

Neighbour Consultee List

Planning Application Reference:	15/00837/OUT
Location Of Development:	Part Land On The North East Side Of Gavray Drive Bicester
Proposed Development Details:	OUTLINE - Residential development of up to 180 dwellings to include affordable housing, public open space, localised land remodelling, compensatory flood storage and structural planting

Neighbour(s) Consulted

1. 23 Sanderling Close Bicester Oxfordshire OX26 6WF
2. National Planning Casework Unit Department For Communities And Local Government 5 St Philips Place Colmore Row Birmingham B3 2PW
3. 9 - 11 Church Street Bicester OX26 6AY
4. Bodicote House White Post Road Bodicote Oxfordshire OX15 4AA
5. Director Of Science And Policy Butterfly Conservation Manor Yard East Lulworth Wareham BH20 5QP
6. 103 Heron Drive Bicester OX26 6YZ
7. 89 Heron Drive Bicester OX26 6YZ
8. 51 Heron Drive Bicester OX26 6YJ
9. 91 Heron Drive Bicester OX26 6YZ
10. 87 Heron Drive Bicester OX26 6YZ
11. 85 Heron Drive Bicester OX26 6YZ
12. 55 Heron Drive Bicester OX26 6YJ
13. 53 Heron Drive Bicester OX26 6YJ
14. Heron House 101 Heron Drive Bicester OX26 6YZ
15. 99 Heron Drive Bicester OX26 6YZ
16. 97 Heron Drive Bicester OX26 6YZ
17. 95 Heron Drive Bicester OX26 6YZ

18. 93 Heron Drive Bicester OX26 6YZ
19. Gobble N Run Catering DHL Charbridge Way Bicester OX26 4ST
20. DHL Charbridge Way Bicester OX26 4ST
21. Burckhardt Compression Uk Units 1 To 2 Arena 14 Bicester Park Charbridge Lane Bicester OX26 4SS
22. Laybrook Unit 4 Arena 14 Bicester Park Charbridge Lane Bicester OX26 4SS
23. Graham Holmes Astraseal Ltd Unit 7 Arena 14 Bicester Park Charbridge Lane Bicester OX26 4SS
24. Motor Parts Direct Unit 6 Arena 14 Bicester Park Charbridge Lane Bicester OX26 4SS
25. Nevo Developments Unit 3 Arena 14 Bicester Park Charbridge Lane Bicester OX26 4SS
26. Laybrook Unit 5 Arena 14 Bicester Park Charbridge Lane Bicester OX26 4SS
27. Alatoni Ltd Units 1and 2 Granville Way Bicester OX26 4JT
28. Bis Web Part Ground Floor Astral House Granville Way Bicester OX26 4JT
29. Sidalls Bicester Ltd Unit 2 Granville Way Bicester OX26 4JT
30. Rokold European Transport Ltd Astral House Granville Way Bicester OX26 4JT
31. East Of British Soap Company Granville Way Bicester OX26 4JT
32. British Bakels Granville Way Bicester OX26 4JT
33. ABAC UK Ltd Granville Way Bicester OX26 4JT
34. Central Heat Pumps Ubit 10A Granville Way Bicester OX26 4JT
35. D A Clayton Transport Ltd Granville Way Bicester OX26 4JT
36. Bis Web Pt Gnd Flr Astral House Granville Way Bicester OX26 4JT
37. 8 Redwing Close Bicester OX26 6SR

38. 25 Redwing Close Bicester OX26 6SR
39. 24 Redwing Close Bicester OX26 6SR
40. 18 Redwing Close Bicester OX26 6SR
41. 7 Redwing Close Bicester OX26 6SR
42. 58 The Bramblings Bicester OX26 6SU
43. 56 The Bramblings Bicester OX26 6SU
44. 54 The Bramblings Bicester OX26 6SU
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53. 12 The Bramblings Bicester OX26 6SU
54. 10 The Bramblings Bicester OX26 6SU
55. 52 The Bramblings Bicester OX26 6SU
56. 16 The Bramblings Bicester OX26 6SU
57. 10 Whimbrel Close Bicester OX26 6XP

58. 8 Whimbrel Close Bicester OX26 6XP
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64. 2 Whimbrel Close Bicester OX26 6XP
65. 1 Whimbrel Close Bicester OX26 6XP
66. 12 Whimbrel Close Bicester OX26 6XP
67. 10 Jubilee Way Bicester OX26 6PN
68. 11 Jubilee Way Bicester OX26 6PN
69. 12 Jubilee Way Bicester OX26 6PN
70. 13 Jubilee Way Bicester OX26 6PN
71. 14 Jubilee Way Bicester OX26 6PN
72. 15 Jubilee Way Bicester OX26 6PN
73. 16 Jubilee Way Bicester OX26 6PN
74. 46 Launton Road Bicester OX26 6PZ
75. 48 Launton Road Bicester OX26 6PZ
76. ALDI Launton Road Bicester OX26 6PZ
77. Paul And Faiths Snack Bar Car Park At Wickes Launton Road Bicester OX26 4JQ

78. Wickes Launton Road Bicester OX26 4JQ
79. 10 Woodpecker Close Bicester Oxfordshire OX26 6WY
80. The New Lodge Bicester Road Launton Bicester OX26 5DQ
81. Bioscan (UK) Ltd The Old Parlour Little Baldon Farm Oxford OX44 9PU
82. 69 Lapwing Close Bicester OX26 6XR
83. 9 Orpine Close Bicester OX26 3ZJ
84. 44 Hanover Gardens Bicester OX26 6DG
85. 16 Church Street Bicester OX26 6AZ
86. 4 Kingfisher Way Bicester OX26 6YD
87. 3 The Quadrangle Kings End Bicester OX26 6HZ
88. 16 Church Street Bicester OX26 6AZ
89. 14 Osprey Close Bicester OX26 6YH
90. 11 Heron Drive Bicester OX26 6YJ
91. 83 Bucknell Road Bicester OX26 2DF
92. 1 Goldcrest Way Bicester OX26 6XS
93. 18 Crumps Butts Bicester OX26 6EB
94. 30 Aspen Close Bicester OX26 3XQ
95. 10 Merganser Drive Bicester OX26 6UQ
96. 9 Robins Way Bicester OX26 6XJ
97. 14 George Street Bicester OX26 2EG

- 98. 2 Spenser Close Bicester Oxfordshire OX26 2FA
- 99. 7 Cemetery Road Bicester OX26 6BB
- 100. 16 Turnstone Green Bicester OX26 6TT
- 101. 4 Wilson Way Caversfield Bicester OX27 8FB
- 102. 28 Ray Road Bicester OX26 2AF
- 103. 8 Merganser Drive Bicester OX26 6UQ
- 104. 4 Tinkers Lane Bicester OX26 6ES
- 105. 41 Woodfield Road Bicester OX26 3HW
- 106. 9 Lyneham Road Bicester OX26 4FN
- 107. 42 Whimbrel Close Bicester OX26 6XP
- 108. 39 Pine Close Bicester OX26 3YJ
- 109. 30 Ravencroft Bicester OX26 6YQ
- 110. 50 Merganser Drive Bicester OX26 6UG
- 111. 43 Glenorchy Road North Berwick EH39 4QE
- 112. 33 Balliol Road Bicester OX26 4HP
- 113. 94 Miswell lane Tring HP23 4EX
- 114. 119 Spruce Drive Bicester OX26 3YF
- 115. 31 Balliol Road Bicester OX26 4TD
- 116. 73 Ravencroft Bicester OX26 6YE
- 117. 21 Hatch Way Kirtlington Kidlington OX5 3JS

- 118 7 Shelley Close Bicester OX26 2YZ
- 119 22 Woodfield Road Bicester OX26 3HN
- 120 37 Oxlip Leyes Bicester OX26 3ED
- 121 14 George Street Bicester OX26 2EG
- 122 34 Merganser Drive Bicester OX26 6UQ
- 123 152 Roman Way Bicester OX26 6FL
- 124 47 Mullein Road Bicester OX26 3WX
- 125 32 Manzel Road Caversfield Bicester ox278us

1. Pat Clissold
2. Rena Bradley
3. Mrs Julie Kingdon
4. Mr Matt Reid
23 Sanderling Close Bicester Oxfordshire OX26 6WF
5. Tab Omar
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6. Mr And Mrs John And Pamela Roberts
9 - 11 Church Street Bicester OX26 6AY
7. Mr Ian Upstone
Bodicote House White Post Road Bodicote Oxfordshire OX15 4AA
8. Director Of Science And Policy Butterfly Conservation Manor Yard East Lulworth Wareham
BH20 5QP
9. Robert And Belinda Rogers
87 Heron Drive Bicester OX26 6YZ
10. Rob Lucas
British Bakels Granville Way Bicester OX26 4JT
11. Dr Patricia Clissold
10 Woodpecker Close Bicester Oxfordshire OX26 6WY
12. Mr Lee Godber
The New Lodge Bicester Road Launton Bicester OX26 5DQ
13. Mr Dominic Woodfield
Bioscan (UK) Ltd The Old Parlour Little Baldon Farm Oxford OX44 9PU
14. Mrs Christopher Howse
69 Lapwing Close Bicester OX26 6XR
15. Mr John Edwards
9 Orpine Close Bicester OX26 3ZJ
16. Audrey Spellar
44 Hanover Gardens Bicester OX26 6DG
17. Mr James Arnold
16 Church Street Bicester OX26 6AZ
18. Vicki Whadcoat
4 Kingfisher Way Bicester OX26 6YD
19. Mr Ian Brown
3 The Quadrangle Kings End Bicester OX26 6HZ



20. Mrs Amy Arnold
16 Church Street Bicester OX26 6AZ
21. Mrs Samantha Read
14 Osprey Close Bicester OX26 6YH
22. Mr Paul Groves
11 Heron Drive Bicester OX26 6YJ
23. Tracey Matthews
83 Bucknell Road Bicester OX26 2DF
24. Elisabeth Penhearow
1 Goldcrest Way Bicester OX26 6XS
25. Hilary Phillips
26. Judith Wills
18 Crumps Butts Bicester OX26 6EB
27. Miss J Morgan
30 Aspen Close Bicester OX26 3XQ
28. Mrs Lesley Watts
10 Merganser Drive Bicester OX26 6UQ
29. Mr Richard Laurie
9 Robins Way Bicester OX26 6XJ
30. Mr And Mrs Martin And Sally James
14 George Street Bicester OX26 2EG
31. Mrs Beatrice Foster
2 Spenser Close Bicester Oxfordshire OX26 2FA
32. Mr Richard Lee-Heung
7 Cemetery Road Bicester OX26 6BB
33. Mr Stephen Lloyd
16 Turnstone Green Bicester OX26 6TT
34. Corinne Mitchell
4 Wilson Way Caversfield Bicester OX27 8FB
35. Anne Marie Cromarty
28 Ray Road Bicester OX26 2AF
36. Mr Alexander Ford
8 Merganser Drive Bicester OX26 6UQ
37. Rachel Mallows
4 Tinkers Lane Bicester OX26 6ES
38. Ms Bernadette Dunne
41 Woodfield Road Bicester OX26 3HW
39. Mr Iain Belton

- 9 Lyneham Road Bicester OX26 4FN
40. Mr Alistair Buckley
42 Whimbrel Close Bicester OX26 6XP
41. Susan Wilde
39 Pine Close Bicester OX26 3YJ
42. Mr Richard Ponsford
30 Ravencroft Bicester OX26 6YQ
43. Kate Roesen
50 Merganser Drive Bicester OX26 6UG
44. Dr Ulrike Knies-Bamforth
43 Glenorchy Road North Berwick EH39 4QE
45. Mrs Margaret Graham
33 Balliol Road Bicester OX26 4HP
46. Mr Nick Bowles
94 Miswell lane Tring HP23 4EX
47. Mrs Emma Shepherd
119 Spruce Drive Bicester OX26 3YF
48. Susan Dawson
31 Balliol Road Bicester OX26 4TD
49. Mr Jon Holt
73 Ravencroft Bicester OX26 6YE
50. Mr Chris Mason
21 Hatch Way Kirtlington Kidlington OX5 3JS
51. Anthony Wesselbaum
7 Shelley Close Bicester OX26 2YZ
52. Mrs Susan Hall
22 Woodfield Road Bicester OX26 3HN
53. Mr Chris Howells
37 Oxlip Leyes Bicester OX26 3ED
54. History Society Committee Bicester Local
14 George Street Bicester OX26 2EG
55. Claire Court
34 Merganser Drive Bicester OX26 6UQ
56. Mrs Annette Stachowiak
152 Roman Way Bicester OX26 6FL
57. Mr Patrick Moles
47 Mullein Road Bicester OX26 3WX
58. Miss Emily Drinkwater
32 Manzel Road Caversfield Bicester ox278us

From: Public Access DC Comments
Sent: 13 April 2017 13:14
To: Public Access DC Comments
Subject: Comments for Planning Application 15/00837/OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 1:13 PM on 13 Apr 2017 from Mr Matt Reid.

Application Summary

Address: Part Land On The North East Side Of Gavray Drive
Bicester

Proposal: OUTLINE - Residential development of up to 180 dwellings to include affordable housing, public open space, localised land remodelling, compensatory flood storage and structural planting

Case Officer: Matthew Parry

[Click for further information](#)

Customer Details

Name: Mr Matt Reid

Email:

Address: 23 Sanderling Close, Bicester, Oxfordshire OX26 6WF

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I think this land should be kept for the purpose of a nature and wildlife - not for housing.

This is one of the few - if only - places in Bicester left in its natural state, and if it were to build on then future generations will have to travel further afield in order to experience a natural environment like this.

I would like to think that the diversity of nature which can be found within this land could inspire and lift people in a way in which sports fields and playgrounds cannot.

Public Protection & Development Management

Andy Preston – Head of Public Protection & Development Management

Cherwell

DISTRICT COUNCIL
NORTH OXFORDSHIRE

The Owner and/or Occupier
ABAC UK Ltd
Granville Way
Bicester
OX26 4JT

Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA

www.cherwell.gov.uk

Please ask for: **Matthew Parry**
Email: **Planning@cherwell-dc.gov.uk**

Direct Dial: **01295 221837**
Our Ref: **15/00837/OUT**

5 April 2017

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990 NEIGHBOUR NOTIFICATION - PLANNING APPLICATION

Application No.: 15/00837/OUT
Applicant's Name: Gallagher Estates, Charles Brown And Simon Digby
Proposal: OUTLINE - Residential development of up to 180 dwellings to include affordable housing, public open space, localised land remodelling, compensatory flood storage and structural planting
Location: Part Land On The North East Side Of Gavray Drive Bicester

I am writing to notify you as the owner/occupier of a neighbouring property that Gallagher Estates, Charles Brown And Simon Digby have submitted additional information and amendments to Cherwell District Council on 28th March 2017, in support of the application for planning permission and associated Environmental Statement. Details of the application are available to view through the Councils web site via the Online Planning Service at <http://www.publicaccess.cherwell.gov.uk/online-applications/>.

Instructions on how to use the Public Access service to **view, comment on and keep track of applications** can be found at <http://www.cherwell.gov.uk/viewplanningapp>. Alternatively, a copy of the application may be inspected at the Council Offices at Bodicote House during normal working hours.

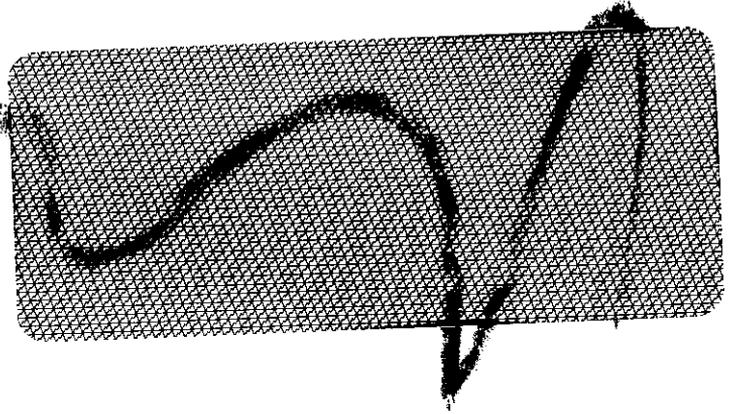
If you have any comments on this application, but do not wish to submit them via the Public Access service, you can submit them by email to DM.Comments@cherwell-dc.gov.uk, or in writing to the above address. All comments must include your full name and address and be received within **21 days** from the date of this letter, otherwise they may fail to be considered by the Council in determining the application. Only comments relating to planning matters will be taken into account.

If you do not own the property you occupy, please pass this letter on to allow the owner the opportunity to comment.

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 15 MAY 2017
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Public Protection & Development Management

Andy Preston – Head of Public Protection & Development Management

Cherwell

DISTRICT COUNCIL
NORTH OXFORDSHIRE

The Owner and/or Occupier
East Of British Soap Company
Granville Way
Bicester
OX26 4JT

Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA

www.cherwell.gov.uk

Please ask for: **Matthew Parry**
Email: **Planning@cherwell-dc.gov.uk**

Direct Dial: **01295 221837**
Our Ref: **15/00837/OUT**

5 April 2017

Dear Sir/Madam

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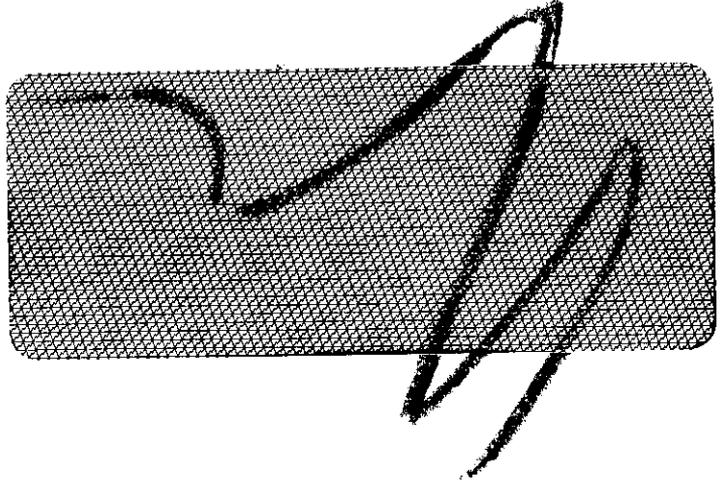
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CQC
 15 MAY 2017
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 BANBURY 39

Dear Sir/Madam,

I want to note my disappointment of the continued development around Bicester, especially Gavray Meadows and the East side of the town. I do not agree with Cherwell District Council continuing to decimate our beautiful countryside in the name of progress.

Best wishes,

Richard Laurie
9 Robins Way
Bicester

From: Dominic Woodfield - Bioscan
Sent: 16 June 2015 09:47
To: Matthew Parry; Planning
Subject: Land at Gavray Drive West - 15/00837/OUT

Dear Mr Parry

Further to my e-mail of 21 May 2015 registering my objection to the above proposed development, I would like to make a further representation providing additional reasons why this application should be refused.

In simple terms the submission of an application to develop only part of the site under the control of the applicant is contrary to emerging Policy Bicester 13. That policy seeks to secure an holistic scheme for all of the site – i.e. both Gavray Drive West and Gavray Drive East, not piecemeal development that prejudices the likelihood of the policy aspirations being achieved. Amongst other things, the site-wide policy seeks to secure ‘no net loss’ of biodiversity, in concert with the principles of the NPPF. It recognises that this can only be achieved through the appropriate protection and securing of the assets of high nature conservation value east of the Langford Brook. The current application before you makes no such provision, and given that it will generate additional pressures on those assets, is clearly contrary to the emerging policy. Even taken in isolation, it would result in net loss to biodiversity if the balance of loss versus gain is tested using the Defra ‘biodiversity offsetting’ metrics, a system which I believe Cherwell are considering greater use of in common with neighbouring authorities.

The applicant should be invited to withdraw the application and submit a scheme for the whole of the land between Gavray Drive and the Bicester-Marylebone railway line so that can be properly assessed against the emerging local and incumbent national planning frameworks.

Best regards

Dominic Woodfield CEcol CEnv MCIEEM
Director

Bioscan (UK) Ltd
The Old Parlour
Little Baldon Farm
Oxford
OX44 9PU

Hello, no previous correspondence, just a wish to object to any planning decision to build on the wildlife area of Gavray Meadows.

Yours faithfully,

Miss J Morgan.

-----Original Message-----

From: Planning@Cherwell-DC.gov.uk

Date: 05/05/2017 11:36

To: <

Subj: RE: Gavray Meadows

Good morning,

Thanks for your message.

Was this in response to previous correspondence?

Regards

Development Management

Cherwell District Council

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[@cherwellcouncil](https://twitter.com/cherwellcouncil)

From]

Sent: 04 May 2017 19:15

To: Planning

Subject: Gavray Meadows

15/00837/OUT

Miss J Morgan

30 Aspen Close

Bicester

Oxon

OX26 3XQ

Matthew Parry Esq
Principal Planning Officer
Development Management
Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA

Bioscan (UK) Ltd
The Old Parlour
Little Baldon Farm
Little Baldon
Oxford
OX44 9PU

Tel: +44 (0) 1865 341321
Fax: +44 (0) 1865 343674
bioscan@bioscanuk.com
www.bioscanuk.com

27th April 2017
Our Ref: DW/Gavray/MP/270417

Dear Matthew

**15/00837/OUT | OUTLINE - Residential development of up to 180 dwellings,
Part Land On The North East Side Of Gavray Drive Bicester**

Please find my formal representation and reasoned **objection** to the above application. I look forward to seeing these matters reported to committee.

Please note that having seen representations from others, in particular that from BBOWT and Butterfly Conservation, I have sought to avoid replication and make separate points, which should be considered in addition to theirs.

Non-compliance with Local Plan policy

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning decisions be made in accordance with the statutory development plan.

The adopted Cherwell Local Plan 2011-2031 contains a site-specific policy relating to the land north-east of Gavray Drive (Policy Bicester 13). The policy relates to the whole of that land, and it is clear that the Council's strategic plan is for development of that site to be by means of an integrated and holistic development strategy, not by means of piecemeal increments.

This application is for such piecemeal development on a part of that land. While such an approach is not expressly prohibited in the Local Plan, the requirements and end-objectives for development of the wider site under Bicester 13 still apply.

This application fails to engage with several policy requirements and thus does not conform to the requirements of Policy Bicester 13. There are two main compliance failures I wish to draw attention to, and I do this in more detail below:

1) *The application provides no Ecological Management Plan to prevent harm to the Local Wildlife Site and the protected species interests on the eastern part of the site*

Policy Bicester 13 recognises the significant wildlife interests on this site and cites at paras C.104 and C.105 of the adopted Local Plan. It requires that **any** development proposal makes appropriate provision for these interests. In particular, the supporting text to the policy states the following (my emphasis added):

Para C.106: "There is a risk of harming the large number of recorded protected species towards the eastern part of the site. Impacts need to be minimised by **any** proposal".

Para C.107: "Although there are a number of known constraints such as Flood Zone 3, River Ray Conservation Target Area and protected species, this could be addressed with appropriate mitigation measures by **any** proposal".

Furthermore, within the main text of the Policy itself, it is stated that development must comply with a number of "key site specific design and place shaping principles". These include:

- The **preparation and implementation of an Ecological Management Plan** to ensure the long-term conservation of habitats and species within the site.
- Delivery of a central area of open space *either side of Langford Brook*, **incorporating part of the Local Wildlife Site** and **with access appropriately managed to protect ecological value**

Again, the application includes no such provision and is therefore not compliant with Policy Bicester 13.

