3.2. These boxes will increase nesting opportunities within the site, with the aim of benefiting Starling *Sturnus vulgaris*, a Priority Species.
- 3.3. So as to maximise their potential use, the bird boxes will be sited in sheltered wind-free areas, as determined on the ground by a suitably qualified ecologist. Care will be taken in the placement of external lighting to ensure that no lights are placed near the entrance/exit points of the new nest sites.
- 3.4. *Maintenance.* These bird boxes are extremely durable and long lasting and require little maintenance. Nonetheless, an annual inspection of bird boxes will be undertaken to ensure boxes remain in good working order and are sited correctly. These inspections can be conducted at any time of year, however any adjustments to the bird boxes (e.g. re-positioning) should be undertaken in the winter months (i.e. outside 1st March to 31st August inclusive) when they are least likely to be in use. Any damaged boxes will be replaced.

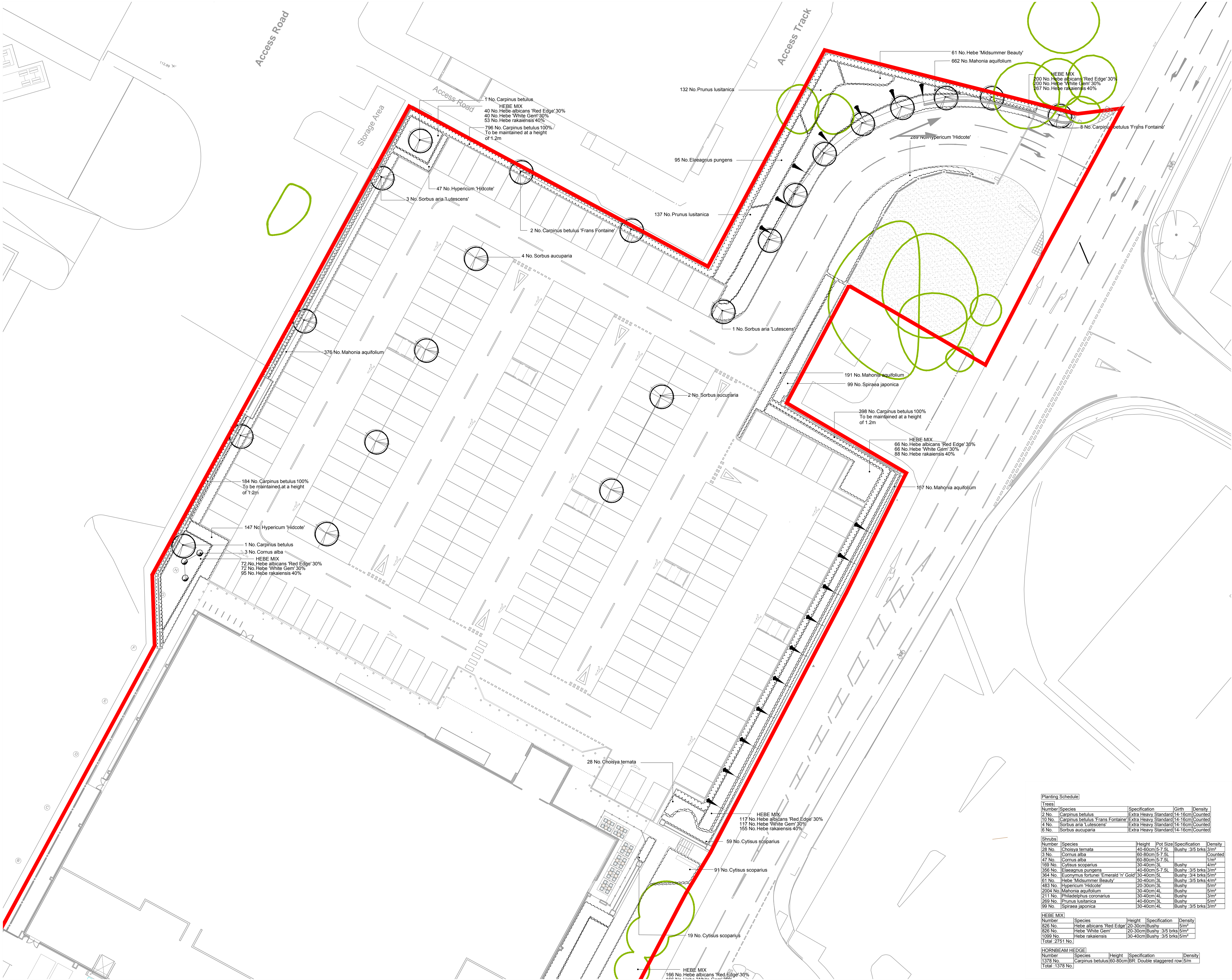
#### Bat Boxes

- 3.5. Three bat boxes will be incorporated within the development, which will comprise of one each of Schwegler 2FN, 1FF and 2F-DFP boxes to be installed on suitable retained trees (see Appendix 3 for specifications). These will provide roosting opportunities for bats including Priority Species such as Soprano Pipistrelle *Pipistrellus pygmaeus* and Noctule *Nyctalus noctula*.
- 3.6. So as to maximise their potential use, the bat boxes should ideally be erected on retained trees, 3-5m high and sited in sheltered wind-free areas, with clear flight paths, that are exposed to the sun for part of the day, facing in either a south-easterly or south-westerly direction, as determined on the ground by a suitably qualified ecologist.
- 3.7. *Maintenance.* These bat boxes are rot proof and extremely long lasting and require little maintenance. Nonetheless, an annual inspection of bat boxes will be undertaken to ensure boxes remain secured. These inspections can be conducted at any time of year, however any adjustments to the bat boxes (e.g. re-positioning) should be undertaken in spring or autumn months when bats are less likely to be significantly disturbed and may require ecological supervision. Any damaged boxes will be replaced.



## Appendix 4703/1

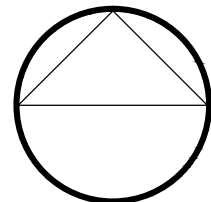




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KEY:

- Site Boundary
- Existing Trees
- Proposed Trees
- Proposed Hedge
- Proposed Feature Shrub
- Proposed Shrubs
- Proposed Turf

PLANTING NOTES  
All plants to be supplied in accordance with the HTA 'National Plant Specification' and from a HTA certified nursery. All plants and trees to be planted in accordance with BS3936 and BS8545. Delivery and handling of all plant material to be in accordance with BS4428/JCL/CPSE Code of Practice for 'Handling and Establishing Landscape Plants' Parts I, II and III and BS8545.

