

Date: 05 December 2013  
Our ref: 103014  
Your ref: 13/00321/OUT



planning@cherwell-dc.gov.uk  
**BY EMAIL ONLY**

Customer Services  
Hornbeam House  
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Dear Laura Bailey,

**Planning consultation:** OUTLINE - 1000 dwellings together with a local centre including retail (A1), financial services (A2), restaurants (A3-A5), up to a combined total floorspace of 1000m<sup>2</sup>, employment space (B1) up to a total floorspace of 5000m<sup>2</sup> with the B1(a) office component limited to a maximum of 2,500m<sup>2</sup>, associated car parking, a community primary school (including space for community uses (D1) and assembly and leisure uses (D2)), green infrastructure including formal and informal open space, amenity space, retained hedgerows, structural landscaping, supporting infrastructure (including gas, electricity, sewerage, water, telecommunications), sustainable urban drainage systems, new connection to the A361 Bloxham Road, pedestrian and cycling connections to the surrounding footpath and cycle network and any necessary demolition and ground remodelling

**Location:** Land Including OS7400, 5257, 4976, 2661, And 5257 South Of Salt Way Adj To Bloxham Road Banbury

Thank you for your consultation on the above dated 05 November 2013 which was received by Natural England on the same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

## **THE CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2010 WILDLIFE AND COUNTRYSIDE ACT 1981 (AS AMENDED)**

### **No Objection**

#### **Protected Species**

We have not assessed this application and associated documents for impacts on protected species.

Natural England has published [Standing Advice](#) on protected species. The Standing Advice includes a habitat decision tree which provides advice to planners on deciding if there is a 'reasonable likelihood' of protected species being present. It also provides detailed advice on the protected species most often affected by development, including flow charts for individual species to enable an assessment to be made of a protected species survey and mitigation strategy.

You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation.

The Standing Advice should not be treated as giving any indication or providing any assurance in

respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence may be granted.

If you have any specific questions on aspects that are not covered by our Standing Advice for European Protected Species or have difficulty in applying it to this application please contact us at with details at [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

### **Local Wildlife Sites**

Natural England recommends that the tree and shrub planting described in paragraph 4.3.6 of the Environmental Statement Addendum – Ecology, will increase the value to wildlife of the Salt Way LWS. The Salt Way remaining unlit as described in paragraph 4.3.9 will also prevent impacts from recreation at night.

We also wish to refer you back to our previous comments (4<sup>th</sup> April 2013) on the impacts on Inheritance Tax Exemption, Landscape and Soils and Land Quality, which have not changed.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Charlotte Frizzell on 0300 060 1925. For any new consultations, or to provide further information on this consultation please send your correspondences to [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

We also welcome your feedback on Natural England's revised standing advice in terms of its usability (ease of access, presentation), quality of content and, its clarity and effectiveness as a tool in guiding decision-making. Please provide this, with any suggested improvements, by filling in the attached customer feedback form or by emailing your feedback direct to [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

Yours sincerely

Charlotte Frizzell  
Winchester Land Use Operations Team