We have corresponded on this issue (although I note such correspondence has not been uploaded to the on-line planning file and I query why that is the case). You have most recently stated that officers' position is that there is not enough evidence to suggest that the Local Wildlife Site and the protected species interests on the eastern part of the site would be under threat of damage or deterioration from any increase in *de facto* use arising from having 180 units next door. This is despite numerous submissions from relevant statutory and non-statutory consultees outlining just such concerns. I note that there is implicit recognition of such a risk in Policy Bicester 13, but I also believe that since you made that comment, further evidence has been provided to you by BBOWT of such threats, and I am also compiling further site-specific evidence of how the only likely outcome is damage to the LWS and other sensitive features on Gavray East in the absence of the 'appropriate access management' and Ecological Management Plan that the Policy requires in any event.

a) *Compromising the ability to achieve a 'net biodiversity gain'*

The piecemeal approach to development of the Bicester 13 site being advanced by the applicant through this application creates a significant degree of uncertainty about how the various overarching requirements of Policy Bicester 13 will ultimately be achieved. What is beyond dispute, however, is that in submitting an application for 180 units on the western part of the site, a situation is created whereby delivery of the remaining 120 of the allocation will have to be achieved on the eastern part of the site, despite this being recognised as far more sensitive in the supporting text to Policy Bicester 13.

There is at best a position of acute disagreement or uncertainty over whether the remaining balance of 120 units can be accommodated on Gavray Drive East while securing 'net gain'. The applicants say it can, while my view, shared by other experts in the conservation sector, including the Council's own ecologist, is that it cannot. If it cannot a further key provision of Policy Bicester 13 is offended.

Recently, the applicant's ecological consultants EDP have submitted biodiversity offsetting calculations intended to convey that net gain on Gavray East is possible even with 120 units. We have corresponded at some length about the lack of contextual information for this supporting information, and I continue to have grave concerns that its outputs and the claims made on the back of it by the developer are at risk of being taken at 'face value' simply through lack of understanding, and lack of adequate publicity and transparency in the context of the EIA process.

In any event, the fact is that the calculator output submitted by the applicant for Gavray West is open to challenge in a number of areas. Key habitats have been misclassified and there has been artificial downgrading of their distinctiveness and value, while at the same time inflating the prospects and likely outcomes of those that are indicated to be retained. Attached as an annex to this letter is a critique of the Gavray East calculator (you have already had my view on that for Gavray West, although again I note this has not been made publicly available). I also provide an alternative (more realistic) output. This alternative output, based on correcting such errors, indicates that on the basis of the indicative masterplan for Gavray Drive East the outcome indicated by the calculator is **net loss** of biodiversity. The indicative masterplan submitted to you in support of the applicant's case for granting consent for 15/00837/OUT therefore serves as evidence that granting permission will create a situation where the key design and place making principles of Policy Bicester 13 cannot all be delivered.

In short, granting permission for 180 units at Gavray Drive West will sabotage the prospects of net biodiversity gain ultimately being achieved in accordance with Policy Bicester 13. It would therefore contravene the policy objectives.

I and others have previously submitted representations suggesting that the density of dwellings on Gavray West should be reviewed and revised upwards to reduce the burden on the far the more sensitive eastern part of the site. No good reason why this less damaging alternative is not feasible has been given by the applicant. There has also been no good reason given why they, as a major strategic developer, cannot submit a holistic masterplan for the entire site that deals with all the policy requirements and resolves the site's future finally, and in short order. I comment further on why this is an unsatisfactory situation for all concerned at the end of this letter.

Development would compromise delivery of an outstanding commitment voted on by Councillors

In October 2014, Councillors voted to pursue Local Green Space designation for all of the land at Gavray Drive East north of footpath FP129/4 in recognition of its value to the local community, including for wildlife and quiet recreation. Nothing in Policy Bicester 13 prevents that aspiration still being achieved, and indeed it is entirely compatible with the design and place-shaping principles that are set out, including in relation to how the Conservation Target Area and LWS should be treated.

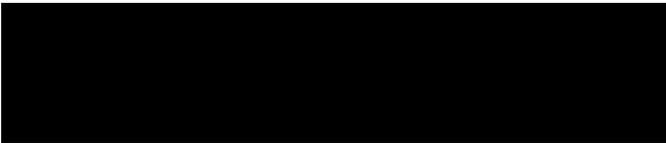
For similar reasons as set out above, the indicative masterplan for Gavray Drive East submitted by the applicant reveals an intention to build on effectively all of the area for which Councillors voted to pursue Local Green Space designation (as against that already protected as Local Wildlife Site). Thus, granting consent for 15/00837/OUT will set up a situation where this commitment, duly voted upon by Councillors, and which is still outstanding and patently not forgotten by local people, becomes impossible to deliver.

Conflict with strategic planning objectives / poor planning generally

Notwithstanding all the specific problems with policy compliance set out above, and in the submissions of others, there are other very good reasons why the Council should not be accepting this 'bitty' approach by the applicant. No timetable appears to have been set by which the eastern part of the site would come forward, and thus delivery of approaching half of the housing allocation (and its important contribution to District-wide need) is left to some time in the future. Given the far greater complexities and constraints on the eastern part of the site, there is no guarantee that this remaining development will come forward in short order, leaving the site in an unresolved state for a significant further period. The applicant's track record in trying to resolve these problems is not good and Councillors

have complained bitterly about the lack of resolution of this site in the past. What is being offered even now is only partial, not total resolution, despite the Council having put in place a framework for the whole site. Given that the applicant controls the whole site, and has previously submitted masterplans for the entirety of it, there is no legitimate reason not to do so now, unless perhaps there are aspirations to walk-away from Gavray East, sit on it for a further period in the hope that the constraints 'go away', or sell it on to another developer that will have achieved no profit from Gavray West and will therefore be far less disposed to respond positively to the design and place shaping principles set out in the policy. For all these reasons, the prospects of an unsatisfactory solution for all (Council, local residents, interested parties) will be hugely exacerbated if this application is granted planning consent, and there are clear policy reasons not to. At the very least, modification is required to a) secure the management plan for the LWS required by Policy Bicester 13 and b) look again at densities and the consequent 'fall-out' for delivery of the policy requirements for Gavray East. In the absence of those commitments being secured, I repeat my strong objection to these proposals.

Best regards



Dominic Woodfield CEcol CEnv MCIEEM

ANNEX TO DOMINIC WOODFELD LETTER OF 27/04/17

Gavray Drive East EDP offsetting calculator review

Habitats to be retained and enhanced within the development (GD East): 7.56ha

Habitats to be lost to development: 8.18ha

Total = 15.74

The LWS east of Langford Brook is circa 9ha, so the 7.56ha figure above would suggest that the intention is not to retain and enhance around 1.5ha of the LWS, but to build on it. It is unclear if this land will be used for development. Either way, this would not comply with applicable Local Planning policies nor the developer's previously stated intentions.

Of the land to be used for development (8.18ha of the site), a figure of 3.15 ha has been input as 'unimproved neutral grassland' of moderate condition deliverable in 10 years. With reference to the masterplan for Gavray East submitted in support of the calculator on 12/04/17, where is this 3.15ha proposed to go? I note that there is no provision for amenity grassland of the type that would be expected to provide recreational open space, so one must assume that the unimproved grassland is expected to perform a dual function hard-wearing amenity uses, and sensitive, high distinctiveness wildlife habitat, all over the course of its creation and establishment from a standing start to the point at ten years where it is cited to be in moderate condition. The nonsense in such assumptions is self-evident to anyone with even the most basic appreciation of unimproved grassland habitats of high distinctiveness. The applicant provides no empirical evidence of delivery of unimproved grassland habitat of equivalent value to that under threat at this site within this timescale and secondly provides no evidence or case studies demonstrating where open space provision in a development has successfully been reconciled with management as unimproved grassland.

An alternative explanation may be that this 3.15ha of grassland is an attempt to double-count for a proportion of the 5.12ha of semi-improved neutral grassland that is claimed to be retained and enhanced. However both figures are less than the circa 6ha of priority habitat mapped by TVERC, and the 5.12ha figure of loss suggests that it is envisaged that approaching 1ha of priority habitat is expected to be removed. As the red text on the calculator says, "Destruction of habitats of high distinctiveness, e.g. lowland meadow or ancient woodland, may be against local policy. Has the mitigation hierarchy been followed, can impact to these habitats be avoided?"

Any unavoidable loss of habitats of high distinctiveness must be replaced like-for-like."

No significant provision for creation of amenity open space is made. Unimproved neutral grassland will not be able to absorb open space pressures. Taking account of the need for formal play space there would thus appear to be no provision for delivery of the open space standards required to be delivered by Policy BSC10 etc in the Cherwell Local Plan. Furthermore, it exposes the intention that the LWS is intended to be used to absorb the open space demands of the development at Gavray Drive East. This would be incompatible with its proper management in order to deliver the stated enhancements, and is more likely to give rise to net negative effects, which we note have not been quantified in the calculator.

The figure for 'area of built development' on the calculator is 3.49ha. Only 3ha is required to achieve 120 units at a standard density of 40 dph.

The purple and yellow coloured cells are 'non-standard' as compared with the downloadable version of the calculator and have not been explained. Similarly, non-standard 'distinctiveness' attributions have been used without any explanation of this deviation from the methodology (e.g. demotion of semi-improved grassland and continuous scrub from 'medium' to 'medium-low' distinctiveness). This has had a significant suppressing effect on the 'existing value' scores of habitats to be lost to development.

The areas to be lost to development that are classed as 'tall ruderal' (possibly including Field 1 in the SE corner of the site) are in fact a complex area of scrub and grassland developed as a consequence of past disturbance of permanent pasture and subsequent neglect. These now support populations of bee orchid (including var trolli - wasp orchid), early marsh and pyramidal orchid and high densities of reptiles. This area may not easily fit into the pigeon-hole categories of the calculator but in any event it is not 'tall ruderal'. We question the allocation of this low intrinsic value habitat type to these areas.

It is grossly misleading to suggest that the extant resource in the LWS is semi-improved grassland that will be enhanced to unimproved grassland. There is heavy reliance on this trade up. In reality, the extant resource in the LWS (and arguably in places outside that will be lost to the development) is unimproved grassland, and the only trade unavailable is a change in condition from the current poor state of these grasslands (due in itself to deliberate neglect by the developer) to a moderate condition. 'Good' would require grazing which will be impractical without stock rotation areas – the masterplan makes no provision for these. Improvement of condition even to 'moderate' will only occur with delivery of appropriate management – seasonal cuts. The calculator and the masterplan makes clear that delivery of such management is likely to be compromised by recreational and amenity pressures as it is clear that there is an intention to use the LWS as open space for the development. The Warwickshire guidance states that "*Target condition should only be one step up from the original unless robust reasoning can [sic] with support of the management plan*". Here, there is stated to be a trade up from poor condition semi-improved neutral grassland to unimproved neutral grassland of moderate condition. By any analysis, that is more than "one step up". It is one simple illustration of how the calculator has been doctored to deliver a 'no net loss' answer.

We note that if the calculator is amended to correct even some of the above errors of interpretation, a negative 'net loss to biodiversity' result is delivered. See the attached output. This result would not comply with Policy Bicester 13, and yet on the strength of the applicant's own evidence granting permission for 15/00837/OUT would effectively ensures it.

KEY
No action required
Enter value
Drop-down menu
Calculation
Automatic lookup
Result

Local Planning Authority:	
Site name:	
Planning application reference number:	
Assessor:	
Date:	

Please do not edit the formulae or structure
To condense the form for display hide vacant rows, do not delete them
If additional rows are required, or to provide feedback on the calculator please contact WCC Ecological Services

T. Note	code	Phase 1 habitat description	Habitat area (ha)	Habitat distinctiveness		Habitat condition		Habitat Biodiversity Value				Comment	
				Distinctiveness	Score	Condition	Score	Habitats to be retained with no change within development		Habitats to be retained and enhanced within development			Habitats to be lost within development
Existing habitats on site Please enter all habitats within the site boundary							Area (ha)	Existing value	Area (ha)	Existing value	Area (ha)	Existing value	
Direct Impacts and retained habitats				A	B	C	A x B x C = D	E	A x B x E = F	G	A x B x G = H		
B21		Grassland: Unimproved neutral grassland	6.08	High	6	Poor	1		6.08	36.48			
B6		Grassland: Poor semi-improved grassland	3.40	Medium	4	Good	3	1.60	19.20		1.80	21.60	
B22		Grassland: Semi-improved neutral grassland	2.00	Medium	4	Good	3				2.00	24.00	
A21		Woodland: Dense continuous scrub	3.72	Medium	4	Good	3	0.60	7.20	1.69	20.28	1.43	17.16
G1		Wetland: Standing water	0.03	High	6	Moderate	2		0.01	0.12	0.02	0.24	
Total			15.23					2.20	26.40	7.78	56.88	5.25	63.00
											$\Sigma D + \Sigma F + \Sigma H$	146.28	
											Site habitat biodiversity value	146.28	
Indirect Impacts Including off site habitats			K					Value of loss from indirect impacts $K \times A \times B = Li, Lii$					
Before/after impact													
Before													
After													
Before													
After													
Before													
After													
Before													
After													
Before													
After													
Before													
After													
Total			0.00					M	0.00				
											HIS = J + M	63.00	
											Habitat Impact Score (HIS)	63.00	

CAUTION - Destruction of habitats of high distinctiveness, e.g. lowland meadow or ancient woodland, may be against local policy. Has the mitigation hierarchy been followed, can impact to these habitats be avoided?
Any unavoidable loss of habitats of high distinctiveness must be replaced like-for-like.

T. Note	code	Phase 1 habitat description	Proposed habitats on site (Onsite mitigation)			Target habitats distinctiveness		Target habitat condition		Time till target condition		Difficulty of creation / restoration		Habitat biodiversity value $(N \times O \times P) / Q / R$	Comment
			Area (ha)	Distinctiveness	Score	Condition	Score	Time (years)	Score	Difficulty	Score				
Habitat Creation			N		O		P		Q		R				
n/a		Built Environment: Buildings/hardstanding	3.23	none	0	Poor	1	5 years	1.2	Low	1	0.00			
n/a		Built Environment: Gardens (lawn and planting)	1.39	Low	2	Moderate	2	5 years	1.2	Low	1	4.63			
J12		Grassland: Amenity grassland	0.39	Low	2	Poor	1	5 years	1.2	Low	1	0.65			
G1		Wetland: Standing water	0.04	High	6	Good	3	10 years	1.4	Medium	1.5	0.34			
Total			5.05												
											$((N \times O \times P) - S) / Q / R$				
Habitat Enhancement															
B21		Grassland: Unimproved neutral grassland	6.08	High	6	Moderate	2	5 years	1.2	Low	1	30.40			
G1		Wetland: Standing water	0.01	High	6	Good	3	5 years	1.2	Medium	1.5	0.02			
Total			6.09												
											Trading down correction value	-5.28			
											Habitat Mitigation Score (HMS)	30.77			
											Habitat Biodiversity Impact Score	-32.23			
											Percentage of biodiversity impact loss	51.17			

KEY

No action required	
Action required	
Drop-down menu	
Calculation	
Automatic lookup	
Overall Result	Loss to biodiversity
	Gain to biodiversity

From: Chris Howse

Sent: 04 May 2017 22:34

To: Planning

Subject: Re: Gavray Drive, Bicester (application 15/00837/OUT)

Dear Sir or Madam,

I wish to object strongly to the proposal to build 180 (or ANY) houses on Gavray Drive.

We do not need any more houses in Bicester, especially on Conservation Target Areas.

Bicester is supposed to be a Garden Town - how can you justify this if you allow developers to concrete over the few green spaces left?

Reports of hedge flailing by the developers' contractors (reducing rare butterfly egg counts) is criminal.

I know you have been burnt in court with these awful people before, but do not let their smug seedy lawyers win again.

Please refuse the planning application.

Name: Mr Christopher Howse

Address: 69 lapwing Close, Bicester, Oxon OX26 6XR

I am the Chief Finance Officer for British Bakels Ltd. With reference to the planning application 15/00837/OUT we would like to make the following comment

We are a successful Bakery ingredient business employing over 180 people and have been established at our Granville Way site Bicester (OX26 4JT) for 25 years. We are concerned that this residential development could have future implications for our business. We request that any development takes account of the close proximity of the British Bakels operation and any potential impact this might have on the residential housing. This might include locating the housing as far away as possible from our factory site and other measures that might mitigate the impact of our business on the development

Regards

From: Alistair Buckley
Sent: 04 May 2017 18:45
To: Planning
Subject: Application 15/00837/OUT

To whom it may concern,

I am writing to voice my strong objection to the above planning application for houses to be built over Gavray Meadows.

It is my belief that this application needs to be considered extremely seriously as the building is taking place so near this important area for conservation. Bicester desperately needs adequate green spaces and these meadows need to be protected as they are home to a large number of important endangered species of plants and animals.

The planning application should make allowance for ample funding and wildlife management of the important wildlife sites on the meadows. Please do not allow this important site to be destroyed! I strongly urge you to save it for our children and to use it to educate them about biodiversity and the amazing environments that surround us (or should surround us, if we don't give them all over to developers). It is important that we pull together to keep our town and our planet healthy, working in tandem with nature, not against it!

I ask you to please listen to the environmental experts who are highly knowledgeable about this area and will tell you what needs to be done to preserve the most important parts of it, and to build nearby in sympathy with the area, not just over the top of it. I hope you will listen to the voices that are supporting the biodiversity and preservation of Bicester green spaces ---- they are so important for all of our health - mental and physical for so many reasons and for the continued preservation of our plants and wildlife. This is a shared planet, not only ours, we must preserve habitats for other species. I hope you will listen to these objections. Once this land has been developed you cannot turn back the clock if you get this decision wrong. Please consider all the arguments carefully and not just the case/plan put forward by the developer who is only interested in profit.

Regards

Alistair Buckley

42 Whimbrel Close

Bicester

OX26 6XP

From: Dominic Woodfield - Bioscan
Sent: 16 June 2015 09:47
To: Matthew Parry; Planning
Subject: Land at Gavray Drive West - 15/00837/OUT

Dear Mr Parry

Further to my e-mail of 21 May 2015 registering my objection to the above proposed development, I would like to make a further representation providing additional reasons why this application should be refused.

In simple terms the submission of an application to develop only part of the site under the control of the applicant is contrary to emerging Policy Bicester 13. That policy seeks to secure an holistic scheme for all of the site – i.e. both Gavray Drive West and Gavray Drive East, not piecemeal development that prejudices the likelihood of the policy aspirations being achieved. Amongst other things, the site-wide policy seeks to secure ‘no net loss’ of biodiversity, in concert with the principles of the NPPF. It recognises that this can only be achieved through the appropriate protection and securing of the assets of high nature conservation value east of the Langford Brook. The current application before you makes no such provision, and given that it will generate additional pressures on those assets, is clearly contrary to the emerging policy. Even taken in isolation, it would result in net loss to biodiversity if the balance of loss versus gain is tested using the Defra ‘biodiversity offsetting’ metrics, a system which I believe Cherwell are considering greater use of in common with neighbouring authorities.

The applicant should be invited to withdraw the application and submit a scheme for the whole of the land between Gavray Drive and the Bicester-Marylebone railway line so that can be properly assessed against the emerging local and incumbent national planning frameworks.

Best regards

Dominic Woodfield CEcol CEnv MCIEEM
Director
Bioscan (UK) Ltd

www.bioscanuk.com

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www.avast.com

From: Tab Omar

Sent: 12 June 2015 09:02

To: Planning

Subject: F.A.O. Matthew Parry - Environmental Statement - "Part land on the north east side of Gavray Drive, Bicester" - 15/00837/OUT

Dear Mr Parry

I acknowledge receipt of your council's letter, dated 15.05.2015.

We have no comments to make on this application.

Regards

Tab Omar

National Planning Casework Unit

Department for Communities and Local Government

5 St Philips Place

Colmore Row

Birmingham B3 2PW

From: claire Court
Sent: 04 May 2017 18:03
To: Planning
Subject: 15/00837/OUT

Dear sir/madam,

As a resident of Langford Village, Bicester, I am writing to voice my extreme concern over the proposal to build 180 houses off Gavray drive. I walk the meadows and surrounding area on a weekly basis, often with my young children. It concerns me greatly that this is one of the few 'natural' green spaces we have left in the local area. There is a lot of wildlife within its vicinity and it's a valuable community space where we can safely take our children to experience nature and teach them the importance of our wildlife and eco system.

I am certain that building the proposed houses directly adjacent to this will have a detrimental effect on the area not only for the wildlife but also for myself as a resident. It is refreshing to be in an area that has such a beautiful space for us and our small children to use within walking distance and adds a certain desirability to the area that will no longer be there for myself, especially considering the huge amounts of development that are already due to commence at Wretchwick Farm.

Claire Court

34 Merganser Drive
Bicester
OX26 6UQ

Sent from my iPad

From: RENA BRADLEY
Sent: 05 June 2015 20:17
To: Planning
Subject: Gavray Meadows.

Dear Sirs,

I would like it to be known that I strongly object to the Gavray Meadows site being changed over to building 120 houses on there. This is one of very few wildlife areas left in Bicester and is a much needed area for the town's population to enjoy and is also a site that is sustaining a lot of wildlife that could become extinct if new houses are built there. I walk my dog in that area and love seeing the variety of butterflies there and also on occasions I have seen hares there which are quite rare in this part of the country. So I would ask you to please vote against this area being changed over to housing.

Yours sincerely,
Rena Bradley.

From: Public Access DC Comments
Sent: 12 April 2017 11:43
To: Public Access DC Comments
Subject: Comments for Planning Application 15/00837/OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:42 AM on 12 Apr 2017 from Dr Patricia Clissold.

Application Summary

Address: Part Land On The North East Side Of Gavray Drive
Bicester

Proposal: OUTLINE - Residential development of up to 180 dwellings to include affordable housing, public open space, localised land remodelling, compensatory flood storage and structural planting

Case Officer: Matthew Parry

[Click for further information](#)

Customer Details

Name: Dr Patricia Clissold

Address: 10 Woodpecker Close, Bicester, Oxfordshire OX26 6WY

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Now that the illustrative master plan has been uploaded in <http://npa.cherwell.gov.uk/AnitePublicDocs/08909745.pdf> for the east side, we have only up to 26/04/2017 to make a comment. Has the two applications now been merged without any warning or publicity? It now means that we have only 14 days instead of 21 to enter any objections to the development on the east side. I cannot see any changes made to the east side since the one application was split into two. Has 15/00038/SO been amalgamated with 15/00837/OUT. If so, why was it not announced by emailing interested parties? Does the CDC consider that it has complied its own updated policy ESD11? I do not think that the two biodiversity offsetting documents are sufficient to fulfill the EIA obligations.

From: Rachel Mallows
Sent: 04 May 2017 11:52
To: Planning
Subject: Gavray Meadows, application 15/00837/OUT

Dear Sirs

I would like to raise a severe objection to any development taking place on the Gavray Meadows site.

The site is unique in biodiversity terms within Bicester and represents a limited example within the UK as a whole. Many alternative sites exist and the housing need can be met equally well by development in other areas around Bicester without destroying natural habitat.

Bicester is a growing town and also earmarked as a Garden Town, Healthy Town and Eco-Town. Destroying unnecessarily a large green open space would appear to fly in the face of these initiatives. Current and future will require green open spaces for leisure as well as green areas to help combat Bicester's illegal air quality issues.

Please object to this application on the grounds that it is now over development and does not meet the Council's own planning directives for future growth in Bicester.

Yours sincerely.

Rachel Mallows

4 Tinkers Lane

Bicester

Oxfordshire

OX26 6ES

From: Alex Ford
Sent: 04 May 2017 08:54
To: Planning
Subject: Ref Application 15/00837/OUT URGENT
Importance: High

Alexander Ford
8 Merganser Drive
Bicester
OX26 6UQ

07717744985

Ref Application 15/00837/OUT

Dear Sirs,

I strongly object to the application being allowed, however if this application IS approved then please ensure that the application makes provision for funding and managing the wildlife site/nature conservation area on the east side which contains some of the UK's most endangered land, unimproved flood meadows and all the special plants and animals that depend on it.

The Council Local Plan is for the whole of the Gavray site to take up to 300 houses, but if 180 are built on the west then there would have to be 120 houses on the east. This is too many and will overlap the conservation area too much. More houses should be built on the west side to relieve pressure on the wildlife site.

I strongly object to this planning application as Bicester Garden Town needs to keep its precious green spaces. I would propose that the Council save as much of the conservation area as possible by fitting in more of the 300 houses on the west of the brook.