Planting Pit and Trench Preparation

Tree pits in soft landscape to be excavated to 1mx1mx1m depth prior to topsoiling and all shrub planting areas excavated to 450mm depth. All proposed hedge planting trenches to be excavated to 600mm depth. Unless otherwise specified, all tree pits in hard landscape to be 2mx2mx1m, backfilled with compacted Urban Tree Soil. The preparation of planting pits, beds or trenches shall comply with the appropriate British Standards, namely BS4043, BS4428, BS5837 and BS8545.

Excavation of planting pits, beds or trenches shall not take place when the ground is frozen or waterlogged such that damage may occur to the structure of the soil. All excavated areas to be backfilled with either site won topsoil or imported topsoil to be BS3882-General purpose grade. All topsoiled areas to be clear of rocks and rubble larger than 50mm diameter and any other debris that may interfere with the establishment of plants. The Contractor shall break up and cultivate at the base of the trenches or planting pits. The sides of the trenches or planting pits shall be loosened with a fork or other similar implement. All stones and the like over 75mm in any dimension, deleterious matter, weeds and weed roots brought to the surface by any cultivation or excavation shall be removed off site. The Contractor shall remove off site the excavated subsoil/fill material when preparing planting pits. The imported topsoil should make up any deficiencies caused by the removal of the subsoil/fill material. Trenches and pits shall have the topsoil and any subsoil/fill material thoroughly broken up and mixed prior to backfilling.

All trees shall be supplied root balled, unless otherwise stated. Root balled trees shall be well grown, healthy and with a compact, contained rootball. They shall be nursery grown and have been regularly watered. Prior to planting, all plant material shall be stored and sorted at in accordance with best practice.

Planting

All plants shall be planted in a random fashion avoiding formal regimented lines at densities indicated in the schedule, unless otherwise specified. Unless otherwise specified, all hedgerows shall be planted in a double staggered rows and hedgerow mixes shall be planted in groups of 7, 9 & 13s at densities indicated on the schedule. Ornamental shrub planting mixes shall be planted in groups of 5, 7 & 11s and native shrub planting mixes shall be planted in groups of 9, 13 & 15s. The selection, procurement, handling, storage and planting operations of all proposed trees shall be in accordance with BS8545:2014 - Trees: from nursery to independence in the landscape, recommendations.