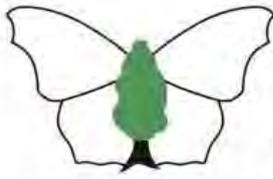
I would suggest that the developers should draw up and publish a masterplan so that the whole site can be discussed as one and not developed piecemeal. As an example, the area has

to provide amenity space and allotments as well as houses and we need to know where they plan to put these but not on the Conservation area.

The developers have let the site run down for over 10 years and now say that it is of lesser wildlife value than it was, so that when they restore it to its original state, there will be no net loss of biodiversity by covering the land with houses. This is plainly wrong and I believe the council are being fooled.

Yours sincerely,

Alexander Ford.



Butterfly Conservation

Saving butterflies, moths and our environment

Manor Yard East Lulworth
Wareham Dorset BH20 5QP
Tel 01929 400209 Fax 01929 400210
info@butterfly-conservation.org
www.butterfly-conservation.org

President Sir David Attenborough CH, FRS

Planning application 15/00837/OUT – submission by Butterfly Conservation

Butterfly Conservation wish to object to planning application 15/00837/OUT as it is currently formulated. Please note Butterfly Conservation is not opposed to residential development to the west of the Langford Brook per se. There are two main reasons for our objection as set out below.

Insufficient account taken of impacts on Species of Principal Importance

The Environmental Statement, Non-technical summary (April 2015) is totally dismissive of the destruction of breeding habitat for a NERC Act (2006), Section 41 Species of Principal Importance, namely the white-letter hairstreak butterfly.

Section 9.5 states:-

“A single adult white-letter hairstreak sighting has been made and no eggs recorded, within the Site. The hedgerow H2 will be lost, resulting in the loss of habitat confirmed to support white-letter hairstreak. Habitat loss is considered a minor adverse (permanent) effect at the site level, and so not significant for EclA purposes.”

The survey, instigated by the applicant, where no eggs were found on hedgerow H2 involved the taking of a limited number of samples of the elm (larval foodplant) growth. Many of the similar hedgerows sampled to the east of the Langford Brook contained eggs but several did not. From this survey it is reasonable to surmise that all hedgerow elm to be found on the land immediately to the north of Gavray Drive is potential breeding habitat for this Section 41 species. The sighting of an adult within its vicinity serves to emphasise that this is almost certainly the case for hedgerow H2. Removal of hedgerow H2 will reduce the quality of the habitat for the white-letter hairstreak and other species and seems to be in breach of the requirements of the CROW act. Further, recent analysis by the Centre for Ecology and Hydrology and Butterfly Conservation of the UK Butterfly Monitoring Scheme (UKBMS) data shows that White-letter Hairstreak populations have declined across the country by 96% since 1976. This and the fact that the White-letter Hairstreak population is highly significant locally means that we would question the dismissing of the significance even of the western part of the site for EclA, and point out that the Authority shouldn't risk failing to abide by their obligations under the CROW Act.

Thus the destruction of hedgerow H2 requires mitigation. This is easily achieved by the inclusion of Dutch elm disease resistant strains of elm in the hedgerow to be established on the western border of the proposed development and within the green space attached to the development. All plantings in the green space should reflect the quality of habitat to be found to the east of the Langford Brook and the needs of the key species known to exist there. So in addition to elm the larval foodplant, native blackthorn, of the Brown and Black Hairstreak butterflies should be included in the conditions imposed upon the developers.

Lack of contribution towards management of adjoining Local Wildlife Site

The documentation submitted makes several references to the applicant's firm intention to subsequently submit an application to partially develop the land to the east of the Langford Brook for residential purposes. The inference is that the application will be for a build of 120 houses. How these two developments cumulatively meet with the emerging Local Plan aspirations for the land to the north of Gavray Drive is a matter for Cherwell District Council to decide. Butterfly Conservation's perception is that there is mismatch between the Councils wish to protect wildlife and an increased area of housing..

The land to the east of the Langford Brook contains a Local Wildlife Site designated in 2002.

The applicant received permission on appeal in 2006 to develop land to both the west and east of the Langford Brook for residential purposes. During the life of that permission the applicant failed to produce satisfactory submissions to the conditions attached to the planning permission (especially those regarding drainage). The applicant sought an extension of time to the 2006 permission, which was granted by CDC but that decision was later quashed in the High Court. During this process it was firmly established that the whole of the Local Wildlife Site should be excluded from any development and the applicant should fund its future management. Furthermore, it is BC's understanding that land additional to the Local Wildlife Site has now been identified by the District Council as a Local Green Space, something which is welcomed by BC as it provides a means to protect the Local Wildlife Site from excessive pressure from recreation, and also because it provides a means to protect from development a number of fields and hedges that also have butterfly interest.

The proposed development to the west of the Langford Brook will immediately bring added pressures to the neighbouring Local Wildlife Site as the new residents will inevitably use it for recreational purposes such as dog walking. Thus Butterfly Conservation requests that Cherwell District Council impose the following condition on any planning permission they may see fit to grant regarding the current application.

- (a) The applicant will be required to commence funding the management and maintenance of the Local Wildlife Site as designated in 2002 as soon as planning permission is granted for any development west of the Langford Brook and will undertake steps to see that measures are in place to improve the fortunes of the black, brown and white-letter hairstreak butterflies. This should be through the planting of appropriate species as mitigation for the loss of White-letter Hairstreak west of the Brook (elm) and for Black and Brown Hairstreak (blackthorn)
- (b) We would welcome an assurance that any future application regarding the land to the east of the Langford Brook will exclude the whole of the Local Wildlife Site as designated in 2002 and any retained hedgerows outside it, as identified in the report arising from the 2006 Public Inquiry.

Normally (a) would be attached to the first new resident moving in but Butterfly Conservation would like to point out that management and maintenance of the Local Wildlife site is already some 9 years overdue. In addition, the applicant previously agreed to set aside £450,000 towards the conservation of rare butterfly species. This money could well be earmarked towards the conservation of species in the area around the Langford Brook.

Butterfly Conservation remains committed to helping Cherwell District Council balance the needs for appropriate growth and its duty to conserve the best wildlife sites in the area. We believe that the best way to achieve this is for the Authority to ensure that the whole of the Local Wildlife Site as designated in 2002 and any retained hedgerows outside it, as identified in the report arising from the 2006 Public Inquiry are excluded from development.

Please ensure that we are consulted on any future proposals for this very important site. The contact at this time is Nick Bowles (94 Miswell Lane, Tring, Herts. HP23 4EX)

Yours sincerely

Nick Bowles
Chair Upper Thames Branch Butterfly Conservation

Dr Nigel Bourn
Director of Science and Policy
Butterfly Conservation
Manor Yard
East Lulworth
Wareham
BH20 5QP

From: JOHN ROBERTS
Sent: 30 March 2017 10:24
To: Planning
Subject: For attn: Matthew Parry re 15/00837/OUT +attachment

Dear Matthew, Re 15/00837/OUT

My recent e-mail of 28/3/17 had an attachment showing an interpretation board illustrating the proposed new Local Nature Reserve at Gavray Drive. This has not been uploaded on to the webpage although my e-mail was. The interpretation board is an important part of my submission and is part of the evidence to go to the planning committee. I attach the graphic again here and ask that it is entered as part of my submission.

Thank you.

Yours Sincerely,

Pamela Roberts

Dr PJ Roberts, 9 Church Street, Bicester OX26 6AY on behalf of the Save Gavray Meadows Campaign

15/00837/OUT
20-May-15

Dr Patricia Clissold
10 Woodpecker Close
Bicester
Oxfordshire
OX26 6WY

I want to make clear from the outset that if 180 houses are to be built on the land to the north east of Gavray Drive that these houses must be confined to the WEST side of Langford Brook. We are still actively campaigning for the protection of the Local Wildlife/GreenSpace to the EAST of the Brook. We have photographed many warblers and a female kestrel (amber status) to the east side. Wildlife numbers can be tipped into decline when surrounding greenfield space is built on. Predator cats roam and destroy fledgling birds and can reduce populations near by drastically. We have had enormous support from residents of Bicester and especially from older people who have lived here all their lives and have fond memories of the abundance of wildlife round Bicester. Their voices should be heard as well as that of younger people and industry. If we are building a Garden City the plans must take into account the wishes of the inhabitants. Eco-planning may save the Government's Green Targets but it does not save our countryside for future generations. An extra 180 houses on top of 13,000 is not an absolute necessity. We have already destroyed hectares of farmland round Bicester. Can we not manage to save 15 hectares to see wildlife within a 15 minute walk from the Town Centre? We hope to encourage Local Primary Schools to take Nature Walks with their teachers on the Nature Reserve. An appreciation of nature and wildlife lasts a lifetime when introduced in childhood. It enhances health and provides a refuge from the anxieties of modern living.

Please see our Facebook pages at <https://www.facebook.com/savegavraywildlifemeadows> and <https://www.facebook.com/WildLifeNewsGavrayMeadows> to see what we are talking about and what you could miss out on in the future.

28 March 2017

Our Ref: EDP124/RR/rc

Peter Chambers
David Lock Associates
50 North Thirteenth Street
Central Milton Keynes
MK9 3BP

Via email (pchambers@davidlock.com)

Dear Peter

Gavray Drive West, Bicester - 15/00837/OUT

Following consultation with David Lowe, Cherwell District Council's ecological adviser, please find attached (**Annex 1**) the Biodiversity Impact Assessment (BIA) for the above Application; which was prepared with reference to the submitted Parameters Plan for the application and the methodology agreed with David Lowe.

As you are aware, this has been completed at the Council's request for additional information to assist the Council in being able to consider the conformance of the application with respect to Policy Bicester 13 of the Local Plan. You will note that the BIA demonstrates that the development will result in a net gain in biodiversity. The conclusions of the BIA are consistent with and has no material adverse effect on the outcome of the ecology chapter of the Environmental Statement which informs the Application.

By way of contextual information and as you are aware, a BIA was also completed for the future development of Gavray Drive East (**Annex 2** - the remainder of the land covered by Policy Bicester 13). This BIA was based on the indicative Development Framework Plan for GDE (**Annex 3**); which was tabled by DLA during the Local Plan EIP. The Development Framework Plan for GDE assumes all development is excluded from the Local Wildlife Site (LWS) and that the development of GDE will secure the delivery of long-term, positive, ecological management of the LWS and the other retained/ enhanced greenspace which will be delivered by GDE. You will note that the BIA for GDE also results in a net gain in biodiversity.

CIRENCESTER

Tithe Barn,
Barnsley Park Estate,
Barnsley, Cirencester,
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01285 740427

CARDIFF

First Floor,
The Bonded Warehouse,
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Registered practice

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to sustainability



Peter Chambers
Our Ref: EDP124/RR/rc
28 March 2017

2



I trust that the above and attached is clear. Please do not hesitate to call me should you have any queries.

Yours sincerely


Dr Rob Rowlands
Director
Tel: 07920 027 569
Email: robertr@edp-uk.co.uk

Enclosures:

Annex 1 – BIA for Gavray Drive West

Annex 2 – BIA for Gavray Drive East

Annex 3 – Development Framework Plan for Gavray Drive East

c.c. (pdf via email) Glen Langham, Gallaghers (glen.langham@gallagherestates.com)
David Keene, DLA (dkeene@davidlock.com)

From: Dominic Woodfield [<mailto:dominicwoodfield@bioscanuk.com>]

Sent: 02 May 2017 17:10

To: Matthew Parry; Planning

Cc: Haidrun Breith; Nick Bowles; David Lowe; Adrian Colwell; Charlotte Frizzell; David Peckford; Caroline Bulman; Matthew Jackson; Nigel Bourn; Neil Clennell; Euesden, Olivia (NE); Charlotte Watkins

Subject: Gavray Drive West - 15/00837/OUT

Dear Matthew

I have today noted that some of my several recent submissions on the matter of biodiversity offsetting calculations and the need for management of the LWS have been uploaded, but not all.

I therefore attach again my calculation for this application (Gavray West), as was attached to my e-mail of 20th April and which draws attention to the applicant's failure to factor in any indirect impacts on the LWS from the proposed development on adjacent land at Gavray West.

We have since communicated about this further, and the latest position you provided to me was that "*We do not consider that we would have sufficiently strong grounds to demonstrate that the proposed development would materially harm the LWS*".

I and others have provided evidence that suggests that the grounds for such a conclusion are actually very strong indeed. What may have also escaped attention however is that **the applicants themselves provide clear evidence of an anticipated significant residual negative effect on the LWS from the proposed development at Gavray West.**

For example, the following statement is taken from the ES (para 9.5.17)

"It is considered that during the post-completion stage of the Proposed Development Gavray Drive Meadows LWS is at risk of potential adverse effect as a result of increased recreational pressure resulting from increased housing provision. Increased recreational pressure has the potential to damage and degrade valuable ground flora and trees through trampling and littering, and disturb associated fauna occurring within the LWS including birds, great crested newts and reptiles. The effects of increased recreational pressure as discussed above are considered to have been partially inherently mitigated through the open space provision shown on the submitted Parameter Plan. The resulting effect is considered to be minor adverse (permanent) and of significance at the local level"

I repeat the point that this significant negative residual net effect would not comply with Policy Bicester 13. It also corroborates the conclusion indicated by the attached calculator output I provided to you on 20th April, and further underlines the lack of weight that can be attached to the BIA submissions from EDP which can now be seen to contradict the conclusions they themselves reached in the ES.

I hope that, reminded of this information, you would agree that officers are now in possession of plenty of evidence of a likely significant net negative effect on the LWS and biodiversity, which

provides ample grounds to require the applicant to deliver the Ecological Management Plan as required by the policy.

Best regards

Dominic Woodfield

--

Dominic Woodfield CEcol CEnv MCIEEM
Director

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dominicwoodfield@bioscanuk.com

From: Public Access DC Comments
Sent: 10 April 2017 14:42
To: Public Access DC Comments
Subject: Comments for Planning Application 15/00837/OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 2:41 PM on 10 Apr 2017 from Dr Patricia Clissold.

Application Summary

Address: Part Land On The North East Side Of Gavray Drive
Bicester

Proposal: OUTLINE - Residential development of up to 180 dwellings to include affordable housing, public open space, localised land remodelling, compensatory flood storage and structural planting

Case Officer: Matthew Parry

[Click for further information](#)

Customer Details

Name: Dr Patricia Clissold

Address: 10 Woodpecker Close, Bicester, Oxfordshire OX26 6WY

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I wish to add further comments on biodiversity offsetting as used by the developers.

On further perusal I quote from the Warwickshire biodiversity offsetting guidance pdf: As per National and Local policy, sites of high ecological value such as county important Local Wildlife Sites and nationally important Sites of Special Scientific Interest should be protected within the planning process and therefore development may not be appropriate in these areas. As a result biodiversity offsetting should not be used on these sites except as a very last resort.

The guide (08903340.pdf) says that the first step is to use the Biodiversity Impact Assessment calculator, into which all parcels of habitat within the development boundary should be entered, in addition to any parcels within adjacent site ownership which may be used as part of the onsite mitigation package and any habitats which may be indirectly impacted by development, such as offsite habitats. This habitat is the LWS, Gavray meadows reported on in 08889531.pdf. It seems that the developer is trying to say that there will be no loss in biodiversity in development on the west side (08889525.pdf). This is self-evident as now there is just a field regularly ploughed and one hedge left. The developer has assessed the Gavray Meadows (east side) so that it may be included IN the mitigation package for the west side. The east side assessment results in very high values for habitats (19.74) as opposed to the west side (2.90). Results are on page 9 of each pdf.

The linear features assessment scores (second step) do not tally. On the east side there is a linear (for hedges) biodiversity value of 23.68 whereas on the west side it is only 2.54. Yet, the respective linear biodiversity scores are 5.14 and 3.24. There are no hedgerows left on their latest plan (08902146.pdf). They must have included hedgerows in Gavray Drive cut by Oxford County Council and ones on the opposite bank of Langford Brook inside the LWS in their offsetting calculations.

I still do not understand what the developers are trying to achieve here. Gavray Meadows is a valuable wildlife site which the developers have owned for the last 10 years. Comparative offsetting cannot be used to allow them to escape their duties to conserve it for posterity.

From: Public Access DC Comments
Sent: 10 April 2017 09:24
To: Public Access DC Comments
Subject: Comments for Planning Application 15/00837/OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:24 AM on 10 Apr 2017 from Dr Patricia Clissold.

Application Summary

Address: Part Land On The North East Side Of Gavray Drive
Bicester

Proposal: OUTLINE - Residential development of up to 180 dwellings to include affordable housing, public open space, localised land remodelling, compensatory flood storage and structural planting

Case Officer: Matthew Parry

[Click for further information](#)

Customer Details

Name: Dr Patricia Clissold

Address: 10 Woodpecker Close, Bicester, Oxfordshire OX26 6WY

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: As a lay person but a wildlife campaigner, I cannot appreciate Warwick County Council's offsetting calculations. The Guide to the document begins by saying "This calculator and guidance was developed for and is for use within Warwickshire, Coventry and Solihull - Please contact the relevant authority before use in other area." Why is it being used in Cherwell? The CDC have their own regulations which are better. It looks like the developers have searched around for some complicated legislature to confuse others who are not trained in this arcane discipline of biodiversity offsetting. Why have the data for east of the Langford Brook been included in a planning application for the west side? What are the developers trying to achieve? A proper explanation from the CDC Planning Department is owed to the public who are paying for this inquiry.

As a member of the public I want to know how the 180 houses on the west side of the brook will affect the Local Wildlife Site. I am fully aware that there are now two separate planning applications for Bicester Policy 13 but the west side development will irrevocably affect the LWS on the east site. What measures are being put in place to protect the LWS to the east of Langford Brook? I understand (I hope that I am right) that the LWS has been "saved" BUT there is a lot more that needs to be done before its habitat is preserved. Money needs to be spent, a conservation plan needs to be put in place, etc. Local societies can be involved. This habitat can be destroyed within a year by neglect and carelessness. Cats from nearby houses can catch many birds that nest low down and lower the biodiversity in a season. We need a statement from the developers which everyone can understand on what their planning proposals are for Bicester Policy 13 and whether the LWS as an area of land will not be built on. Yes or no? it is a simple question. These comments are relevant to this application. The presence of Langford Brook has been seen as a convenient way of dividing up the land into two halves by the developers preventing the public from voicing their opinions on wildlife protection. Initially it was ONE application, so I have no compunction about writing these comments in 15/00837/OUT as CDC support a democratic planning procedure which fully involves the lay public.

KEY
No action required
Enter value
Drop-down menu
Calculation
Automatic lookup
Result

Local Planning Authority:	
Site name:	
Planning application reference number:	
Assessor:	
Date:	

Please do not edit the formulae or structure
To condense the form for display hide vacant rows, do not delete them
If additional rows are required, or to provide feedback on the calculator please contact WCC Ecological Services

Existing habitats on site		Habitat distinctiveness		Habitat condition		Habitat Biodiversity Value				Comment		
Please enter all habitats within the site boundary		Distinctiveness	Score	Condition	Score	Habitats to be retained with no change within development		Habitats to be retained and enhanced within development			Habitats to be lost within development	
T. Note	code					Phase 1 habitat description	Habitat area (ha)	Area (ha)	Existing value		Area (ha)	Existing value
		A	B	C	A x B x C = D	E	A x B x E = F	G	A x B x G = H	J		
Direct Impacts and retained habitats												
C31		Other: Tall ruderal	0.08	Low	2	Poor	1			0.08	0.15	
A22		Woodland: Scattered scrub	0.05	Medium	4	Poor	1		0.04	0.01	0.04	
J11		Other: Arable	6.54	Low	2	Poor	1		1.59	3.18	9.90	
A111		Woodland: Broad-leaved semi-natural woodland	0.18	High	6	Moderate	2		0.18	2.16		
Total			6.85						1.81	5.50	10.09	
Indirect Impacts												
Before/after impact		Including off site habitats		K		Value of loss from indirect impacts		Lj - Lij		Site habitat biodiversity value		
						K x A x B = Lj, Lij				ΣD + ΣF + ΣH		
	Before	Grassland: Semi-improved neutral grassland	6.08	Medium	4	Moderate	2	48.64	24.32		15.59	
	After					Poor	1	24.32				
Total			6.08					M	24.32		HIS = J + M	
Habitat Impact Score (HIS)										34.41		

Proposed habitats on site (Onsite mitigation)		Target habitats distinctiveness		Target habitat condition		Time till target condition		Difficulty of creation / restoration		Habitat biodiversity value	Comment	
Please enter all habitats within the site boundary		Distinctiveness	Score	Condition	Score	Time (years)	Score	Difficulty	Score	(N x O x P) / Q / R		
T. Note	code									Phase 1 habitat description		Area (ha)
Habitat Creation												
	n/a	Built Environment: Buildings/hardstanding	3.23	none	0	Poor	1	5 years	1.2	Low	1	0.00
	n/a	Built Environment: Gardens (lawn and planting)	1.39	Low	2	Moderate	2	5 years	1.2	Low	1	4.63
	J12	Grassland: Amenity grassland	0.39	Low	2	Poor	1	5 years	1.2	Low	1	0.65
Total			5.01	ERROR - Total area of habitats created must equal total area of habitats lost								
Habitat Enhancement												
	A22	Woodland: Scattered scrub	0.04	Medium	4	Moderate	2	5 years	1.2	Low	1	0.13
	A111	Woodland: Broad-leaved semi-natural woodland	0.18	High	6	Good	3	10 years	1.4	Low	1	0.77
	B22	Grassland: Semi-improved neutral grassland	1.59	Medium	4	Moderate	2	10 years	1.4	Low	1	6.81
Total			1.81									
Trading down correction value										0.00		
Habitat Mitigation Score (HMS)										13.00		
Habitat Biodiversity Impact Score										-21.41		
Percentage of biodiversity impact loss										62.21		

KEY

No action required	
Action required	
Drop-down menu	
Calculation	
Automatic lookup	
Overall Result	Loss to biodiversity
	Gain to biodiversity

From: Public Access DC Comments
Sent: 31 May 2015 13:36
To: Public Access DC Comments
Subject: Comments for Planning Application 15/00837/OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 1:35 PM on 31 May 2015 from Dr Patricia Clissold.

Application Summary

Address: Part Land On The North East Side Of Gavray Drive
Bicester

Proposal: OUTLINE - Residential development of up to 180 dwellings to include affordable housing, public open space, localised land remodelling, compensatory flood storage and structural planting

Case Officer: Matthew Parry

[Click for further information](#)

Customer Details

Name: Dr Patricia Clissold

Email:

Address: 10 Woodpecker Close, Bicester, Oxfordshire OX26 6WY

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I would like to add a further comment but this time on behalf of the prospective occupants of the proposed 180 houses that might be built west of Langford Brook and north of Gavray Drive. I see from the your list of neighbours on the CDC public access documents that there are several factories. Since the removal of hedges and trees and the widening of the railway line by Chiltern (both east-west and to London) I and others have become aware of a vibration which can be heard from midnight onwards until 7 am running intermittently most of the night, even at weekends. It sounds like a very large pump or perhaps a metal beater. The people in this new estate will not only hear high speed trains running until midnight but also noise from factories. Some of the houses will be occupied by young families with acute

hearing. I think that you should definitely carry out noise checks 24/7 as so much of the infrastructure has changed since the last one was done. The upgrade to the railway has created a channelling for noise through to residential housing. Thick hedges (as there was once) make an effective noise barrier. However, I understand from Carillion that Network Rail will not allow any such planting near the new high speed railway. I do wonder whether the site is a good place to squeeze on 180 houses. In my opinion it would be preferable to recreate it as an Open Green Space for people to exercise their dogs and themselves, and for children to run wild in on foot (no bikes, especially motorised quad bikes). It could not be a formal Nature Reserve but would act to take pressure off other green spaces of which there never seems to be enough in Bicester. Bicester Fields is full of dogs and people and runners. We do need more green space. We could make it a wild flower meadow for Bicester Garden City. In reply to Gallagher assertion that the new Estate will prevent flooding downstream, I think that a far nicer, more ecological way would be to put a meander in the Langford Brook where the water table is highest shown by the flooding every winter. A reed bed could be made here for reed and marsh warblers. The middle pond in Bicester Fields has been very successful in this respect although the birds are being killed off by cats. I have seen a Little Egret last winter on the flooded part of the field west of Langford Brook (land referred to as 15/00837/OUT herein) and it stayed there for some weeks. Reed beds are documented to be very effective at absorbing pollutants, carbon dioxide and excess water.

From: james arnold
Sent: 02 May 2017 15:11
To: Planning
Subject: 15/00837/OUT

For the attention of Matthew Parry.

I am writing to **object** to the proposed building of 180 houses on the west side of the Gavray Drive site.

In order to fully understand the impact of the development a proper masterplan of the **whole** site should be submitted by the developer - both east and west. Only then can the Council decide the total impact of building so many houses.

Building 180 houses on the west side means that there are likely to be 120 houses built on the east. If development has to take place, which I believe it does not, then more houses should be built on the west side, so fewer have to be built near the wildlife site on the east - keeping them as far away from environmentally sensitive areas as possible.

The developers need to fit in amenity space and allotments – their current interpretive drawings for the east do not show where this amenity space should go. The council need to ensure it is not on the Conservation area or wildlife site.

Building 180 houses on the west means the local population would increase by about 450 (2.5 persons per house on average). Even the developer's ecologists say this will increase population pressure on the wildlife site by trampling, littering and roaming of domestic pets.

The west application needs to make provision for funding and managing the wildlife site/nature conservation area on the east side which contains some of the UK's most endangered land, unimproved flood meadows and all the special plants and animals that depend on it.

Bicester Garden Town needs to keep its green spaces - the site is an asset to the town and allowing the development on this endangered land makes a mockery of Bicester's 'garden' status. Surely it is best to allow for more houses on the west side of the development and keep the east side as 'green' as possible.

As I am sure you are aware, the developers have neglected the site for 10 years. They say that it is now of lesser wildlife value now than it was, so that when they restore it to its original state, there will be no net loss of biodiversity when they build their houses. This is nonsense - the developers should be ashamed of themselves.

I visit Gavray Meadows at least once a week and walk around the site. If development takes place then this special area will be lost FOREVER.

James Arnold

16 Church Street

Bicester

OX26 6AZ

Gavray Meadows Local Nature Reserve

Welcome to Gavray Meadows - a precious and vital site for wildlife and people within the growing town of Bicester. Here, nestled between housing estates and the Bicester to Marylebone railway line, is a piece of ancient countryside: a landscape of small fields, green lanes and ponds with an abundance of wildlife that is now rare in the modern countryside. The site is a Local Nature Reserve, managed by [INSERT NAME] not only to preserve the wildlife but to enable people like yourself to experience and enjoy it at the same time.



Purple hairstreak



Common spotted orchid

Langford Brook

This stream is a tributary of the River Ray which flows into the Cherwell and meets the Thames in Oxford. Kingfishers and herons are regularly seen along its banks.



Barn owl

Traditional hay meadows

These areas are cut for hay in late summer and then the 'aftermath' grazed by livestock. This type of management, without modern agricultural chemicals, allows a huge number of plant species to co-exist and thrive, creating a colourful spectacle of nodding blooms alive with bees in summer. Please keep to the mown paths in spring and summer to avoid trampling the hay crop.



Great burnet

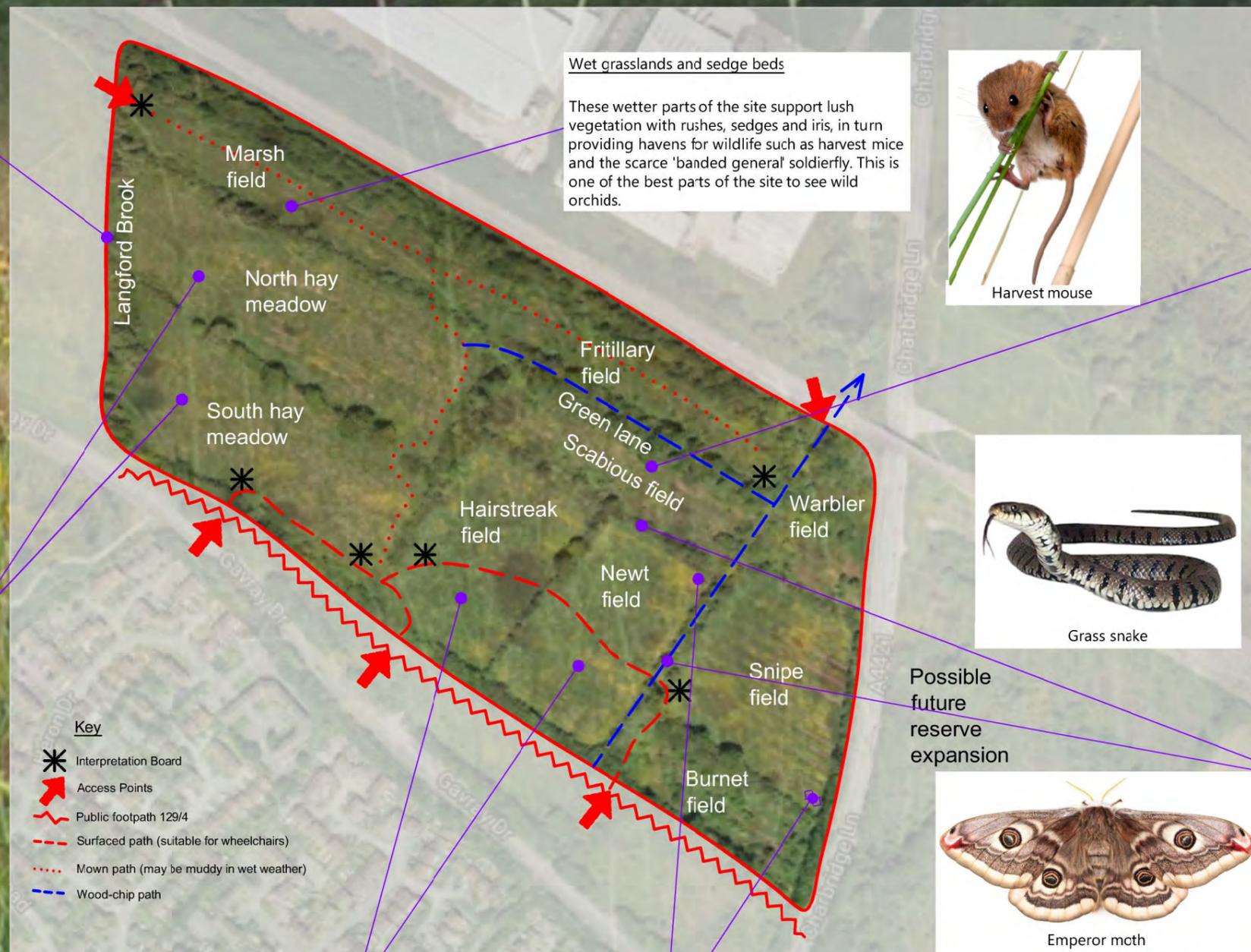
For further information on events or opportunities for volunteering, see the Friends of Gavray Meadows website [INSERT]

Ridge and furrow

The lines of parallel lumps forming 'ridge and furrow' in many of the fields are a relic of Mediaeval agriculture. Although created by ploughing in the Middle Ages, the fact that they have not been smoothed out since shows that the site has remained unploughed for a long time, perhaps centuries. It is this rare combination of factors that allows much of the rare wildlife here to thrive.

Ponds and wet furrows

The ancient field ponds on the site and the furrows in the wetter ridge and furrow fields support amphibians, including frogs and all three British species of newt. These in turn attract species that prey on them, such as the impressive grass snake.



Wet grasslands and sedge beds

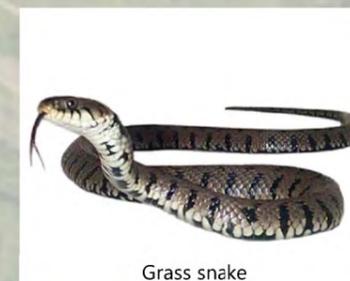
These wetter parts of the site support lush vegetation with rushes, sedges and iris, in turn providing havens for wildlife such as harvest mice and the scarce 'banded general' soldierfly. This is one of the best parts of the site to see wild orchids.



Harvest mouse

Drier pastures

The better drained parts of the site support grasslands with a slightly different set of plants to the hay meadows. Particularly characteristic of these areas is devil's-bit scabious, the beautiful mauve flowers of which can be seen in late summer. This plant is eaten by the caterpillars of the beautiful marsh fritillary and Gavray Meadows was the last site where it was found in the Buckinghamshire and Oxfordshire region. It is hoped that by restoring ideal conditions for it, it can be returned to grace these meadows again some day.

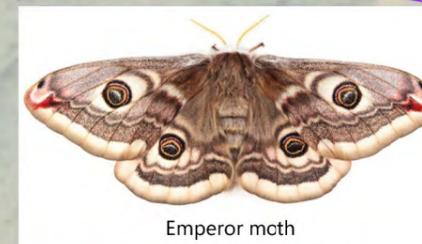


Grass snake



Marsh fritillary

Possible future reserve expansion



Emperor moth

Hedgerows and green lanes

The network of fields, hedges and green lanes visible today is exactly the same as that shown on the oldest maps of the area and studies have shown that some of the hedgerows date back to Saxon times. As well as their historical interest, the hedgerows support many different species, including rare butterflies. Gavray Meadows is one of very few sites in the whole country where all five hairstreak butterflies have been recently recorded.



Great crested newt

Public Protection & Development Management

Andy Preston – Head of Public Protection & Development Management

Cherwell

DISTRICT COUNCIL
NORTH OXFORDSHIRE

Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA

www.cherwell.gov.uk

Please ask for **Matthew Parry**
Direct Dial **01295 221837**

Our ref **15/00837/OUT** Your ref
Email **Planning@cherwell-dc.gov.uk**

15.05.2015

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

NEIGHBOUR NOTIFICATION - PLANNING APPLICATION

Application No: 15/00837/OUT
Applicant's Name: Gallagher Estates, Charles Brown And Simon Digby
Proposal: OUTLINE - Residential development of up to 180 dwellings to include affordable housing, public open space, localised land remodelling, compensatory flood storage and structural planting
Location: Part Land On The North East Side Of Gavray Drive Bicester
Parish(es): Bicester

I am writing to notify you as the owner/occupier of a neighbouring property that the Council is currently considering the above **planning application**.

A copy of the application may be inspected at the Council Offices at Bodicote House during normal working hours or may be available for inspection from the Clerk to the relevant Town or Parish Council or Parish Meeting. Copies of applications may be obtained from the Council at Bodicote House for a fee. Alternatively details of the application are available to view through the Councils web site via the Online Planning Service at <http://www.publicaccess.cherwell.gov.uk/online-applications/>

If you have any comments on this application, you should let me have them in writing or submit them via the Online Planning Service accessed through the above web link or by email (with your full name and address included) to planning@cherwell-dc.gov.uk within **21 days** of the date of this letter, otherwise they may fail to be considered by the Council in determining the application. Only comments relating to planning matters will be taken into account.

If you do not own the property you occupy, please pass this letter on to allow the owner the opportunity to comment.

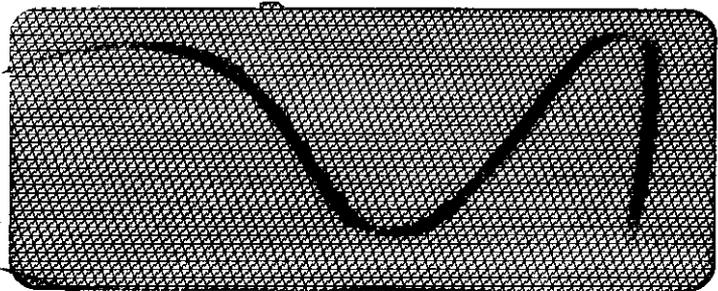
Any comments you send to the Council will be copied to the Planning Inspectorate in the event of an appeal. Please ensure that you only supply information, including personal information belonging to you, that you are happy will be made available in this way. If you supply personal information belonging to someone else, please ensure that you have their permission.

Personal Data

address unknown
 address inaccessible
 address incomplete
 address gone away
 refused
 not called for
 no such address

We were unable to deliver this item because
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From: Public Access DC Comments
Sent: 02 May 2017 15:21
To: Public Access DC Comments
Subject: Comments for Planning Application 15/00837/OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 3:21 PM on 02 May 2017 from Mr James Arnold.

Application Summary

Address: Part Land On The North East Side Of Gavray Drive
Bicester

Proposal: OUTLINE - Residential development of up to 180 dwellings to include affordable housing, public open space, localised land remodelling, compensatory flood storage and structural planting

Case Officer: Matthew Parry

[Click for further information](#)

Customer Details

Name: Mr James Arnold

Email:

Address: 16 Church Street, Bicester OX26 6AZ

Comments Details

Commenter Type: General Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I am writing to object to the proposed building of 180 houses on the west side of the Gavray Drive site.

In order to fully understand the impact of the development a proper masterplan of the whole site should be submitted by the developer - both east and west. Only then can the Council decide the total impact of building so many houses.

Building 180 houses on the west side means that there are likely to be 120 houses built on the east. If development has to take place, which I believe it does not, then more houses should be built on the west side, so fewer have to be built near the wildlife site on the east - keeping them as far away from environmentally sensitive areas as possible.

The developers need to fit in amenity space and allotments - their current interpretive drawings for the east do not show where this amenity space should go. The council need to ensure it is not on the Conservation area or wildlife site.

Building 180 houses on the west means the local population would increase by about 450 (2.5 persons per house on average). Even the developer's ecologists say this will increase population pressure on the wildlife site by trampling, littering and roaming of domestic pets.

The west application needs to make provision for funding and managing the wildlife site/nature conservation area on the east side which contains some of the UK's most endangered land, unimproved flood meadows and all the special plants and animals that depend on it.

Bicester Garden Town needs to keep its green spaces - the site is an asset to the town and allowing the development on this endangered land makes a mockery of Bicester's 'garden' status. Surely it is best to allow for more houses on the west side of the development and keep the east side as 'green' as possible.

As I am sure you are aware, the developers have neglected the site for 10 years. They say that it is now of lesser wildlife value now than it was, so that when they restore it to its original state, there will be no net loss of biodiversity when they build their houses. This is nonsense - the developers should be ashamed of themselves.

I visit Gavray Meadows at least once a week and walk around the site. If development takes place then this special area will be lost FOREVER.

From: Public Access DC Comments
Sent: 12 April 2017 22:12
To: Public Access DC Comments
Subject: Comments for Planning Application 15/00837/OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:11 PM on 12 Apr 2017 from Dr Ulrike Knies-Bamforth.

Application Summary

Address: Part Land On The North East Side Of Gavray Drive
Bicester

Proposal: OUTLINE - Residential development of up to 180 dwellings to include affordable housing, public open space, localised land remodelling, compensatory flood storage and structural planting

Case Officer: Matthew Parry

[Click for further information](#)

Customer Details

Name: Dr Ulrike Knies-Bamforth

Address: 43 Glenorchy Road, North Berwick EH39 4QE

Comments Details

Commenter Type: General Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I would like to add my voice to those of others objecting to the development of Gavray Meadows.

Now resident in Scotland, I have deep roots in Oxfordshire, where I lived for 10 years and where both my children were born. Trained in biology to PhD level, I have a keen understanding of the importance and value of ancient hay meadows such as Gavray Meadows. Few of these are left in the UK and they need to be protected for the benefit of the local wildlife and the future generations of mankind. The diversity of Gavray Meadow's flora and fauna is well-documented (Facebook page "Gavray Meadows News") and I am alarmed by the suggested plans to build on part of this area. Not only is the current plan irresponsible in my view, it is made worse by the lack of clarity of what will happen to the remaining area. Strategic and responsible thinking is needed to preserve this precious Meadow and avoid its piecemeal destruction.

Taken together, I would like to object to these plans, which would rob the UK of one of its last ancient hay meadows. I would recommend investigating other, more suitable, areas for development.

From: Public Access DC Comments
Sent: 24 April 2017 19:50
To: Public Access DC Comments
Subject: Comments for Planning Application 15/00837/OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 7:49 PM on 24 Apr 2017 from Mr Chris Mason.

Application Summary

Address: Part Land On The North East Side Of Gavray Drive
Bicester

Proposal: OUTLINE - Residential development of up to 180 dwellings to include affordable housing, public open space, localised land remodelling, compensatory flood storage and structural planting

Case Officer: Matthew Parry

[Click for further information](#)

Customer Details

Name: Mr Chris Mason

Address: 21 Hatch Way, Kirtlington, Kidlington OX5 3JS

Comments Details

Commenter Type: General Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I oppose this application to build homes on land north east of Gavray Drive.

The site is adjacent to Gavray Meadows Local Wildlife Site. This area of floodplain meadow is also one of the county's Conservation Target Areas. Floodplain meadow is now very rare in Britain and therefore precious, and because it's so unusual it provides habitat for specialist animal and plant species.

Development at this site would result in more people and animals using the site and this would lead to damage and disturbance.

Wild Oxfordshire's report 'State of Nature in Oxfordshire 2017' stresses the need to maintain and improve the quality of our remaining wildlife sites, and to ensure that new construction projects achieve a net gain for wildlife. This proposal fails on both these grounds.

Before any development near the floodplain meadow takes place, a master plan for the whole area east and west of the brook should be produced. This should include not only a practical plan for the management of the local wildlife site but also for its future funding.

From: Dominic Woodfield

Sent: 27 April 2017 12:56

To: Matthew Parry

Cc: Adrian Colwell; David Peckford; Planning; Charlotte Frizzell; Euesden, Olivia (NE); Matthew Jackson; Haidrun Breith; Neil Clennell; Nigel Bourn; Nick Bowles; Caroline Bulman; David Lowe; Charlotte Watkins

Subject: Re: 15/00837/OUT - Gavray Drive West - Further Environmental Information from applicant

Dear Matthew

Please find attached my response to your latest e-mail and further formal representation on this application.

I note that few of my more recent submissions or cc's to the 'planning' address have been uploaded to the public access file and I would ask that this be remedied please as they concern information of interest to those making submissions.

I am of course happy to continue to discuss the points raised, and no doubt the attached may raise further queries. I am also happy to meet you and/or David Lowe to discuss these ongoing concerns.

I would also be grateful if in due course you could advise me of your current intentions as regards taking this to committee.

Best regards

Dominic

On 25 April 2017 at 09:54, Matthew Parry <Matthew.Parry@cherwell-dc.gov.uk> wrote:
Dominic

On the basis that:

1. There are on-site recreational facilities proposed by the developer as well as financial contributions towards other local facilities;
2. 180 new dwellings in the context of the hundreds of existing homes only a short distance from the LWS is unlikely to have a further significant indirect adverse effect on the LWS arising from increased unauthorised use;
3. There is insufficient evidence to conclude that additional use would take place to a materially harmful level. We only have un-evidenced claims of potential increased trespass rather than direct adverse effects.
4. We do not consider that we would have sufficiently strong grounds to demonstrate that the proposed development would materially harm the LWS and therefore justify requiring intervention.

As a result, we do not propose to require securing management, transfer and/or financial contributions towards the LWS at this stage. This view has been formed through reviewing the supporting information, the representations received and discussions with our own ecologists.

Kind regards

Matthew Parry
Principal Planning Officer
Development Management
Cherwell District Council
Telephone: 01295 221837
Email: matthew.parry@cherwell-dc.gov.uk
Website: www.cherwell.gov.uk

Details of applications are available to view through the Council's Online Planning Service at <http://www.publicaccess.cherwell.gov.uk/online-applications>

Instructions on how to use the Public Access service to view, comment on and keep track of applications can be found at <http://www.cherwell.gov.uk/viewplanningapp>

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-----Original Message-----

From: Dominic Work

Sent: 24 April 2017 13:09

To: Matthew Parry

Cc: Nick Bowles; haidrunbreith@bbowt.org.uk; David Lowe; Planning

Subject: Re: 15/00837/OUT - Gavray Drive West - Further Environmental Information from applicant

Dear Matthew

In the context of the many expert representations you've received expressing concern about the indirect effects of 180 units west of the brook on the LWS to the east, can you advise what contrary evidence you and other officers are drawing upon in coming to the view that "We do not consider that this current development would materially add to recreational pressure on the LWS in the context of existing use to justify such a requirement."

I note that your comments fail to take into account several salient facts in any event;

- 1). The existing use of the LWS is relatively low key, and derived from local people stationed further afield than the proposed 180 dwellings.
- 2). Such negative effects as occur from this existing use (such as littering) are in large part ameliorated by unofficial work parties that engage in activities such as litter picking. This underlines the importance and value of management in combatting such effects.
- 3). Gallagher have made no effort to undertake such necessary management themselves, nor prevent de facto use to date, whether benign or undesirable. Why they should move to do so on the back of this development is not explained in your comments. Are you proposing a condition to fence the site and patrol it against trespass?
- 4). In any event, your comments about the source and route of existing use reveal a lack of understanding of the innate impracticality of fencing alone, and indeed how things work on

the ground. A major conduit into the site is directly into the LWS across the Langford Brook adjacent to the railway. Rock armour put in place by Chiltern Railways on the banks of the stream here has been removed and thrown into the stream to create a dam/stepping stones. This demonstrates a) the vulnerability of the LWS along this interface even without the proposed development and b) the impracticality of your suggestion that the applicant could effectively secure the boundaries of the LWS in any event.

I ask that you look again at your reasoning in light of the above.

Best regards

Dominic Woodfield

Sent from my iPhone

> On 20 Apr 2017, at 16:42, "Matthew Parry" <Matthew.Parry@Cherwell-DC.gov.uk> wrote:

>

> We do not consider that this current development would materially add to recreational pressure on the LWS in the context of existing use to justify such a requirement

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--

Dominic Woodfield CEcol CEnv MCIEEM
Director

Bioscan (UK) Ltd
The Old Parlour
Little Baldon Farm
Little Baldon
Oxford

OX44 9PU

Dear Mr Parry

15/00837/OUT

I would like to add a further comment but this time on behalf of the prospective occupants of the proposed 180 houses that might be built west of Langford Brook and north of Gavray Drive. I see from the your list of neighbours on the CDC public access documents that there are several factories. Since the removal of hedges and trees and the widening of the railway line by Chiltern (both east-west and to London) I and others have become aware of a vibration which can be heard from midnight onwards until 7 am running intermittently most of the night, even at weekends. It sounds like a very large pump or perhaps a metal beater.

The people in this new estate will not only hear high speed trains running until midnight but also noise from factories. Some of the houses will be occupied by young families with acute hearing. I think that you should definitely carry out noise checks 24/7 as so much of the infrastructure has changed since the last one was done. The upgrade to the railway has created a channelling for noise through to residential housing. Thick hedges (as there was once) make an effective noise barrier. However, I understand from Carillion that Network Rail will not allow any such planting near the new high speed railway.

I do wonder whether the site is a good place to squeeze on 180 houses. In my opinion it would be preferable to recreate it as an Open Green Space for people to exercise their dogs and themselves, and for children to run wild in on foot (no bikes, especially motorised quad bikes). It could not be a formal Nature Reserve but would act to take pressure off other green spaces of which there never seems to be enough in Bicester. Bicester Fields is full of dogs and people and runners. We do need more green space. We could make it a wild flower meadow for Bicester Garden City.

In reply to Gallagher assertion that the new Estate will prevent flooding downstream, I think that a far nicer, more ecological way would be to put a meander in the Langford Brook where the water table is highest shown by the flooding every winter. A reed bed could be made here for reed and marsh warblers. The middle pond in Bicester Fields has been very successful in this respect although the birds are being killed off by cats. I have seen a Little Egret last winter on the flooded part of the field west of Langford Brook (land referred to as 15/00837/OUT herein) and it stayed there for some weeks. Reed beds are documented to be very effective at absorbing pollutants, carbon dioxide and excess water.

From: Dominic Woodfield - Bioscan
Sent: 21 May 2015 14:33
To: Planning
Subject: Re: Land at Gavray Drive West - 15/00837OUT

FAO: Case officer for 15/00837/OUT

Please find below my initial comments on this application. I reserve the right to offer more comments once I have had time to digest all the documentation.