Planting and associated operations shall comply with BS4043, BS4428, BS5837 and BS8545. Unless otherwise stated planting shall be carried out during the period of 1 Nov to 31 March when the ground is not frozen or water logged. If planting is required outside this period agreement shall be sought and all bare root plants shall be substituted with container grown stock.

Proposed hedgerows should be maintained at a height of 1.2m.

Watering

All plants shall be watered in to field capacity immediately after planting and mulched with 50mm depth of medium grade crushed mulch. The Contractor shall water the trees, shrubs and hedges once planted so that the entire tree pit or planted area is moistened to field capacity, i.e. "the amount of water retained by previously saturated soil once full drainage has ceased". Watering to field capacity shall continue frequently and on a regular basis as considered necessary by the landscape contractor and as necessary to ensure the successful establishment and continued thriving of all planting. Additional watering shall be undertaken during summer months and/or periods of drought. Post planting management and maintenance specifically for new tree planting shall include ongoing irrigation and formative pruning as outlined in BS8545. The period over which regular irrigation required for transplanted trees is likely to be at least two full growing seasons to ensure successful establishment. As the root system develops the frequency of irrigation can be reduced.

Staking

All trees within soft landscape areas to be double staked with cross bar and tied, using 1.5m long, 75mm diameter rounded tree stakes 75mm brace, rubber tie and spacer block. Stakes not to extend more than 650mm above ground level. All trees within hardstanding/highways visibility splays to be clear stem to 1.5m high unless otherwise specified. Trees within hardstanding / specific pits to be underground guyed unless otherwise specified.

Root Barriers

Root barriers (ReRoot 1000 or equivalent) to be included adjacent to buildings and services where necessary. Landscape contractor shall check all planting operations comply with appropriate standards and that in the absence of detailed surveys, any necessary underground investigations are undertaken to ensure there are no conflicts with existing or proposed utilities, services or foundations.

PROTECTION OF EXISTING VEGETATION TO BE RETAINED

Existing trees to be retained shall be protected in accordance with BS5837, from commencement to completion of all works on site.

I	5.5.15	Updated layout	SLB	AM
H	20.4.15	Updated to new layout	SLB	AM
G	2.4.15	Updated to client comments	SLB	CJ
F	5.3.15	Updated layout	SLB	AM
E	3.3.15	Tree retention update	SLB	AM
D	18.2.15	Updated to client comments	SLB	AM
REV	DATE	NOTE	SLB	Drawn

REVISIONS

aspect landscape planning

TITLE  
Land at Mondelez International,  
Southam Road, Banbury  
Planting Plan (sheet 1 of 2)

CLIENT

Barwood Capital & Mondelez International

SCALE	DATE	DRAWN	CHK'D
1:250@A1	NOV 2014	SLB	AM

DRAWING NUMBER	REVISION
5419/ ASP-4-1	I

Planting Schedule				
Trees				
Number	Species	Specification	Girth	Density
2 No.	Carpinus betulus	Extra Heavy Standard	14-16cm	Counted
10 No.	Carpinus betulus 'Frans Fontaine'	Extra Heavy Standard	14-16cm	Counted
4 No.	Sorbus aria 'Lutescens'	Extra Heavy Standard	14-16cm	Counted
6 No.	Sorbus aucuparia	Extra Heavy Standard	14-16cm	Counted

Shrubs				
Number	Species	Height	Pot Size	Specification
28 No.	Cornus ternata	40-60cm	5-7 SL	Bushy
3 No.	Cornus alba	60-80cm	5-7 SL	Bushy
47 No.	Cornus alba	60-80cm	5-7 SL	Bushy
169 No.	Cytisus scoparius	30-40cm	3L	Bushy
356 No.	Eleagnus pungens	40-60cm	5-7 SL	Bushy
364 No.	Euonymus fortunei 'Emerald 'n' Gold'	30-40cm	3L	Bushy
61 No.	Hebe 'Midsummer Beauty'	30-40cm	3L	Bushy
483 No.	Hypericum 'Hidcote'	20-30cm	3L	Bushy
2004 No.	Mahonia aquifolium	30-40cm	4L	Bushy
211 No.	Philadelphus coronarius	30-40cm	4L	Bushy
269 No.	Prunus lusitanica	40-60cm	3L	Bushy
99 No.	Spiraea japonica	30-40cm	4L	Bushy

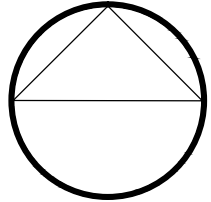
HEBE MIX				
Number	Species	Height	Specification	Density
826 No.	Hebe albicans 'Red Edge'	20-30cm	Bushy	5/m <sup>2</sup>
826 No.	Hebe 'White Gem'	20-30cm	Bushy	3/5 brks
1092 No.	Hebe rakaiensis	30-40cm	Bushy	3/5 brks
Total	2781 No.			