In summary, I **object** to the application in the absence of a developer contribution towards the appropriate securing and management of the designated Local Green Space (LGS) that is under the control of the applicant on the land at Gavray Drive East (i.e. east of the Langford Brook).

It is self-evident that the future residents of the proposed 180 units on the land at Gavray Drive West will avail themselves of the land east of the brook, including the Local Green Space, for informal recreation, in the same manner that the residents of the similarly adjacent Langford Village do so currently. The LGS has been accepted by CDC and stands to be formally adopted through the new Local Plan. It incorporates within it the land designated as the Gavray Drive Meadows Local Wildlife Site (LWS) the significance of which for nature conservation is no longer disputed by the applicant. The Local Wildlife Site is in need of management to secure its intrinsic nature conservation interest and to enhance the value of the LGS generally. The applicant is very careful to avoid recognition or mention of the LGS, while on the other hand very ready to assume the Council's allocation of Gavray Drive West for housing in the emerging Local Plan is a given. Of the Local Wildlife Site, it states the following at paragraph 6.15 of the Planning Statement:

"The applicants control land east of the brook too, including the Local Wildlife Site. The land is not included in this planning application. It previously benefitted from planning permission which would have seen housing built east of the brook and significant funds made available to manage and enhance the Local Wildlife Site. This planning permission no longer exists and no management regime is in place. Cherwell District Council proposes some housing on the land as part of the wider allocation in the draft Local Plan. The applicants await the outcome of the Local Plan Examination before taking a decision on the land it controls east of the brook."

I make the following points and objections in the light of this statement:

- 1) The connection of the LGS with the proposed development site cannot be overlooked given the proximity to the proposed development and the certainty that future residents will wish to use the LGS
- 2) The Council, having adopted the Local Green Space designation in the emerging Local Plan for the land east of the brook is completely within its rights to, and should now, seek to secure its future value through developer contributions in the same way as they can be expected to seek CIL or S106 contributions for other things such as formal sports pitch provision off-site.
- 3) The above quoted paragraph reveals a poorly disguised intention of the applicants to try and open up additional developable land at Gavray Drive East (i.e. over and above that indicated in the draft LP allocation) through a process of 'active neglect' of the important habitats in the LGS and LWS. Indeed this is consistent with a long running disingenuous strategy for the wildlife rich areas dating back to 2006.

- 4) Without security of management, the unavoidable increase in public use of the LWS and LGS arising from the proposed new 180 units will merely accelerate that process of misuse and neglect in the absence of active management, a fact that the applicant well knows and is no doubt seeking to exploit.
- 5) The applicant, in previous applications and scoping requests, has conceded that the Local Wildlife Site cannot be developed and has stated (as in the above quoted passage) that it has an intention to make developer funds available for its management. If they have genuinely abandoned their former intention to develop on the LWS, there can be nothing to gain from them delaying further the implementation of appropriate management, unless it is for the disingenuous motives set out above.

Once I have been through the documentation, other points may arise, but please receive the above as a formal objection in the first instance.

Best regards

Dominic Woodfield CEcol CEnv MCIEEM
Director

Bioscan (UK) Ltd
The Old Parlour
Little Baldon Farm
Oxford
OX44 9PU

From: Richard Ponsford
Sent: 04 May 2017 21:37
To: Planning
Subject: Planning application 15/00837/OUT

Dear Sir/Madam,

In October 2014, I wrote to CDC to express my concerns about the modifications to the local plan with specific regard to the Gavray Meadows (otherwise known as Bicester 13). I attach that letter for reference; the concerns it raises still hold true nearly 3 years on.

It is with both great sadness and considerable frustration that I find myself writing again to voice my strong objection to the application for 300 houses to be built on Gavray Wildlife Meadows. I was utterly shocked that the developer had the sheer affront (and indeed the power) to take CDC to the High Court and have the Council's initial decision to decline their original application successfully overturned. I am also flabbergasted by their insistence that building these 300 homes on this historic haven for rare wildlife will actually increase biodiversity! An audacious and highly dubious claim, to say the least.

As a designated Conservation Target Area, and one of such historical and natural significance, Gavray Meadows should be rigorously protected and preserved for future generations, especially so if any of the Healthy/Garden/Eco Town tags are to mean anything at all for Bicester.

I find it very hard to believe that given the scale of development that is already underway in Bicester, this relatively small piece land – beloved of the local people, home to some astounding species, and a great asset to the town – cannot be spared.

Furthermore, given the developer's vehement determination to build on Gavray Wildlife Meadows (for, in construction terms, relatively small financial gains), it is rather distasteful to find the marketing team at south-west Bicester's brand new Kingsmere estate openly boasting about their newly-planted 'enhanced' wildlife habitats as an asset to attract potential buyers, while residents of Langford Village are being made to fight for the protection of one that is centuries old.

Yours faithfully,

Mr Richard Ponsford

(Langford Village Community Association committee member)

30 Ravencroft

Bicester

OX26 6YQ

01869 321661

Kingsmere Bicester @Kingsmere_Bices · Apr 26
Enhanced habitats have been created at Kingsmere allowing a wide variety of bird and butterfly species to settle here! #Wildlife #Bicester

Langford Life @LangfordLife
Replying to @Kingsmere_Bices
Meanwhile, on the other side of #Bicester, developers have sued the council over their right to build on an historic haven for wildlife.

RETWEET 1 LIKES 4

12:34 PM - 26 Apr 2017

Dear Sir/Madam,

Reference: Schedule of Proposed Main Modifications to the (Submission) Local Plan (August 2014)

Proposed housing developments at the South East Bicester (Bicester 12) and Gavray Drive (Bicester 13) sites

I write in connection with the above proposal. I live in close proximity to both sites and know them well. I wish to object strongly to the proposed developments as well as some of the modifications to the Local Plan.

Firstly, the Gavray Drive site (Bicester 13) is home to a wide variety wildlife species, including several that are of protected status. The meadows there are much cherished by the existing community. Not only is the area enjoyed regularly by residents, naturalists and dog walkers, but it is not without considerable historical significance. It is my belief that Gavray wildlife meadows should be granted a new designation as a Local Green Space, and hereby request that Cherwell District Council consider the site for such status, given that it fulfils all the criteria for LGS's set out in para 77 of the National Planning Policy Framework. Building on this space can only lead to demise of wildlife and the diminishing of much valued local countryside.

My other overriding concern regarding the development of this site, is that of flooding. I would like to bring to your attention the fact that Gavray Meadows becomes marshland during the winter months, and development of the site could force floodwater to instead travel downstream, putting the existing housing that backs onto the Langford Park area under threat of flooding from Langford Brook. Langford Brook already floods with alarming frequency, and I believe that building on the Gavray Meadows marshland would exacerbate an already worrying, all-too-frequent problem.

I would also like to strongly object to the proposed development of the Bicester 12 site. Currently Wretchwick Farm, and a so-called Conservation Target Area, I think it is quite out-of-step to earmark this site as a potential joint residential and industrial area. The proposal states:

- Development proposals should seek to protect cultural heritage and archaeology. A scheme which respects the setting of Wretchwick Deserted Medieval Settlement with an appropriate landscape buffer to maintain the open setting of the scheduled monument. An indicative Safeguarding Area is shown on Map Bicester 12 (Appendix 5). Development proposals should seek to protect cultural heritage and archaeology, in particular Wretchwick Deserted Medieval Settlement, a Scheduled Ancient Monument, and incorporate an appropriate landscape buffer in consultation with English Heritage, to maintain the SAM's open setting. In consultation with English Heritage, appropriate public access and interpretation facilities should be provided.

I would strongly argue that the current proposal does NOT attempt to preserve the areas of historical interest that that can be found at Bicester 12 . Building a huge housing estate and an industrial area with employment for 3,000 people on this site – with all the traffic and pollution that would bring - is hardly safeguarding these ancient and important historical sites.

Furthermore, the road that is intended to feed this new industrial site (running from the A41, behind Graven Hill, finishing up at the Gavray Drive roundabout) is not identified anywhere on the local Plan! I would suggest this is a major oversight, and the plan is therefore unsound.

Finally, I would also like to remind Cherwell District Council of the original plan to build just 400 homes on Bicester 12 - significantly fewer than the newly proposed 1,500 and increasing the area from 40 to 155 hectares! The impact of an additional 1,500 homes on South East Bicester (as opposed to 400), plus an industrial park, would be colossal, and this 'modification' to the Local Plan should not go unnoticed.

Please also remember Bicester's ill-fated Kingsmere estate which, despite the fanfare, hasn't exactly gone according to plan, and required the levelling of vast areas of once dense flora which has still yet to be built on. Can you be certain that demand for housing on Bicester sites 12 & 13 will be great enough to warrant similar sacrifice?

I have lived on Langford Village estate for a decade, and have come to know many of the people who also live there, as well as a good number of people who reside elsewhere in Bicester. It is a great surprise to me that when asked, they know very little, if nothing at all about the Local Plan and the proposals for Bicester 12 & 13 (let alone the modifications). Cherwell District Council are obliged to seek the views of local people when considering sites for development, but in this case, public information regarding the modifications has been esoteric at best, and the readiness to consult with Bicester residents unforthcoming. I would therefore suggest that the Local Plan is unsound given that public consultation in the lead-up to submission has been inadequate.

I understand that the associates of the Langford Village Community Association share these concerns as well as having objections relating to other aspects of the Local Plan. I urge the councillors to give serious consideration to all points raised by concerned members of the public before deciding the shape of Bicester's future later this month. I look forward very much to hearing the outcome.

Yours faithfully

Mr Richard Ponsford

30 Ravencroft
Bicester
OX26 6YQ

Tel: 01869 321661

From:

Sent: 20 May 2015 23:24

To: Planning

Subject: Contact Form submission from article [View/comment on planning apps on www.cherwell.gov.uk](#)

Contact Form Submission

Article [View/comment on planning apps](#) (8938)

Name: Lee Godber

Address 1: The New Lodge

Address 2: Bicester Road

Town: Launton

Postcode: OX26 5DQ

Email
address:

Comments: Ref. Planning Application 15/00837/OUT I Would like to object to the above planning application. It seems completely unnecessary to allow a small number of house to start to destroy one of the few remaining wildlife habitats in Bicester. There are such large housing plans in other areas so I really can't see the point in allowing a small development to have such an impact to the wildlife area and local residents.
Thanks.

From: Public Access DC Comments
Sent: 14 April 2017 09:59
To: Public Access DC Comments
Subject: Comments for Planning Application 15/00837/OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:58 AM on 14 Apr 2017 from Dr Patricia Clissold.

Application Summary

Address: Part Land On The North East Side Of Gavray Drive
Bicester

Proposal: OUTLINE - Residential development of up to 180 dwellings to include affordable housing, public open space, localised land remodelling, compensatory flood storage and structural planting

Case Officer: Matthew Parry

[Click for further information](#)

Customer Details

Name: Dr Patricia Clissold

Email:

Address: 10 Woodpecker Close, Bicester, Oxfordshire OX26 6WY

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Please add these comments to the end of my last comment, if you wish, to save space as it adds important and relevant information.

I have copies of the original TVERC documents for the creation of LWS 52W01 in 2002, (sent to me by TVERC in 2013). One is dated 5 July 2002 and a more detailed one is dated 2 October 2002. In the October document there is a paragraph heading;

"Brook along the western boundary of the County Wildlife Site:" It states that the Brook is likely to be a significant corridor for invertebrates and birds. It then lists some species seen. Since 2002 wildlife corridors have been given greater importance and recognised as vital to the dispersal and survival of wildlife. Water is essential to wildlife and to wetland meadows. No mention of Langford Brook has been mentioned anywhere by the developers in this application. Has its value been taken into account?

In the documentation of the BIA in the section on linear features "wetland running water, G2" has the HIGHEST impact of 6. A trading down correction value cannot be applied in the algorithm because a stream/brook is of such high value in a bio-ecosystem. I realise that a brook cannot be removed but, it can be destroyed for wildlife use. The impact of people on this essential part of a wetland cannot be ignored. Langford Brook has been assessed as a primary water course. Herons and kingfishers use it and much surveillance by myself and the Environment Agency have caused the upstream owners (north of the railway) to keep the brook clean and remove accumulated rubbish. The developers must have a policy in place to preserve the tranquillity and beauty of the Langford Brook which is part of the LWS 52W01.

From: Public Access DC Comments
Sent: 13 April 2017 16:18
To: Public Access DC Comments
Subject: Comments for Planning Application 15/00837/OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:17 PM on 13 Apr 2017 from Mrs Lesley Watts.

Application Summary

Address: Part Land On The North East Side Of Gavray Drive
Bicester

Proposal: OUTLINE - Residential development of up to 180 dwellings to include affordable housing, public open space, localised land remodelling, compensatory flood storage and structural planting

Case Officer: Matthew Parry

[Click for further information](#)

Customer Details

Name: Mrs Lesley Watts

Email:

Address: 10 Merganser Drive, Bicester OX26 6UQ

Comments Details

Commenter Type: General Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments:

Please keep the East Side clear of development to preserve wild life and over development.

We urge CDC to refuse this application on the following grounds:

- The Local Plan indicates that 300 houses should be built on Gavray Meadows. We feel strongly that these should be concentrated on the west side of the site, so as to reduce the impact on the sensitive wildlife site to the east.
- The developers have failed to make clear their plans for the whole site - CDC should not be making decisions based on piecemeal information. We feel that you are not able to protect the Conservation area or wildlife site if you proceed in this manner.
- It's essential that this application makes provision for funding and managing the wildlife site/nature conservation area on the east side which contains some of the UK's most endangered land, unimproved flood meadows and all the special plants and animals that depend on it.
- Bicester Garden Town needs to retain as many of its precious green spaces as possible.
- The developers have let the site run down for over 10 years and say that it is now of lesser wildlife value than it was, so that when they restore it to its original state, there will be no nett loss of biodiversity when they build their houses. CDC should be challenging this assertion, which is plainly wrong.

Please give consideration to these points and refuse this application.

Bicester Local History Society Committee

14 George Street

Bicester

Oxon OX26 2EG

I urge CDC to refuse this application on the following grounds:

- The Local Plan indicates that 300 houses should be built on Gavray Meadows. I feel strongly that these should be concentrated on the west side of the site, so as to reduce the impact on the sensitive wildlife site to the east.
- The developers have failed to make clear their plans for the whole site - CDC should not be making decisions based on piecemeal information. I feel that you are not able to protect the Conservation area or wildlife site if you proceed in this manner.
- It's essential that this application makes provision for funding and managing the wildlife site/nature conservation area on the east side which contains some of the UK's most endangered land, unimproved flood meadows and all the special plants and animals that depend on it.
- Bicester Garden Town needs to retain as many of its precious green spaces as possible.
- The developers have let the site run down for over 10 years and say that it is now of lesser wildlife value than it was, so that when they restore it to its original state, there will be no nett loss of biodiversity when they build their houses. CDC should be challenging this assertion, which is plainly wrong.

Please give consideration to these points and refuse this application.

Mr Martin A James

14 George Street

Bicester

Oxon OX26 2EG

I urge CDC to refuse this application on the following grounds:

- The Local Plan indicates that 300 houses should be built on Gavray Meadows. I feel strongly that these should be concentrated on the west side of the site, so as to reduce the impact on the sensitive wildlife site to the east.
- The developers have failed to make clear their plans for the whole site - CDC should not be making decisions based on piecemeal information. I feel that you are not able to protect the Conservation area or wildlife site if you proceed in this manner.
- It's essential that this application makes provision for funding and managing the wildlife site/nature conservation area on the east side which contains some of the UK's most endangered land, unimproved flood meadows and all the special plants and animals that depend on it.
- Bicester Garden Town needs to retain as many of its precious green spaces as possible.
- The developers have let the site run down for over 10 years and say that it is now of lesser wildlife value than it was, so that when they restore it to its original state, there will be no nett loss of biodiversity when they build their houses. CDC should be challenging this assertion, which is plainly wrong.

Please give consideration to these points and refuse this application.

Mrs Sally James

14 George Street

Bicester

Oxon OX26 2EG

From: Public Access DC Comments
Sent: 22 April 2017 13:44
To: Public Access DC Comments
Subject: Comments for Planning Application 15/00837/OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 1:44 PM on 22 Apr 2017 from Mr Richard Laurie.

Application Summary

Address: Part Land On The North East Side Of Gavray Drive
Bicester

Proposal: OUTLINE - Residential development of up to 180 dwellings to include affordable housing, public open space, localised land remodelling, compensatory flood storage and structural planting

Case Officer: Matthew Parry

[Click for further information](#)

Customer Details

Name: Mr Richard Laurie

Address: 9 Robins Way, Bicester OX26 6XJ

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I strong object to the continued destruction of natural habitats and countryside around Bicester. As a Langford

resident additional housing at Graven Hill and on the London Road has led to increased traffic and pollution. Can you confirm that pollution levels would not be increased with this development? Can you confirm that vital natural habitats for wild life would not be reduced.

If you need to contact me, please feel free to do so.

BW

Richard Laurie

From: Public Access DC Comments
Sent: 20 April 2017 16:15
To: Public Access DC Comments
Subject: Comments for Planning Application 15/00837/OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:14 PM on 20 Apr 2017 from Mr Paul Groves.

Application Summary

Address: Part Land On The North East Side Of Gavray Drive
Bicester

Proposal: OUTLINE - Residential development of up to 180 dwellings to include affordable housing, public open space, localised land remodelling, compensatory flood storage and structural planting

Case Officer: Matthew Parry

[Click for further information](#)

Customer Details

Name: Mr Paul Groves

Email:

Address: 11 Heron Drive, Bicester OX26 6YJ

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: My family want the LWS Gavray Meadows to be protected by leaving the whole of the east side free of all development. We feel this land provides a home to a vast variety of wildlife some of which is endangered and also provides a wildlife corridor between Langford fields and the land the other side of the ring road towards Lauton. Often deer can be coming out of Gavray meadows at the bottom south west corner and crossing over to Langford fields. Development on this land would destroy this corridor and the plot set aside to retain some the meadow is not large. Bicester is rapidly becoming a "green / garden" town with very few areas for wildlife. I urge you to reject any development on this land and it be retained and managed as a nature reserve.

From: ROBERT.ROGERS
Sent: 19 May 2015 10:37
To: Planning
Subject: Planning Application 15/00837/OUT

Hello,

With reference to the above application we demand that this is rejected on the following grounds.

There is already too much traffic in this area with all the industrial units.

This is a natural habitat for wildlife

There is already congestion leading to the Aylesbury Road

There is already too much development in Bicester, in fact Bicester has been ruined by over development.

Neither do we want affordable housing on our doorstep

We are surprised Bicester Village has been allowed to expand. this will create untold problems

Bicester has turned into one giant bottleneck.

We suggest that Messrs Charles Brown and Simon Digby look further afield for their development, maybe the MOD at Arncott and not on our doorstep.

THIS MUST BE REFUSED.

Robert and Belinda Rogers

87 Heron Drive

Bicester

OX26 6YZ

Ref: Gavray Drive Development and Oxfordshire's CTAs

Planning Application Reference: 15/00837/OUT

FAO Matthew Parry

11th May 2017

Dear Mr. Parry,

I am writing on behalf of Wild Oxfordshire in my role as Biodiversity Manager. Wild Oxfordshire is a local conservation charity with a vision for Oxfordshire's environment to be healthy, sustainable and rich in nature for the benefit and enjoyment of all. A major part of my work is advocating the use of Conservation Target Areas (CTAs) for the restoration of nature across the county. Wild Oxfordshire (previously known as Oxfordshire Nature Conservation Forum) has been the custodian of the CTA process.

The CTA approach is supported by '[Biodiversity 2020: A strategy for England's wildlife and ecosystem services](#)', which sets out the Government's ambition to halt overall loss of England's biodiversity by 2020, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for wildlife and people.' Local conservation projects are explicitly recognised as an important tool in delivering the national strategy.

The National Planning Policy Framework (NPPF) (section 11 paras 109-125) 'Conserving and enhancing the natural environment' includes reference to providing net gains for biodiversity where possible, protection and enhancement of networks of biodiversity and green infrastructure, promoting priority habitats and species and the importance of ecosystem services and soils.

The adopted Cherwell Local Plan 2011-2031 (Part 1) contains policies relating to biodiversity and the natural environment which both reflects the NPPF and, at the same time, the needs and priorities of their communities. I am particularly pleased to see Policy ESD 11: Conservation Target Areas, setting out Planning Policy in relation to these special areas for conservation.

We wish to provide additional support and guidance for the use of CTA's in this particular planning application, and hope this will be of use to you in considering future planning applications in CTAs.

1. CTA's are the spatial component of the Oxfordshire Biodiversity Strategy, as referenced in Oxfordshire's State of Nature 2017 Report. They are some of the most important areas for wildlife where targeted conservation action can secure the maximum biodiversity benefits. Currently 36 CTAs cover just over 20 % of the county by area (526.2 km²) and contain 95% of the SSSI land area in Oxfordshire. They provide a focus for coordinated delivery of biodiversity work, agri-environment schemes and biodiversity enhancements through the planning system.
2. CTA's should not be seen as planning constraint maps. However, consideration should in all cases be given to ensuring that development within a CTA does not increase the fragmentation of wildlife habitats within target areas or neutralize significant opportunities for habitat restoration or creation. Please refer to Cherwell Local Plan Policy ESD 11 and specific strategic site policies relating to CTAs, eg specifically, for Gavray Drive it is noted that

Wild Oxfordshire

Manor House, Little Wittenham, Abingdon, Oxfordshire OX14 4RA

Reg. Charity number: 1131540

while Bicester Policy 13 – Gavray Drive says “Development must avoid adversely impacting on the CTA and comply with Policy ESD11 to secure a net biodiversity gain”, Bicester Policy 12 – South East Bicester states “ the northern section of the site within the CTA should be kept free of built development”.

3. Where development does take place it should do so in such a way that delivers significant net gains for biodiversity. CDC needs to be certain that any development proposal will not damage existing designated sites (including local wildlife sites), but wherever possible enhance them and the wider area of ecological interest by protecting key features and taking opportunities to restore and enhance biodiversity. This needs to be set out clearly in the ecological appraisal via robust ecological accounting of existing value and showing the how proposed development delivers a net gain.
4. CTA boundaries are not absolute. They have been drawn to follow mapped boundaries wherever possible to facilitate spatial planning and decision-making. However, a project immediately outside the mapped boundary should not be immediately dismissed if it would help to deliver the targets identified for the CTA concerned. It is also not the case that all land within a CTA offers the same opportunities for habitat restoration or creation.
5. Areas outside the identified CTAs still have substantial biodiversity interest, and include a number of nature reserves, Local Wildlife Sites, ancient woodlands and other areas of biodiverse and Priority Habitat. Although the focus of any biodiversity action should be on the CTAs, it will still be necessary to maintain, enhance, buffer and extend areas of wildlife habitat outside the mapped areas to maintain the wildlife interest and richness of the wider countryside.
6. Information provided on the habitats and species associated with each CTA is not definitive. Rather, it identifies those priority habitats for which the area is known to be most important, and provides a range of examples of priority species for which the area is known to be important. It is likely that each CTA will support additional habitats and species of principle importance for the conservation of biodiversity, and reference should be made to the Thames Valley Environmental Records Centre (TVERC) to support decision-making.
7. The key habitat in the Ray CTA is Lowland Meadow, a key feature in a number of Sites of Scientific Interest (SSSI) and Local Wildlife Sites (LWS) present. The CTA encompasses the alluvial floodplain of the River Ray extending along a number of small tributary streams and including some areas of land between these streams. This area extends into Buckinghamshire. The area extends onto the clay to included known areas of wet grassland and the main areas of ridge and furrow. For more details please refer to <https://www.wildoxfordshire.org.uk/wp-content/uploads/2014/02/Ray-CTA.pdf>. Loss of wet grassland habitat combined with predation impacts have led to dramatic declines in populations of some of our wading birds, including curlew *Numenius arquata* which showed a 51% decline in the Upper Thames area between 2005 and 2015, as referenced in the [State of Nature in Oxfordshire 2017 report](#).

A proposal to designate (part of) Gavray Meadows a Local Nature Reserve has also been brought to our attention. Wild Oxfordshire supports the establishment of long term sustainable management of natural capital assets and the LNR mechanism is one of the very best ways to do this, especially in



the urban context, and we would recommend this approach to CDC. It is increasingly acknowledged that access to the natural environment promotes good physical and mental health, encourages people to take exercise and sustains their participation in physical activity. One of the Key Actions included in the recent State of Nature in Oxfordshire report (2017) is to “Increase access to green space and volunteering opportunities, to keep people in touch with the health and well-being benefits of nature”. The creation of a LNR would contribute to this action.

Best Regards

Hilary Phillips

Biodiversity Programme Manager

From: Elisabeth Penhearow
Sent: 04 May 2017 13:22
To: Planning
Subject: 15/000837/out

Hi,

I am writing to oppose the building of 300 houses next to Gavray wildlife site. I run a hedgehog rescue and seen the effects it has on wildlife, pushing all wildlife into a corner. Gavray is not very big, but has a large array of wildlife that all the locals love to see and building the houses would be catastrophic for them. The plans note biodiversity, but wildlife is struggling with the break up of land, and has proved that they don't live in concrete jungles. Building companies say they will incorporate holes in fences etc, but who's to say they won't block them up? Where does the deer go?

The difference in wildlife is quite apparently even between old and new Langford where there are very small spaces around. Hedgehogs need around 1 mile/ 20 gardens to roam and cannot do this in the concrete jungles built by having yet another 300 houses on an area already suitable for wildlife.

Please reconsider the long term effects, especially with all the other estate and warehouses being built.

Many thanks

Lis Penhearow

1 Goldcrest Way

Bicester

Ox26 6XS

From: Kate Roesen
Sent: 04 May 2017 21:58
To: Planning
Subject: Objection to planning application 15/00837/OUT

Dear Sir,

I am writing to object to planning application 15/00837/OUT, where it is proposed to build houses on and next to Gavray Meadows. This is an important site for local wildlife, containing rare and threatened species, and supporting life for many other species. Not only that, but wild and green spaces are important for the wellbeing of residents in towns, both physical and mental, and there are already so few green areas in Bicester; we cannot afford to lose this one.

Once a site is destroyed, it is impossible to recreate it, so any claims that biodiversity can be improved after building upon land is simply not true. Part of the biodiversity is the seedbank built up over years in the soil, and that is irreplaceable. One certain species are removed, they cannot be reintroduced, so they need protecting where they are.

Please take the health of the town, the wildlife, and the planet in to consideration here and reject this application.

Thank you,

Kate Roesen

50 Merganser Drive

Bicester

OX26 6UG

From: judith wills
Sent: 04 May 2017 09:16
To: Planning
Subject: Fwd: 15/00837/OUT

>

> Hello, my name is Judith Wills address 18 Crumps Butts OX26 6EB. I am writing to voice my objection to the above planning application for houses to be built over Gavray Meadows. It is necessary to tread very carefully when building near this important area for conservation. We need our green spaces in Bicester and we need to protect these meadows as they are home to many endangered species of plants and animals. The planning application needs to make allowance for funding and wildlife management of the important wildlife sites on the meadows. Please do not destroy this important site! Let's save it for our children and use it to educate them about biodiversity and the amazing environments that surround us (or should surround us, if we don't wreck them all). We need to all pull together to keep our planet healthy, working in tandem with nature, not against it! Please listen to the environmental experts who are very knowledgeable about this area and will tell you what needs to be done to preserve the most important parts of it, and to build nearby in sympathy with the area, not just over the top. I hope you will listen to the voices that are supporting the biodiversity and preservation of Bicester green spaces ---- they are so important for all of our health - mental and physical for so many reasons. This is a shared planet, not only ours, we must preserve habitats for other species. I hope you will listen to these objections.

>

> Best regards

> Judith Wills

>

From: Public Access DC Comments
Sent: 01 May 2017 15:57
To: Public Access DC Comments
Subject: Comments for Planning Application 15/00837/OUT

Planning Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 3:57 PM on 01 May 2017 from Ms Bernadette Dunne.

Application Summary

Address: Part Land On The North East Side Of Gavray Drive
Bicester

Proposal: OUTLINE - Residential development of up to 180 dwellings to include affordable housing, public open space, localised land remodelling, compensatory flood storage and structural planting

Case Officer: Matthew Parry

[Click for further information](#)

Customer Details

Name: Ms Bernadette Dunne

Email:

Address: 41 Woodfield Road, Bicester OX26 3HW

Comments Details

Commenter Type: General Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: fff

Dear Sir/Madam,

Re: Planning application 15/00837/OUT

180 houses on the west side of Gavray

I am extremely concerned about this proposal. This area is one of very few natural spaces remaining in Bicester where a diversity of wildlife exists. It is a rich and diverse habitat which sustains a variety of plants, birds, insects and mammals, as well as some of the UK's most endangered land in the form of unimproved flood meadows. It is vital that any development includes provision for funding and managing the nature conservation area on the east side of the brook. My worry is that if 180 houses are built on the west side of Gavray, another 120 will need to be built on the east side in order to fulfil the proposed requirement for 300 houses. This will surely impact on the conservation area. I feel really strongly that, as a garden town, we should be prioritising our wild spaces, not only for the benefit of the wildlife that relies on them but also for the mental and physical health of the people of the town.

I ask you to please refuse this planning application. Please protect the conservation area by including more houses on the west of the brook to reduce the impact on the natural environment. Please require developers to draw up a plan that covers the whole area so that we can guard against carving up the conservation area in a piecemeal fashion.

I have lived in Bicester for over 20 years and was encouraged by, and optimistic about, its garden town status. However, I have found the loss of wild space since I moved here shocking. If the conservation area at Gavray is left to recover and thrive it will be an asset to the town and will demonstrate a real commitment to the principles of environmental protection that should be core to any eco-town/garden town.

I thank you for your attention,

Annette Stachowiak (Mrs)

152 Roman Way

Bicester

OX26 6FL

From: Public Access DC Comments
Sent: 27 April 2017 09:57
To: Public Access DC Comments
Subject: Comments for Planning Application 15/00837/OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:56 AM on 27 Apr 2017 from Mrs Emma Shepherd.

Application Summary

Address: Part Land On The North East Side Of Gavray Drive
Bicester

Proposal: OUTLINE - Residential development of up to 180 dwellings to include affordable housing, public open space, localised land remodelling, compensatory flood storage and structural planting

Case Officer: Matthew Parry

[Click for further information](#)

Customer Details

Name: Mrs Emma Shepherd

Email:

Address: 119 Spruce Drive, Bicester OX26 3YF

Comments Details

Commenter Type: General Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I object to yet another green space being obliterate.
How can Bicester be a garden town if it has no green spaces to enjoy and attract wildlife?! We will all be living in a dead environment with no natural places to enjoy and help us thrive if they are all built on.

From: Public Access DC Comments
Sent: 03 May 2017 08:54
To: Public Access DC Comments
Subject: Comments for Planning Application 15/00837/OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 8:53 AM on 03 May 2017 from Dr Patricia Clissold.

Application Summary

Address: Part Land On The North East Side Of Gavray Drive
Bicester

Proposal: OUTLINE - Residential development of up to 180 dwellings to include affordable housing, public open space, localised land remodelling, compensatory flood storage and structural planting

Case Officer: Matthew Parry

[Click for further information](#)

Customer Details

Name: Dr Patricia Clissold

Email:

Address: 10 Woodpecker Close, Bicester, Oxfordshire OX26 6WY

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I am also objecting to the plans for this proposed estate on grounds of health and safety.

I agree with Bakel Bakeries that it is too close to the Industrial Estate for family housing. It is not apparent from Gallagher's published plans that there is easy access along footpath 129/3 to the field (on the north side of the London Railway) adjoining the Industrial Estate. There are fences erected by Network Rail, but the field is not over looked by any of the adult population. There are open drains from factories like Barrus Engineering which still can flow into Langford Brook. Any young teenager could crawl up this drain. The blanket noise from the factories would obliterate any cries for help. It is a dangerous place for young people because it is very isolated and yet vagrants do inhabit it for short periods, especially in summer. Although it is rich in wildlife (the reason I am acquainted with it) all the drains, the steep slopes of the Langford Brook there and its isolation make it totally unsafe for children.

It is bordered one side (south) by the London railway line. Since Network cut down all the trees and put in a revetment of large boulders, people living near to Gavray Drive in Langford have been troubled by noise at night from the Industrial Estate. This proposed development is not suitable for families with children and it is underhand to market it as such to buyers who are not familiar with the area. The Industrial Estate has grown a lot in the last 5 years. I think that the CDC should send a health and safety assessor to look at the entrance to this field, the Langford Brook and the drains, and its proximity to the proposed housing estate.

If a child were to go missing while playing in this field, the publicity for the "Healthy Garden City of Bicester" would be terrible. Safety comes first when spending money, before any cosmetic additions.

I suggest that 300 starter homes especially designed for young working couples would be a better use for this land. Many under thirties require starter homes to get on the housing ladder. They could walk or cycle to the Industrial Estate or the Bicester North Station (a short-cut up Murdock Road) using the footpath 129/3. I say again "this proposed housing estate of family homes is not suitable for young teenagers". It is totally irresponsible if the CDC pass 15/00837/OUT as it is, without further consultation with a health and safety expert and the Police.

From: Tracey Matthews
Sent: 04 May 2017 12:56
To: Planning
Subject: Application 15/00837/OUT

Tracey Matthews

83 Bucknell Road

Bicester

Oxon

OX26 2DF

I am writing to object to the above planning application. Bicester has become a massive housing estate with little area left for nature and walkers. I feel that to build on this lovely meadow is completely wrong and against being a "Healthy Town". We are already getting 13,000 plus houses built in Bicester, this has to be enough. Please we need to keep the meadows and fields for the nature that is being severely impacted by more building works. As well as people who are having to deal with congestion, pollution and more.

This meadow is very important and has a lot of wildlife attached to it and we need to be able to leave something for our children rather than a land of houses and no green spaces. You need to leave the important wildlife habitats alone and build on the land already earmarked which is enough we do not need this additional development being added on. We need green open spaces and areas of natural beauty to attract and keep people in Bicester we also need areas to be able to walk our dogs in the fresh air and let our children run around not inhibited by roads, pollution and more.

Yours

Tracey Matthews

From:

Sent: 02 May 2017 11:47

To: Planning

Subject: Application No 15/00837/OUT Gavray Drive, Bicester

FOR THE ATTENTION OF MATTHEW PARRY

I write to confirm my objections to the planning application above as it is unclear as to the proposed intentions of the future of Gavray Drive Wildlife site East once the proposed building of west of the site is complete. Bicester is now designated a Garden Town but this in my view is not conducive to being a "garden town". Surely we have enough building work going on in and around Bicester at this time and whilst the infrastructure is being improved, one wonders for how much longer the improvements will be of any relevance.

I urge the Council body to think carefully before approving the proposed plans for our wildlife sites are few and far between in what is becoming a concrete town.

Susan Dawson

31 Balliol Road,

Bicester,

Oxon.

OX26 4TD

From: corrine mitchell
Sent: 28 April 2017 14:21
To: Planning
Subject: for the attention of Matthew Parry.

Regarding planning application 15/00837/OUT – houses for Gavray Drive, Bicester.

Dear Mr Parry,

I would like to ask the council to reject the proposal to build these houses on the land at Gavray Drive, as this is one of the last few green spaces in Bicester; a supposed Green Town. Recently housing has been approved all over the town; on the north west at the 'Eco-village', off Skimmingdish Lane, Graven Hill as well as the hundreds at Kingsmere. Gavray Meadow is one of the last remaining spaces within the ring road and it is a wildlife haven that we should cherish and preserve.

This application for 180 houses is for the west of the Gavray Drive site, whereas the Gavray Meadows wildlife site is on the east. The developers say they will put in an application for the east later. But the Council need to consider the whole of the site in one go and see a masterplan of the whole site before deciding how each bit should be developed. Should only 180 are built on the west then there would have to be 120 houses built on the east. This is too many to build near the sensitive wildlife area and will overlap the conservation area too much. As the Council's Adopted Local Plan says that the whole of the Gavray site should take up to 300 houses, the developers should be forced to build more houses on the west side so fewer have to be built near the wildlife site on the east.

I therefore urge the council to reject this application and insist that any further proposals should site more, if not all of the housing, on the west side of Gavray Drive with a clear plan for the site as a whole, including details on how the developers propose to fund and manage the wildlife site/nature conservation area which contains some of the UK's most endangered land, unimproved flood meadows and all the special plants and animals that depend on it.

Thank you,

Corrine Mitchell.

4 Wilson Way, Caversfield, Bicester. OX27 8FB.

Ref: Gavray Drive Development and Oxfordshire's CTAs

Planning Application Reference: 15/00837/OUT

FAO Matthew Parry

8th May 2017

Dear Mr. Parry,

I am writing on behalf of Wild Oxfordshire in my role as Biodiversity Manager. Wild Oxfordshire is a local conservation charity with a vision for Oxfordshire's environment to be healthy, sustainable and rich in nature for the benefit and enjoyment of all. A major part of my work is advocating the use of Conservation Target Areas (CTAs) for the restoration of nature across the county. Wild Oxfordshire (previously known as Oxfordshire Nature Conservation Forum) has been the custodian of the CTA process.

The CTA approach is supported by '[Biodiversity 2020: A strategy for England's wildlife and ecosystem services](#)', which sets out the Government's ambition to halt overall loss of England's biodiversity by 2020, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for wildlife and people.' Local conservation projects are explicitly recognised as an important tool in delivering the national strategy.

The National Planning Policy Framework (NPPF) (section 11 paras 109-125) 'Conserving and enhancing the natural environment' includes reference to providing net gains for biodiversity where possible, protection and enhancement of networks of biodiversity and green infrastructure, promoting priority habitats and species and the importance of ecosystem services and soils.

The adopted Cherwell Local Plan 2011-2031 (Part 1) contains policies relating to biodiversity and the natural environment which both reflects the NPPF and, at the same time, the needs and priorities of their communities. I am particularly pleased to see Policy ESD 11: Conservation Target Areas, setting out Planning Policy in relation to these special areas for conservation.

We wish to provide additional support and guidance for the use of CTA's in this particular planning application, and hope this will be of use to you in considering future planning applications in CTAs.

1. CTA's are the spatial component of the Oxfordshire Biodiversity Strategy, as referenced in Oxfordshire's State of Nature 2017 Report. They are some of the most important areas for wildlife where targeted conservation action can secure the maximum biodiversity benefits. Currently 36 CTAs cover just over 20 % of the county by area (526.2 km²) and contain 95% of the SSSI land area in Oxfordshire. They provide a focus for coordinated delivery of biodiversity work, agri-environment schemes and biodiversity enhancements through the planning system.
2. CTA's should not be seen as planning constraint maps - development of any kind is not precluded. However, consideration should in all cases need to be given to ensuring that development within a CTA does not increase the fragmentation of wildlife habitats within target areas or neutralize significant opportunities for habitat restoration or creation.

3. Where development does take place it should do so in such a way that delivers significant net gains for biodiversity. CDC needs to be certain that any development proposal will not damage existing designated sites (incl. local wildlife sites), but wherever possible enhance them and the wider area of ecological interest by protecting key features and taking opportunities to restore and enhance biodiversity. This needs to be set out clearly in the ecological appraisal via robust ecological accounting of existing value and showing the how proposed development delivers a net gain.
4. CTA boundaries are not absolute. They have been drawn to follow mapped boundaries wherever possible to facilitate spatial planning and decision-making. However, a project immediately outside the mapped boundary should not be immediately dismissed if it would help to deliver the targets identified for the CTA concerned. It is also not the case that all land within a CTA offers the same opportunities for habitat restoration or creation.
5. Areas outside the identified CTAs still have substantial biodiversity interest, and include a number of nature reserves, Local Wildlife Sites, ancient woodlands and other areas of biodiverse and Priority Habitat. Although the focus of any biodiversity action should be on the CTAs, it will still be necessary to maintain, enhance, buffer and extend areas of wildlife habitat outside the mapped areas to maintain the wildlife interest and richness of the wider countryside.
6. Information provided on the habitats and species associated with each CTA is not definitive. Rather, it identifies those priority habitats for which the area is known to be most important, and provides a range of examples of priority species for which the area is known to be important. It is likely that each CTA will support additional habitats and species of principle importance for the conservation of biodiversity, and reference should be made to the Thames Valley Environmental Records Centre (TVERC) to support decision-making.
7. The key habitat in the Ray CTA is Lowland Meadow, a key feature in a number of Sites of Scientific Interest (SSSI) and Local Wildlife Sites (LWS) present. The CTA encompasses the alluvial floodplain of the River Ray extending along a number of small tributary streams and including some areas of land between these streams. This area extends into Buckinghamshire. The area extends onto the clay to included known areas of wet grassland and the main areas of ridge and furrow. For more details please refer to <https://www.wildoxfordshire.org.uk/wp-content/uploads/2014/02/Ray-CTA.pdf>. Loss of wet grassland habitat combined with predation impacts have led to dramatic declines in populations of some of our wading birds, including curlew *Numenius arquata* which showed a 51% decline in the Upper Thames area between 2005 and 2015, as referenced in the [State of Nature in Oxfordshire 2017 report](#).

A proposal to designate (part of) Gavray Meadows a Local Nature Reserve has also been brought to our attention. Wild Oxfordshire supports the establishment of long term sustainable management of natural capital assets and the LNR mechanism is one of the very best ways to do this, especially in the urban context, and we would recommend this approach to CDC. It is increasingly acknowledged that access to the natural environment promotes good physical and mental health, encourages people to take exercise and sustains their participation in physical activity. One of the Key Actions included in the recent State of Nature in Oxfordshire report (2017) is to “Increase access to green



space and volunteering opportunities, to keep people in touch with the health and well-being benefits of nature". The creation of a LNR would contribute to this action.

Best Regards

Hilary Phillips

Biodiversity Programme Manager

From: Public Access DC Comments
Sent: 03 May 2017 23:40
To: Public Access DC Comments
Subject: Comments for Planning Application 15/00837/OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:39 PM on 03 May 2017 from Miss Emily Drinkwater.

Application Summary

Address: Part Land On The North East Side Of Gavray Drive
Bicester

Proposal: OUTLINE - Residential development of up to 180 dwellings to include affordable housing, public open space, localised land remodelling, compensatory flood storage and structural planting

Case Officer: Matthew Parry

[Click for further information](#)

Customer Details

Name: Miss Emily Drinkwater

Email:

Address: 32 Manzel Road, Caversfield, Bicester ox278us

Comments Details

Commenter Type: General Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Dear Matthew,

Firstly I would like to introduce myself; I am a Senior Field Ecologist with SLR Consulting Limited and a Bure Park resident.

Having read the communications between Dominic Woodfield and yourself, I am also concerned that the indirect effects of the 180 units west of the brook on the LWS to the east are being lessened considerably. I would like to echo the points made by Dominic on the 24th April 2017. During construction and post construction; noise, lighting and human disturbance are highly likely to adversely affect wildlife within or immediately adjacent to the site and, in the absence of appropriate management and mitigation this could lead to permanent abandonment of the area by a number of species including birds and bats. I am particularly concerned with the potential effect on bat species at the site especially with the cumulative effects of habitat loss in Bicester, with the sheer amount of housing being built. On 15th April 2017 I attended site within Pam Roberts and within an hour, we had recorded three separate bat roosts; one brown long-eared and two myotis bats. My intention is to go back and spend a few more hours mapping out the various roosting sites to get a picture of which areas are being used. For your information; I am licenced to conduct such surveys and hold a Class 2 Bat Licence.

If you or David Lowe will be meeting with Dominic then I would be happy to attend to give my feedback, also.

Best wishes,

Emily.

From: vicki whadcoat

Sent: 28 April 2017 10:32

To: Planning

Subject: Gavray Drive, Bicester: Application reference 15/00837/OUT

Good morning

My name and address is below.

Please can I request that you ensure this application makes robust and long term provision for protecting, funding and managing the wildlife site and nature conservation area on the east side, which contains some of the UK's most endangered land, natural flood meadows and many rare plants and animals?

I understand you have identified the whole of the Gavray site for 300 houses, and that the proposal that you are considering is for 180 on the west side. This leaves 120 on the east - a considerable load to position next to, and potentially spill over into, the conservation area. This balance seems wrong given the criticality of this land and I request you refuse this proposal and make all efforts to protect this important conservation area.

The proposal requires provision for allotments and other amenities which cannot be positioned within the conservation area. I have not yet seen a plan of the proposal - the developers should table a full and complete plan of all phases to the people of Bicester to consider and comment before a decision is made on the layout/phasing. The principle of protecting the conservation area with no development being undertaken within its boundaries should be sacrosanct.

Best wishes

Vicki Whadcoat

4 Kingfisher Way

Langford Village

Bicester OX26 6YD

From: julie kingdon
Sent: 02 June 2015 21:18
To: Planning
Cc: Anna Cheddums; ANNA BROWN
Subject: SAVE Gavray Meadows, Langford ~Village

Application can be sent in by e-mail or post to Cherwell District Council Planning Dept
(planning@Cherwell-DC.gov.uk) quoting the ref: 15/00837/OUT.

Dear Sir/Madam,

I moved to Langford Village 19 years ago having relocated from North Devon. As I am sure you are aware in that time we have seen Bicester change beyond recognition with the huge increase in house building.

On Langford village thankfully we have the Gavray meadows which act as huge green lungs for the estate, providing a vast array of wildlife and flowers for residents to enjoy.

We are very distressed to hear that a planning application has been submitted to build on the Gavray meadows it is unbelievable and a real worry for the residents of Langford village.

Why would they want to build in that area which on one side has a fast rail track between London and Bicester and a busy road on the other side. Not an ideal location for future residents, but more importantly it would be sacrilege to build here.

As previously mentioned in my e-mail I am originally from North Devon so use to living next to a diverse range of wildlife. I was so overjoyed when I discovered the amount of wildlife residing in the Gavray Meadows an example as follows:-

Munk Jack Deer,
Kingfishers
Heron
Ducks
Moorhens
Fratillery Butterflies
Jays
Black cap birds
Blue tits
Swifts
Cuckoo (arrives every May)
Tortoise shell butterflies
Yellow tip butterflies
Etc., Etc.

With the upgrade of the railway line a lot of the wildlife has been disrupted in the area and to then build on this diverse and rich area for the huge variety of wildlife would be an ecological disaster.

Our wildlife is precious especially when we are so lucky to have such a variety gathered in this area, we have to fight to save Gavray Meadows.

Your faithfully,
Mrs Julie Kingdon
Langford Village resident

Dear Sir, I wish to object to the planning application as referred to above.

The Gavray Wildlife Site is such an important habitat for rare species of plants and living creatures that it must be fully protected from the ravages of development before it is too late.

Specifically I would please request the Council ensures that the 300 houses planned for do not encroach on the East side of the site. The Developers I understand have planned for 300 houses of which 180 they want to build on the West side. Please reconsider this and do not allow the remaining 120 to be built on the East Side. With some reconsideration surely it would be possible to build more than 180 on the West Side if indeed 300 houses are required at all. Driving down Gavray from the end of Langford estate the flooding on the site is all too obvious to me as just an ordinary member of the public which would suggest to me that the site is not at all suitable for all these houses to be built.

I realise the Developers are getting impatient to get on with their project but the fact that the planning process has taken so long to be approved shows how much opposition there is to the whole scheme among the residents of Bicester

. If Bicester is to be the "Garden Town" that the government envisaged then this whole issue should be dealt with appropriately. If our grandchildren are to enjoy a future in Bicester as a "Garden Town" then we have to make a stand on this so that we protect our environment for them and future generations.

Yours faithfully,

Mrs Margaret Graham,

33, Balliol Road, Bicester. OX26 4HP.

Bicester resident since Dec 1976.

Planing application 15/00837/0UT

I agree with Save Gravery Meadows Campaign and Bicester Local History Society views.

Audrey K Spellar

44 Hanover Gardens

Bicester

Ox26 6DG

This is also for the attention of planning officer- Mathew Parry.