HORNBEAM HEDGE				
Number	Species	Height	Specification	Density
1378 No.	Carpinus betulus	60-80cm	BR, Double staggered row	5/m
Total	1378 No.			





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REV	DATE	DESCRIPTION	SLB	AM
I	5.5.15	Updated layout	SLB	AM
H	20.4.15	Updated to new layout	SLB	AM
G	4.4.15	Updated to Client Comments	SLB	CJ
F	5.3.15	Updated layout	SLB	AM
E	3.3.15	Tree retention update	SLB	AM
D	18.2.15	Updated to Client comments	SLB	AM
REV	DATE	NOTE	Drawn	CHK'd

REVISIONS

**aspect** landscape planning

TITLE  
Land at Mondelez International,  
Southam Road, Banbury  
Planting Plan (sheet 2 of 2)

CLIENT

Barwood Capital & Mondelez International

SCALE	DATE	DRAWN	CHK'D
1:250@A1	NOV 2014	SLB	AM
DRAWING NUMBER	REVISION		
5419/ ASP4-2	I		



## Appendix 4703/2

# Bird Boxes

Schwegler bird boxes have the highest rates of occupation of all types of box.

They are designed to mimic natural nest sites and provide a stable environment with the right thermal properties for chick rearing and winter roosting.

Boxes are made from 'Woodcrete'. This 75% wood sawdust, clay and concrete mixture is breathable and very durable making these bird boxes extremely long lasting.



## 3SV Nuthatch Box

This box is especially designed to mimic the Nuthatch's natural nest sites, however it also attracts tits, Redstarts, Pied Flycatchers and Tree Sparrows. The box can be affixed to buildings or nailed to the trunk of a tree with a 'tree-friendly' aluminium nail.

*Available in two entrance hole sizes. 34mm and oval, for use in deep forests to allow more light into the box.*

## Appendix 4703/3

# Bat Boxes

Schwegler bat boxes are made from 'woodcrete' and have the highest rates of occupation of all types of box.

The 75% wood sawdust, clay and concrete mixture is ideal, being durable whilst allowing natural respiration and temperature stability. These boxes are rot and predator proof and extremely long lasting.

Boxes can be hung from a branch near the tree trunk or fixed using 'tree-friendly' aluminum nails.



## 2FN Bat Box

A large bat box featuring a wide access slit at the base as well as an access hole on the underside. Particularly successful in attracting Noctule and Bechstein's bats.

*Woodcrete construction, 16cm diameter, height 36cm.*

## Schwegler 2F-DFP Bat Box

The 2F-DFP is a general purpose box attractive to the smaller British bats. It is similar to the Schwegler 2F, with the addition of a roughened wooden panel inside the box to simulate a crevice. This box is favoured by Daubenton's bat and Nathusius' pipistrelle. Hang from a tree branch near the trunk, or fix to a trunk with the supplied 'tree-friendly' aluminium nail.

*Woodcrete construction, 16cm diameter, 33cm height, 4.1kg weight.*



# Bat Boxes

Schwegler bat boxes are made from 'woodcrete' and have the highest rates of occupation of all types of box.

The 75% wood sawdust, clay and concrete mixture is ideal, being durable whilst allowing natural respiration and temperature stability. These boxes are rot and predator proof and extremely long lasting.

Boxes can be hung from a branch near the tree trunk or fixed using 'tree-friendly' aluminum nails.



## 1FF Bat Box

The rectangular shape makes the 1FF suitable for attaching to the sides of buildings or in sites such as bridges, though it may also be used on trees. It has a narrow crevice-like internal space to attract Pipistrelle and Noctule bats.

*Woodcrete (75% wood sawdust, concrete and clay mixture)*

*Width: 27cm*

*Height: 43cm*

*Weight: 7.3kg*



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