Sent from my iPad

From: Dominic Woodfield
Sent: 23 November 2016 16:42
To: Matthew Parry
Cc: David Peckford; Adrian Colwell; Planning
Subject: Re: 15/00837/OUT - Gavray Drive West

Thank you Matthew

The Council's position and current timetables are useful to know. Just to be absolutely correct, I'd point out that this application actually pre-dated the adoption of any residential allocation, and was arguably made with a view to in fact prejudicing the direction of Bicester 13. If the Council considers that there is a reasonable prospect of it being made compliant with that policy, as eventually adopted, that is encouraging, but it no doubt agrees that it is less than satisfactory (at best) that the applicant has chosen to pursue a piecemeal approach, and you will appreciate the concern that a piecemeal approach generates a higher risk of delivery of the holistic policy requirements being compromised.

Best regards

Dominic

On 23 November 2016 at 16:22, Matthew Parry <Matthew.Parry@cherwell-dc.gov.uk> wrote:

Dominic

The Council as local planning authority is committed to being positive and proactive in the consideration and determination of planning applications where the proposals are or can be in support of development plan objectives. Where possible we will try to work with applicants/developers to achieve this during the life of a planning application. As the site was allocated for residential development, subsequently legally challenged and quashed before now being proposed for re-allocation, it is considered reasonable and prudent to continue with the application during this process so that, if possible, a suitable and policy compliant scheme can be delivered. Where this remains a reasonable prospect, we will continue to work with the applicant including through mutually agreed extensions to the statutory determination period. Given that it is only within the past few weeks that the legal position regarding Policy Bicester 13 has finally been clarified and now awaits consideration by the Council as to whether to re-adopt it back into the development plan, it is reasonable to allow more time for the circumstances around the application to be settled before a final recommendation and decision is made. Officers are currently working towards reporting the application to either the January or February Planning Committee. We are aware of the representations you have made as well as comments from statutory and non-statutory consultees and these will be taken into account.

Kind regards

Matthew Parry

Principal Planning Officer

Development Management

Cherwell District Council

Telephone: 01295 221837

Email: matthew.parry@cherwell-dc.gov.uk

Website: www.cherwell.gov.uk

From: Dominic Woodfield

Sent: 23 November 2016 14:44

To: David Peckford

Cc: Matthew Parry; Adrian Colwell; Planning

Subject: Re: 15/00837/OUT - Gavray Drive West

Dear all

Please see attached representation on the above planning application.

I would be grateful if you could let me know the Council's current intentions on this.

Best regards

Dominic

Dominic Woodfield CEcol CEnv MCIEEM
Director

Bioscan (UK) Ltd
The Old Parlour
Little Baldon Farm
Little Baldon
Oxford
OX44 9PU

From:

Sent: 20 May 2015 23:24

To: Planning

Subject: Contact Form submission from article [View/comment on planning apps on www.cherwell.gov.uk](#)

Contact Form Submission

Article [View/comment on planning apps](#) (8938)

Name: Lee Godber

Address 1: The New Lodge

Address 2: Bicester Road

Town: Launton

Postcode: OX26 5DQ

Email
address:

Comments: Ref. Planning Application 15/00837/OUT I Would like to object to the above planning application. It seems completely unnecessary to allow a small number of house to start to destroy one of the few remaining wildlife habitats in Bicester. There are such large housing plans in other areas so I really can't see the point in allowing a small development to have such an impact to the wildlife area and local residents.
Thanks.

FAO: Matthew Parry Esq
Cherwell District Council
Bodicote House
Bodicote
Banbury
OX15 4AA

BY E-MAIL ONLY

Bioscan (UK) Ltd
The Old Parlour
Little Baldon Farm
Little Baldon
Oxford
OX44 9PU

Tel: +44 (0) 1865 341321
Fax: +44 (0) 1865 343674
bioscan@bioscanuk.com
www.bioscanuk.com

23rd November 2016
Our Ref: DW/Gavray/CDC - 231116

Dear Matthew

APPLICATION 15/00837/OUT
**RESIDENTIAL DEVELOPMENT OF UP TO 180 DWELLINGS TO INCLUDE AFFORDABLE HOUSING,
PUBLIC OPEN SPACE, LOCALISED LAND REMODELLING, COMPENSATORY FLOOD STORAGE
AND STRUCTURAL PLANTING**
LAND ON THE NORTH-EAST SIDE OF GAVRAY DRIVE, BICESTER

I write concerning the above application, and in anticipation of yet another request for extension from the applicant's agents.

As is recorded on your Public Access file, this application was received by CDC in May 2015. The determination period has been extended by agreement several times since, and an agreed expiry date of Wednesday 30th November 2016 is currently indicated.

In that eighteen month period, I am not aware that there has been any meaningful effort by the applicant to address the key grounds for objection that have been set out in the many representations made by a multitude of statutory and non-statutory consultees, including yourselves. In particular, there has been no submission indicating how the applicant intends this proposal to contribute to the unit quota set out in the adopted Bicester 13 Policy while ensuring the other elements of that policy are not offended. There has been no related re-examination of densities on the western part of the site to see if more than 180 units can be delivered here (to ease pressure on the more environmentally sensitive land to the east of the allocated area, ensure compliance with Bicester 13 and better deliver the Council's affordable housing aspirations). There has also been no response whatsoever to the objections raised by multiple environmental organisations and your Council's own ecologist to the lack of provision being offered through S106 or CIL contributions towards the due and proper security and management of the adjoining Local Wildlife Site, which is at risk of degradation from the proposed development, and is under the control of the applicants.

It is plain that as it stands this application does not accord with the holistic objectives of the adopted Bicester 13 Policy. In the absence of meaningful movement on any of these issues, there is, furthermore, no benefit to your Council in keeping it open. Indeed it is a questionable use of public money to do so.

I therefore strongly object to any further extensions of time, and I suggest that unless there is immediate and meaningful concession from the applicants on the points of objection, that your authority should determine that this application has run its course and should be summarily refused to avoid further waste of your Council's time and resources. The applicants might then be invited to submit a new application for the entirety of the Bicester 13 site in proper accordance with the vision of the Local Plan.

Best regards



Dominic Woodfield

cc Planning@cherwell-dc.gov.uk

From: Dominic Woodfield - Bioscan
Sent: 21 September 2015 15:32
To: Matthew Parry
Cc: Planning
Subject: Land at Gavray Drive - 15/00837/OUT

Dear Mr Parry

In the light of the Council's formal adoption of the Cherwell Local Plan 2011-2031 on 20th July 2015, I have the following points to make in further support of my objection to the above application.

- 1) This application has been overtaken by events and is now, quite clearly, a departure from the adopted local plan, and in particular policy Bicester 13. The applicant's have been well aware of the emergence of the Local Plan and this scheme's incompatibility with it.
- 2) Policy Bicester 13 seeks to ensure an appropriate balance between development and respecting the significant environmental constraints on this site, including retaining and making provision for (by means of secured and funded management) the retained areas of high wildlife value (including but not limited to the Gavray Meadows designated Local Wildlife Site). Application 15/00837/OUT makes no provision to protect and enhance the LWS or indeed any of the land east of the Langford Brook. This land represents over 50% of the allocation site and it is inconceivable that future residents will not use or otherwise benefit from it.
- 3) Adopted Policy Bicester 13 sets a target delivery quota of 300 residential units within the allocation area, taking account of other policy objectives including retention, protection and future management of assets of significant wildlife and amenity value, as well as protection of the flood plain and of landscape character. These assets also include a proposed Local Green Space designation, which remains an aspiration of the Council through LP Part 2, as confirmed at your Council's meeting of 20th July, and on the basis of your Council's recognition that the LP Inspector's comments on this matter were based on misconception, a flawed application of the NPPF tests as regards this designation, and were in any event outside his remit for assessing 'soundness'.
- 4) Application 15/00837/OUT seeks to deliver 180 units on the least constrained and most profitable part of the allocation site, west of the Langford Brook. It is not clear whether there has been adequate exploration of whether a higher density could be achieved on this least constrained land. Taking account of the other policy objectives and constraints, the grant of this application would therefore create a situation where, if 300 units are to be achieved, some 120 units will have to be squeezed onto less than 2ha of remaining developable land east of the brook. It is clear that creating this situation through grant of this application would compromise the full suite of adopted policy objectives set out under Bicester 13 being delivered.
- 5) This likelihood is enhanced by the fact that the application has been submitted by a strategic developer who, in the normal course of things, will seek to sell the land benefiting from any consent on to a housing developer. This will divorce the land west of the brook from that to the east, creating two separate piecemeal development sites in one allocation, and with the eastern one being more 'difficult' and less likely to come forward, will compromise the delivery of a holistic approach to development as envisaged by your Council through the site specific policy Bicester 13.

- 6) If the Council wishes to see development of the Bicester 13 site in accordance with the adopted policy, including delivery of the unit quota allowed for in the policy, it is clear that the applicant should be invited to withdraw the current application and submit a holistic scheme for the entire site, as it has done in the past.

Best regards

Dominic Woodfield CEcol CEnv MCIEEM

Director

Bioscan (UK) Ltd

The Old Parlour

Little Baldon Farm

Oxford

OX44 9PU

-----Original Message-----

From: John & Pam Roberts

Sent: 04 June 2015 17:15

To: Planning

Subject: For Attn Matthew Parry re:15/00837/OUT

Matthew Parry

Planning Officer

Cherwell District Council

Bodicote House

June 4th 2015

Re: Planning Application 15/00837/OUT

Part land NE side of Gavray Drive, Bicester

Dear Matthew,

I wish to register my strong objection to this planning application. I do so as a resident of Bicester who is concerned about the shortage and quality of open space in the town which is set to double in size within the next decade or two.

The proposed 'Gavray West' development of 180 houses is part of the larger strategic housing area of 300 houses called Bicester 13 in Cherwell's emerging Local Plan. However, the developers have submitted this application before CDC have published the decision of the Planning Inspectorate about this site. There were many objections to Bicester 13 given at the Local Plan Hearing in December 2014. The Campaign to Save Gavray Meadows and other Bicester groups (Bicester Green Gym, Bicester CPRE, Grassroots Bicester, Bicester Local History Society) as well as many individuals opposed any building east of Langford Brook because the land comprised part of the Upper River Ray Conservation Target Area and contained Bicester's only Local Wildlife Site (LWS) which adds great value to the town. Building on the west of the brook was not thought to be so detrimental because the land had been subject to modern agriculture, so the ecology was not so rare as in the LWS. However, there are major problems with this current application to build 180 houses on the west side of the brook which force me to strongly object.

The land of the Gavray West site is currently viable farmland (6.9 hectares) which will be lost if these houses are built. Bicester Town is already deficient in green space as was published in a survey dated 2011. The total shortage of natural/semi-natural space was 2.87 hectares and in addition the shortage of parks and gardens was 11.69 hectares with additional shortage of allotments. Building on Gavray west will increase this deficit in green space and should not occur given that there has already been considerable infilling with housing and other buildings in the town.

The site has considerable landscape value for local residents who appreciate the views across the open field. Footpath 129/3 crosses the site and is used for informal recreation. These benefits will be lost if the land becomes built up. The developers estimate that it will take 15 years for new planting of vegetation to become effective at screening the views of houses and enhancing the area.

The land is a flood plain and the south-east area is underwater in winter. The developer's report says that building this estate will reduce the existing flood water storage capacity of the land by 1,512 cubic metres. This is a large volume of water (approximately 60% of the volume of an olympic-sized swimming pool) which will go into Langford Brook because the land can no longer store it. Gallaghers propose to lift the land out of the flood plain – a huge engineering exercise which will

cause considerable nuisance to local people. They estimate that the construction of the estate will last 3 years with associated HGV movement, dust and noise.

I note that Thames Water are objecting to this application having identified an inability of the existing waste water infrastructure to accommodate the needs of the application. They add that this might lead to sewerage flooding and have an adverse environmental impact on the community.

The developers estimate that the 180 houses will increase Langford Village's population by 441 people. This will put increased pressure on Langford's Primary school and GP practice which are already under some pressure as no school or health provision is planned for the 180 houses.

Local traffic flow will also increase as a result of housing on Gavray west. The estate will be effectively isolated from the town centre by the east-west railway and B'Ham-London line which run on two sides of the site. For bulk shopping trips people will go by car most likely via Mallards Way through Langford Village to the town centre rather than by going on foot with heavy shopping over the railway bridges.

Although, as the developers say as part of their sustainable approach, people will have this 'healthy life-style choice'. The car journey through Mallards Way would also avoid the congested ring-road at peak times for traffic. Thus traffic on Mallards Way would likely increase.

This is a residential road, not a rat-run, and was designed as a Home Zone to have 20 mph speed limits but this has never been introduced.

Building on the west of the brook will also cause considerable negative effects on the land to the east of the brook. This is wet meadowland and its ecology is increasingly rare (only 2% left in the UK since the 1930s). There is clear ecological evidence of the value of the LWS. The public footpath along the parish boundary within the Conservation Target Area is important for public recreation. There is considerable public feeling against this land being degraded by development. A petition of 1,480 signatures was presented to CDC and similar numbers of people are following the posts on the Save Gavray Meadows Campaign 'facebook' pages. In response to public pressure, CDC requested the designation of Gavray East as a Local Green Space under the terms of the NPPF, that is, as a site of beauty, tranquility and importance to wildlife. However, the developers' environmental specialists admit (Environmental Statement non-technical summary, para 9.6) that building Gavray West will threaten the wildlife on Gavray East LWS because of increased recreational pressure resulting from increased housing provision. This will degrade valuable flora and trees through trampling and littering and disturb associated fauna such as birds, great crested newts and reptiles. Retained habitats that are not built on are at risk of damage, disturbance and deterioration by the increased population (para 9.8). Domestic cats and dogs will damage, disturb and predate on wildlife (para 9.9).

The group of ancient small fields that comprise the land east of the brook also have historical value as well as great landscape value. The fields show the ridges and furrows derived from ploughing with oxen.

The field pattern has remained unchanged for several hundred years and members of Bicester's Local History Society have found the fields shown on maps from 1602 and identified the names of the people who farmed them. This historical visual record of farming practice should not be devalued by any development encroaching on it.

As Bicester's landscape changes with the construction of 13,000 houses, the intrinsic value of the ancient land BOTH sides of Langford Brook becomes greatly increased. It would be analagous in importance to Bicester as Christchurch Meadow or Port Meadow is to Oxford.

The Planning Statement, para 1.12, says, "The application package...delivers necessary infrastructure without compromising delivery of the remainder of the Gavray Drive allocation". This refers to building on Gavray East which is clearly the developer's intention as they say they control this land as well. In this sense, building on Garvay west represents the 'thin-edge of the wedge', facilitating development on the east.

The threat to the Local Green Space is the strongest reason that I object to the current planning application. Bicester people need their historic, beautiful natural green spaces to remain intact in the face of the massive future developments outlined in the Local Plan.

Yours Sincerely

Pamela Roberts
On behalf of the Save Gavray Meadows Campaign

9 Church Street, Bicester, OX26 6AY

From: Public Access DC Comments
Sent: 01 May 2017 16:19
To: Public Access DC Comments
Subject: Comments for Planning Application 15/00837/OUT

Planning Application comments have been made. A summary of the comments is provided below.
Comments were submitted at 4:18 PM on 01 May 2017 from Ms Bernadette Dunne.

Application Summary

Address: Part Land On The North East Side Of Gavray Drive
Bicester

Proposal: OUTLINE - Residential development of up to 180 dwellings to include affordable housing, public open space, localised land remodelling, compensatory flood storage and structural planting

Case Officer: Matthew Parry

[Click for further information](#)

Customer Details

Name: Ms Bernadette Dunne

Email:

Address: 41 Woodfield Road, Bicester OX26 3HW

Comments Details

Commenter Type: General Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I object to the proposed development for the following reasons:
It would be appropriate for more houses to be developed

on the west side, west of the brook, so that fewer have to be built near the wildlife site on the east.

Current interpretive drawings for the east do not show where the amenity space should go. Clarification is needed here. It is important that it is not sited on the conservation area or wildlife site.

The west application needs to make provision for the funding and management of the wildlife site/nature conservation area on the east side. This involves some of the UK's most endangered land, with its associated flora and fauna. It is incumbent upon us to protect this fragile and precious heritage for future generations.

I ask the council to refuse this planning application.

Bicester "Garden Town" needs to demonstrate that it is worthy of the name by protecting existing wildlife areas.

From: Public Access DC Comments
Sent: 01 May 2017 13:44
To: Public Access DC Comments
Subject: Comments for Planning Application 15/00837/OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 1:43 PM on 01 May 2017 from Mrs Amy Arnold.

Application Summary

Address: Part Land On The North East Side Of Gavray Drive
Bicester

Proposal: OUTLINE - Residential development of up to 180 dwellings to include affordable housing, public open space, localised land remodelling, compensatory flood storage and structural planting

Case Officer: Matthew Parry

[Click for further information](#)

Customer Details

Name: Mrs Amy Arnold

Email:

Address: 16 Church Street, Bicester OX26 6AZ

Comments Details

Commenter Type: General Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Dear Mr Parry,

I am strongly objecting to this planning proposal as I am

concerned for the protection of the Gavray Meadows wildlife site.

Firstly I would ask that the application should be made showing how the site will be developed as a whole and not just the west side. It concerns me greatly that if the first application asks for 180 houses to be built on the west side, then a separate application will be made to build 120 on the east side and this would have a devastating impact on the important wildlife and conservation area that we should be protecting. Surely it would make more sense to build more houses on the west side and therefore have less impact on the east? One application would enable us to see the plans as a whole and make sure a mistake such as this is prevented.

The application for any development on this site must make provision for funding and managing of what little conservation space we have left in Bicester. When you consider the ecological and historical importance of this site and the impact of an increased population, it would be criminal not to implement a guarantee of protection should this application be approved.

It is obvious that the developers do not respect or protect this land and therefore I object wholeheartedly to this application. They have allowed the site to decline in wildlife and ecological value over the past ten years, purely for the purpose of getting approval to make huge amounts of money at great cost to the people of Bicester. I urge you not to be fooled by their greed and find more suitable sites for housing. Once the houses start to go up, we will have lost this precious pocket of magic forever.

Yours sincerely
Amy

From: Public Access DC Comments
Sent: 12 April 2017 18:19
To: Public Access DC Comments
Subject: Comments for Planning Application 15/00837/OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 6:18 PM on 12 Apr 2017 from Dr Patricia Clissold.

Application Summary

Address: Part Land On The North East Side Of Gavray Drive
Bicester

Proposal: OUTLINE - Residential development of up to 180 dwellings to include affordable housing, public open space, localised land remodelling, compensatory flood storage and structural planting

Case Officer: Matthew Parry

[Click for further information](#)

Customer Details

Name: Dr Patricia Clissold

Address: 10 Woodpecker Close, Bicester, Oxfordshire OX26 6WY

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: BIA: The impact of the west side development on the LWS to its east.

Has the developer considered humans and their activity as a negative impact on biodiversity? There will be a sudden increase in noise from shouting children and adults calling their dogs. There will be increased trampling of the grass so that wild flowers may not recover as expected. Marauding cats will prevent low nesting birds from breeding successfully. (Many song bird species are endangered already due to vulnerability of nesting sites). The presence of fast food rubbish whether discarded on the ground or in a bin causes an imbalance of successful species. Magpies, crows and grey squirrels all profit from humanity's food rubbish. At the moment there is an enormous increase in magpies here. They are everywhere. These 3 species take song-bird eggs, destroying their chance of breeding. It is considered by the BTO and other organisations that the increase in scavenger species has caused the decline in song bird numbers and hence biodiversity. An increase in biodiversity means an increase in rare and desirable species, NOT magpies.

Undoubtedly, 500 extra humans on the west side next to the LWS to its east will have a negative impact. It will also negatively impact on Langford Brook which is the haunt of a grey heron, a little egret pair and sometimes a kingfisher. Will the developer clarify where the boundary is, because on my TVERC map the LWS includes the Langford Brook whereas on their latest map (08902146.pdf) they have it on the opposite bank which will make a huge difference in their data input into biodiversity calculations. In addition the area for dispersal and use by wildlife to the east side will be halved by the building planned for later (see 08909745.pdf) and the hedges are damaged already by heavy flailing. Therefore, I cannot agree with the developer's submission that the development on the west side will not negatively impact the east side.

From: Anne Marie Cromarty
Sent: 03 May 2017 22:27
To: Planning
Subject: planning application 15/00837/OUT

I would like to strongly object about this housing proposal which threatens Gavray Meadows Wildlife Site and nature conservation target area. Please REFUSE this planning application as Bicester Garden Town needs to keep its precious green spaces. Try to save as much of the conservation area as possible by fitting in more of the 300 houses on the west of the brook. I understand that this application refers only to the western part of the Gavrey development site, while the nature conservation target area is on the east, but it is very important that you consider this as part of the whole before deciding how each bit should be developed.

The Council's Adopted Local Plan says that the whole of the Gavray site should take up to 300 houses, so if only 180 are built on the west then there would have to be 120 houses built on the east. This is too many to build near the sensitive wildlife area and will overlap the conservation area too much. Please ask the council to plan for more houses on the west side so fewer have to be built near the wildlife site on the east.

The developers also have to fit in amenity space and allotments (as well as houses and the nature conservation area) and we need to know where they plan to put these and make sure it's not on the Conservation area or wildlife site. Their current interpretive drawings for the east do not show where this amenity space should go.

Most importantly, the developers have let the site run down for over 10 years and now say that it is of lesser wildlife value than it was. Because of this decade long neglect when they restore it to its original state, there will be no net loss of biodiversity when they build their houses. This is plainly wrong and the Council are being fooled.

Yours sincerely Anne Marie Cromarty, 28 Ray Road, Bicester, OX26 2AF

Please could you also bring my objection to the attention of the planning officer, Matthew Parry

From: IAN BROWN
Sent: 02 May 2017 10:28
To: Planning
Subject: Gavray Drive - 15/00837/OUT

FOR THE ATTENTION OF MR MATTHEW PARRY

Re application 15/00837/OUT

Dear Mr Parry,

It has come to my notice that this planning application for housing on GAVRAY DRIVE, BICESTER, is still ongoing: I thought any development in this sensitive area had been rejected!

Bicester is supposed to be a GARDEN TOWN: we need to keep the few green spaces at the moment and provide plenty of open areas on the new housing estates being developed currently and in the future.

The east side of the brook contains one of the few UK sites of unimproved flood meadows with special plants and animals that depend on them.

Even building 180 properties on the west side will increase the pressure on the conservation area with roaming domestic pets, people regularly wandering over the area plus the inevitable introduction of litter.

Please REJECT this application.

Yours sincerely,

Ian Brown
3, The Quadrangle,
King's End,
BICESTER

0X26 6HZ

From: PATRICIA CLISSOLD
Sent: 20 May 2015 10:45
To: Planning
Subject: re 15/00837/OUT

Dear Mr Parry

I have tried to upload these comments onto the public access CDC website but I am not sure that it was successful. Just in case, here they are again by email. You have all my personal details under my login on your server.

Re 15/00837/OUT

I want to make clear from the outset that if 180 houses are to be built on the land to the north east of Gavray Drive that these houses must be confined to the WEST side of Langford Brook. We are still actively campaigning for the protection of the Local Wildlife/GreenSpace to the EAST of the Brook. We have photographed many warblers and a female kestrel (amber status) to the east side. Wildlife numbers can be tipped into decline when surrounding greenfield space is built on. Predator cats roam and destroy fledgling birds and can reduce populations near by drastically. We have had enormous support from residents of Bicester and especially from older people who have lived here all their lives and have fond memories of the abundance of wildlife round Bicester. Their voices should be heard as well as that of younger people and industry. If we are building a Garden City the plans must take into account the wishes of the inhabitants. Eco-planning may save the Government's Green Targets but it does not save our countryside for future generations. An extra 180 houses on top of 13,000 is not an absolute necessity. We have already destroyed hectares of farmland round Bicester. Can we not manage to save 15 hectares to see wildlife within a 15 minute walk from the Town Centre? We hope to encourage Local Primary Schools to take Nature Walks with their teachers on the Nature Reserve. An appreciation of nature and wildlife lasts a lifetime when introduced in childhood. It enhances health and provides a refuge from the anxieties of modern living.

Please see our Facebook pages at <https://www.facebook.com/savegavraywildlifemeadows> and <https://www.facebook.com/WildLifeNewsGavrayMeadows> to see what we are talking about and what you could miss out on in the future.

Kind regards

Patricia Clissold (PhD)}

Dear Sirs,

I am familiar with Gavray Meadow having worked there many times as a volunteer with Bicester Green Gym. I want Cherwell District Council to refuse this application to build houses near this sensitive and ancient site of bio-diversity until a full and total plan for both the east and west sites is submitted and agreed by all interested parties to give it the maximum possible protection so that it is preserved as an asset for all the inhabitants of Bicester.

I live in Bure Park and greatly value the nature reserve here which is both very accessible but also preserves ancient features, trees, plants and wild life. This is what I would like to see happen at Gavray Meadow when the new houses are built.

Yours faithfully,

Patrick Moles

47 Mullein Road,

Bicester,

OX26 3WX

From: Dominic Woodfield - Bioscan
Sent: 21 September 2015 15:32
To: Matthew Parry
Cc: Planning
Subject: Land at Gavray Drive - 15/00837/OUT

Dear Mr Parry

In the light of the Council's formal adoption of the Cherwell Local Plan 2011-2031 on 20th July 2015, I have the following points to make in further support of my objection to the above application.

- 1) This application has been overtaken by events and is now, quite clearly, a departure from the adopted local plan, and in particular policy Bicester 13. The applicant's have been well aware of the emergence of the Local Plan and this scheme's incompatibility with it.
- 2) Policy Bicester 13 seeks to ensure an appropriate balance between development and respecting the significant environmental constraints on this site, including retaining and making provision for (by means of secured and funded management) the retained areas of high wildlife value (including but not limited to the Gavray Meadows designated Local Wildlife Site). Application 15/00837/OUT makes no provision to protect and enhance the LWS or indeed any of the land east of the Langford Brook. This land represents over 50% of the allocation site and it is inconceivable that future residents will not use or otherwise benefit from it.
- 3) Adopted Policy Bicester 13 sets a target delivery quota of 300 residential units within the allocation area, taking account of other policy objectives including retention, protection and future management of assets of significant wildlife and amenity value, as well as protection of the flood plain and of landscape character. These assets also include a proposed Local Green Space designation, which remains an aspiration of the Council through LP Part 2, as confirmed at your Council's meeting of 20th July, and on the basis of your Council's recognition that the LP Inspector's comments on this matter were based on misconception, a flawed application of the NPPF tests as regards this designation, and were in any event outside his remit for assessing 'soundness'.
- 4) Application 15/00837/OUT seeks to deliver 180 units on the least constrained and most profitable part of the allocation site, west of the Langford Brook. It is not clear whether there has been adequate exploration of whether a higher density could be achieved on this least constrained land. Taking account of the other policy objectives and constraints, the grant of this application would therefore create a situation where, if 300 units are to be achieved, some 120 units will have to be squeezed onto less than 2ha of remaining developable land east of the brook. It is clear that creating this situation through grant of this application would compromise the full suite of adopted policy objectives set out under Bicester 13 being delivered.
- 5) This likelihood is enhanced by the fact that the application has been submitted by a strategic developer who, in the normal course of things, will seek to sell the land benefiting from any consent on to a housing developer. This will divorce the land west of the brook from that to the east, creating two separate piecemeal development sites in one allocation, and with the eastern one being more 'difficult' and less likely to come forward, will compromise the delivery of a holistic approach to development as envisaged by your Council through the site specific policy Bicester 13.

- 6) If the Council wishes to see development of the Bicester 13 site in accordance with the adopted policy, including delivery of the unit quota allowed for in the policy, it is clear that the applicant should be invited to withdraw the current application and submit a holistic scheme for the entire site, as it has done in the past.

Best regards

Dominic Woodfield CEcol CEnv MCIEEM

Director

Bioscan (UK) Ltd

The Old Parlour

Little Baldon Farm

Oxford

OX44 9PU

Dear mr Parry

I am contacting you about this planning application for 180 houses on the west side of the Gavray Meadows site. In my view the developers should be directed to submit a master plan for the site so that they can make their intentions plain for the whole of the area and thus avoid possible conflicts at a later stage.

The Council's Local Plan states that the Gavray Meadows site should take up to 300 houses but if 180 houses are built on the west side then there would have to be 120 houses on the east side. I believe that this is too many and will encroach on the conservation area too much. It is the east side which is the important area containing some of the UK's most endangered land, unimproved flood meadows and all the special plants and animals that depend on it.

I am respectfully requesting that the Council insists that more houses are built on the west side to relieve pressure on the east side. I also understand that the developers have to fit in amenity spaces and allotments as well as houses. It is important to know exactly where they plan to put these and to confirm that it is not on the conservation area/wildlife site.

The application for the west side also needs to make provision for funding and managing the conservation area /wildlife site. Sadly, it is clear that the developers have allowed the site to degrade over the last 10 years and now claim that it is of lesser wildlife value than it was before. The developers are also trying to claim that they can restore to Meadows to their former state and so there will be no net loss by covering the land with houses. This proposal is clearly not sound and it seems that they hope to take us all for fools!

I am again respectfully requesting that the Council refuses this planning application as Bicester Garden Town needs to retain its precious green heritage.

Yours sincerely

Susan Hall (Mrs)
22, Woodfield Rd
Bicester
OX263HN

Sent from my iPad

From: Iain
Sent: 04 May 2017 18:03
To: Planning
Subject: Planning application 15/00837/OUT

Planning application 15/00837/OUT

I wish to object to this application. This is the final piece of a beautiful area that existed prior to the creation of Langford. It may only be a remnant of what it was but it is all that is left. It is full of wildlife and flora.

The developers have destroyed much of the beauty of Bicester. Leave some for us and nature. For goodness sake please reject the application.

Iain Belton

9 Lyneham Road

Bicester

Ox26 4FN

From: Public Access DC Comments
Sent: 04 May 2017 15:31
To: Public Access DC Comments
Subject: Comments for Planning Application 15/00837/OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 3:31 PM on 04 May 2017 from Mrs Beatrice Foster.

Application Summary

Address: Part Land On The North East Side Of Gavray Drive
Bicester

Proposal: OUTLINE - Residential development of up to 180 dwellings to include affordable housing, public open space, localised land remodelling, compensatory flood storage and structural planting

Case Officer: Matthew Parry

[Click for further information](#)

Customer Details

Name: Mrs Beatrice Foster

Address: 2 Spenser Close, Bicester, Oxfordshire OX26 2FA

Comments Details

Commenter Type: General Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: The rare wildflower ridge-and-furrow meadow needs to be preserved as it is as much as possible and then carefully managed to keep it natural and allow wildlife to travel safely. If houses must be built they should be done so as to take up as little land area as possible. Littering, noise, flooding etc must be minimised. Bicester has so much going on already, why do more? There is already a lot of brown-field space going in derelict trading estate units and above empty shop units.

From: Susan Wilde
Sent: 03 May 2017 12:54
To: Planning
Subject: Planning Application 15/00837/OUT

For the attention of planning officer, Matthew Parry

Dear sirs,

As a member of Bicester Local History Society and Bicester Green Gym I am contacting you to object to the above application. I understand that the Developers have made an application just for the west side of the development to build 180 house and will apply at a later date to build the remaining houses on the east side. 300 houses are planned for the whole site, so that would mean that 120 houses would be built on the east side, where the wildlife site is. This will not allow the council to consider the whole plan. The developers also plan to fit in an amenity space and allotments, it is very important that it is known where they plan to put these, as the current plans for the east side do not show where they will be, Will they be very close to the wildlife site, which is very fragile and obviously vulnerable.

I would urge the council to refuse this application, it is vital that more houses are built on the west side to protect the consevation/wildlife site

Bicester Garden Town, needs to protect its precious green spaces

Thanking You,

Sue Wilde

From: Public Access DC Comments
Sent: 26 April 2017 22:37
To: Public Access DC Comments
Subject: Comments for Planning Application 15/00837/OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:36 PM on 26 Apr 2017 from Mr Jon Holt.

Application Summary

Address: Part Land On The North East Side Of Gavray Drive
Bicester

Proposal: OUTLINE - Residential development of up to 180 dwellings to include affordable housing, public open space, localised land remodelling, compensatory flood storage and structural planting

Case Officer: Matthew Parry

[Click for further information](#)

Customer Details

Name: Mr Jon Holt

Email:

Address: 73 Ravencroft, Bicester OX26 6YE

Comments Details

Commenter Type: General Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments:

these meadows and hedgerows should be protected.
Species such as Brown Hairstreak butterfly breed here.

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 6:05 PM on 26 Apr 2017 from Mr Jon Holt.

Application Summary

Address: Part Land On The North East Side Of Gavray Drive
Bicester

Proposal: OUTLINE - Residential development of up to 180 dwellings to include affordable housing, public open space, localised land remodelling, compensatory flood storage and structural planting

Case Officer: Matthew Parry

[Click for further information](#)

Customer Details

Name: Mr Jon Holt

Email:

Address: 73 Ravencroft, Bicester OX26 6YE

Comments Details

Commenter Type: General Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Leave LWS Gavray meadows development free and do not allow proprty to be built there

From: Public Access DC Comments
Sent: 25 April 2017 11:51
To: Public Access DC Comments
Subject: Comments for Planning Application 15/00837/OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:50 AM on 25 Apr 2017 from Mr Nick Bowles.

Application Summary

Address: Part Land On The North East Side Of Gavray Drive
Bicester

Proposal: OUTLINE - Residential development of up to 180 dwellings to include affordable housing, public open space, localised land remodelling, compensatory flood storage and structural planting

Case Officer: Matthew Parry

[Click for further information](#)

Customer Details

Name: Mr Nick Bowles

Address: 94 Miswell lane, Tring HP23 4EX

Comments Details

Commenter Type: General Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Planning application 15/00837/OUT

Butterfly Conservation wish to object to recent changes to the documentation about planning application 15/00837/OUT.

There are two main reasons for our objection as set out below.

Insufficient account taken of impacts on Species of Principal Importance. We have evidence of all five of the UK species of Hairstreak Butterfly breeding at Gavray Drive. Of these five, two are classified as Endangered and one as vulnerable (JNCC <http://jncc.defra.gov.uk/page-5169>). We know of two other sites with all five species in the UK (one Buckinghamshire and one Lincolnshire). The Environmental Statement, Non-technical summary (April 2015) is dismissive of the destruction of breeding habitat for a NERC Act (2006), Section 41 Species of Principal Importance, namely the white-letter hairstreak butterfly.

Section 9.5 states: -

"A single adult white-letter hairstreak sighting has been made and no eggs recorded, within the Site. The hedgerow H2 will be lost, resulting in the loss of habitat confirmed to support white-letter hairstreak. Habitat loss is considered a minor adverse (permanent) effect at the site level, and so not significant for EclA purposes."

The survey, instigated by the applicant, where no eggs were found on hedgerow H2 involved the taking of a limited number of samples of the result even when subsequent visits confirm the presence of adults - showing that larvae were present but not present on randomly sampled leaves. This and the fact that the White-letter Hairstreak population is highly significant locally means that we would question the dismissing of the significance of any part of the site for EclA, and point out that the Authority shouldn't risk failing to abide by their obligations under the CROW Act.

Thus the destruction of hedgerow H2 requires mitigation. This is easily achieved by the inclusion of Dutch elm disease resistant strains of elm in the hedgerow to be established on the western border of the proposed development and within the green space attached to the development. All plantings in the green space should reflect the quality of habitat to be found to the east of the Langford Brook and the needs of the key species known to exist there. So in addition to elm the larval foodplant, native blackthorn, of the Brown and Black Hairstreak butterflies should be included in the conditions imposed upon the developers.

Lack of contribution towards management of adjoining
Local Wildlife Site

The documentation submitted makes several references to the applicant's firm intention to subsequently submit an application to partially develop the land to the east of the Langford Brook for residential purposes. The application is for 180 houses. Butterfly Conservation's perception is that there is mismatch between the Councils wish to protect wildlife and increased the area of housing.

The land to the east of the Langford Brook contains a Local Wildlife Site designated in 2002.

It is BC's understanding that land additional to the Local Wildlife Site has now been identified by the District Council as a Local Green Space, something which is welcomed by BC as it provides a means to protect the Local Wildlife Site from excessive pressure from recreation, and also because it provides a means to protect from development a number of fields and hedges that also have butterfly interest.

The proposed development to the west of the Langford Brook will immediately bring added pressures to the neighbouring Local Wildlife Site as the new residents will inevitably use it for recreational purposes. Some, such as dog walking, are known to negatively impact on a range of species. Thus Butterfly Conservation request that Cherwell District Council reconsider their current view that surrounding the site with housing will have no significant impact and come up with a plan to fully protect the wildlife, rather than hope that the damage is minimal.

Nick Bowles - for Butterfly Conservation

From: Public Access DC Comments
Sent: 27 April 2017 19:54
To: Public Access DC Comments
Subject: Comments for Planning Application 15/00837/OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 7:53 PM on 27 Apr 2017 from Mr Richard Lee-Heung.

Application Summary

Address: Part Land On The North East Side Of Gavray Drive
Bicester

Proposal: OUTLINE - Residential development of up to 180 dwellings to include affordable housing, public open space, localised land remodelling, compensatory flood storage and structural planting

Case Officer: Matthew Parry

[Click for further information](#)

Customer Details

Name: Mr Richard Lee-Heung

Address: 7 Cemetery Road, Bicester OX26 6BB

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I object to the proposed development on 2 grounds.

First - isn't Bicester supposed to be given Garden Town status? If so, why are we losing a valuable piece of land rich in wildlife to build houses? The current application does not directly impinge on the Gavray meadow but the increased population, housing, litter and traffic will all help to erode the delicate balance of this fine wildlife reserve. The meadow just about lives in unison with the current population, and I amongst many, enjoy its natural feel in a rapidly expanding town; this proposal will just reduce our green space even more. I would like to see, as an absolute minimum, the developers demonstrate their environment obligation and recognise Bicester's Garden Town status by improving their assistance to keep and ensure the meadow retains its natural habitat. Unfortunately, their application does not go far enough.

Second, I see that the developers intend to submit this plan and submit a second one for more housing even closer to or on the meadow. Why? To reduce the impact the entire development will make? Should we not look at the whole proposal and not 2 separate ones?

I ask that this planning application be rejected on the grounds that not enough is known of the entire project and its full impact on the nature reserve. I also ask it is rejected on the grounds that the development will have a detrimental effect on the Gavray meadow and its wildlife by increased population, noise, light and litter pollution, and traffic.

I note the high volume of objections to this application by residents of Bicester - it is clear the strength of feeling that the residents have to the ever increasing infill of valuable open spaces of Bicester. It is time Cherwell understand that Bicester has done enough to meet Oxfordshire's housing shortage and to lose our open spaces in order to do so is an ask too far.

From: Dominic Woodfield]

Sent: 28 April 2017 10:10

To: Matthew Parry; Planning

Cc: Adrian Colwell; David Peckford; Charlotte Frizzell; Caroline Bulman; Haidrun Breith; Matthew Jackson; Nigel Bourn; Neil Clennell; Nick Bowles; Euesden, Olivia (NE); David Lowe; Charlotte Watkins

Subject: Fwd: Info re: rubbish collection in Gavray

Dear Matthew

Following on from my objection letter yesterday, please see the e-mail from Bicester Green Gym below, providing evidence of misuse and damage caused by the proximity of Gavray Meadows (Gavray East) to urban areas, the lack of secured management by the landowner, and the increasing trend of such damage. It is worth making the point that if it were not for the de facto management activities of BGG and the vigilance of other local people who seek to care for the site, the situation would be much worse. This in itself underlines the need for management of the site. If the applicant, having benefited from such de facto management by local people since at least 2013, is now seeking to suggest that the site does not face any such pressures, or that they would not worsen in the face of an additional 180 units, that is extraordinarily disingenuous.

I also note that the position you report as having been taken by officers, as set out in your e-mail of 25 April, is in complete contrast to the position of CDCs strategic planners who drafted Policy Bicester 13. Implicit throughout the policy wording, as adopted, is a recognition of the need for management and also a recognition that limited-scale development on this site was acceptable (when it otherwise might not be) in large part by virtue of the scope for secured management of the LWS to be secured by it. That is the basis upon which the site was promoted in the re-convened Local Plan Examinations, and is also the basis upon which I and other stakeholders involved in that process supported or at least did not oppose the allocation.

Your suggestion that there needs to be a 'burden of proof' of damage being likely to increase with the injection of a further 180 homes right on the doorstep of Gavray East is not only an unusual approach, but represents a completely different direction from that taken by your strategic planners, and a departure from the assumptions upon which the policy was tested and found to be sound through the LP process. Note that the subsequent High Court and Court of Appeal judgments around that part of the policy wording related to the CTA do not change that fact. They are entirely separate and irrelevant to the issue of whether appropriate provision for management of the LWS should be being made.

In any event, even if the testimony and experience of experts and site managers such as BBOWT and BC was not enough (and I note neither Council nor applicant has provided any evidence that management is not needed), the e-mail below provides you with empirical evidence from the site itself of the need for management to address processes of misuse and damage to the wildlife interests Policy Bicester 13 expressly seeks to protect alongside any development.

I trust that this now provides the robust grounds you were seeking to go back to the developer and ensure that proposals for Gavray West incorporate provision for management of the LWS in due accordance with Policy Bicester 13.

Best regards

Dominic Woodfield

----- Forwarded message -----

From: **Foster Home** < >

Date: 27 April 2017 at 21:38

Subject: Info re: rubbish collection in Gavray

To

Dear Dominic,

In response to your enquiry about the extent of littering and damage on land north of Gavray Drive, please see our published programme <http://www.bicestergreengym.org/programme/> for a record of the visits made to this area and Langford Fields along the brook which started in 2013. There were about four visits per year.

Littering has been with dumped tyres, plastic crates, large sheets of torn plastic, carriers bags with rotting food waste, numerous glass and plastic drink bottles, plastic food wrappers and polystyrene packaging. Broken glass is particularly bad and dangerous for wildlife too. The amounts collected varied between visits, but we estimate that up to 5 large Cherwell District Council litter bags of waste were collected on each occasion which we asked CDC to collect from the layby on Gavray Drive.

Over the years we have noted an increase in rough sleepers using tents with associated litter and dumped bicycles. There has also been an increase in dumped drug equipment with small burnt areas nearby. The laybys on Gavray Drive east of the stream are used by commercial lorry and van drivers for parking and there is evidence that they enter the land for toilet purposes.

Dog walkers increasingly use the area and we noted that they have started to let their dogs play in the ponds as the vegetation and presumably wildlife looks very disturbed.

More people means more mess, unfortunately.

Yours Sincerely,

Bea Foster

From: Dominic Woodfield [<mailto:dominicwoodfield@bioscanuk.com>]

Sent: 02 May 2017 17:10

To: Matthew Parry; Planning

Cc: Haidrun Breith; Nick Bowles; David Lowe; Adrian Colwell; Charlotte Frizzell; David Peckford; Caroline Bulman; Matthew Jackson; Nigel Bourn; Neil Clennell; Euesden, Olivia (NE); Charlotte Watkins

Subject: Gavray Drive West - 15/00837/OUT

Dear Matthew

I have today noted that some of my several recent submissions on the matter of biodiversity offsetting calculations and the need for management of the LWS have been uploaded, but not all.

I therefore attach again my calculation for this application (Gavray West), as was attached to my e-mail of 20th April and which draws attention to the applicant's failure to factor in any indirect impacts on the LWS from the proposed development on adjacent land at Gavray West.

We have since communicated about this further, and the latest position you provided to me was that "*We do not consider that we would have sufficiently strong grounds to demonstrate that the proposed development would materially harm the LWS*".

I and others have provided evidence that suggests that the grounds for such a conclusion are actually very strong indeed. What may have also escaped attention however is that **the applicants themselves provide clear evidence of an anticipated significant residual negative effect on the LWS from the proposed development at Gavray West.**

For example, the following statement is taken from the ES (para 9.5.17)

"It is considered that during the post-completion stage of the Proposed Development Gavray Drive Meadows LWS is at risk of potential adverse effect as a result of increased recreational pressure resulting from increased housing provision. Increased recreational pressure has the potential to damage and degrade valuable ground flora and trees through trampling and littering, and disturb associated fauna occurring within the LWS including birds, great crested newts and reptiles. The effects of increased recreational pressure as discussed above are considered to have been partially inherently mitigated through the open space provision shown on the submitted Parameter Plan. The resulting effect is considered to be minor adverse (permanent) and of significance at the local level"

I repeat the point that this significant negative residual net effect would not comply with Policy Bicester 13. It also corroborates the conclusion indicated by the attached calculator output I provided to you on 20th April, and further underlines the lack of weight that can be attached to the BIA submissions from EDP which can now be seen to contradict the conclusions they themselves reached in the ES.

I hope that, reminded of this information, you would agree that officers are now in possession of plenty of evidence of a likely significant net negative effect on the LWS and biodiversity, which provides ample grounds to require the applicant to deliver the Ecological Management Plan as required by the policy.

Best regards

Dominic Woodfield

--

Dominic Woodfield CEcol CEnv MCIEEM
Director

Bioscan (UK) Ltd
The Old Parlour
Little Baldon Farm
Little Baldon
Oxford
OX44 9PU

T: +44 (0)1865 341321

F: +44 (0)1865 343674

dominicwoodfield@bioscanuk.com

From: Dominic Woodfield [

Sent: 07 April 2017 17:21

To: Matthew Parry

Cc: Adrian Colwell; David Peckford; Planning; Charlotte Frizzell; Caroline Bulman; Haidrun Breith; Matthew Jackson; Nigel Bourn; Neil Clennell; Nick Bowles; Euesden, Olivia (NE);

Subject: Re: 15/00837/OUT - Gavray Drive West - Further Environmental Information from applicant

Hi Matthew

Thanks for this. If the applicant's consultants EDP are already preparing such a package, like as not it will include what is needed so I would strongly suggest it is publicised and duly consulted upon once it is received.

To some extent I have already set out the contextual information that is needed in previous e-mails, but for further clarity what is needed is the reasoned justification for some of the input parameters that have been used, and the judgments that appear to have been made.

As one quick example, the metric itself contains the advisory red text "*Destruction of habitats of high distinctiveness, e.g. lowland meadow or ancient woodland, may be against local policy. Has the mitigation hierarchy been followed, can impact to these habitats be avoided? Any unavoidable loss of habitats of high distinctiveness must be replaced like-for-like.*"

The grassland habitats on Gavray Drive East have long been recognised as including representations of unimproved Lowland Meadow habitat (for example by TVERC, BBOWT and others). No such value has been attributed to them in the calculator, and such habitats have been classified as species-poor semi-improved grassland of low distinctiveness. If the applicant's case is that these high distinctiveness habitats have deteriorated to the point where such a significant re-classification is justified, that case needs to be clearly set out with supporting evidence so it can be examined and its veracity tested (though I'm not sure how an unimproved grassland can ever be turned into a semi-improved grassland simply through active neglect!). In any event, this assessment also contradicts the conclusions of the specialist studies the applicant themselves subcontracted and then submitted with their application. Although David Lowe's name is included at the top of the calculator, it is not clear whether he has visited the site, or whether he is relying upon information provided to him by EDP.

I said previously that the offsetting metric can be all things to all men, a box of tricks and something that can give you the answer you want to hear. It would be a very simple matter for me to put together a competing version presenting a far more sober calculation and a far more negative picture of the biodiversity impacts. I could even take the applicant's approach and do this through simply selecting different options from the drop down menus without any justification for doing so. If that is what you need me to do in order to give appropriate weight to this evidence and engage with the planning balance, then I will, but I suspect it will not greatly assist your deliberations, nor the determination process. I hope this illustrates why due explanation and justification is required: if EDP feel that the grassland has suddenly deteriorated to the point of significant down-grading in

terms of classification, then let's see their evidence and justification for that case. It is certainly not present in the study they sub-contracted to BEC and submitted with the application, and therein lies the concern over how this metric is being used.

Best regards

Dominic

On 7 April 2017 at 16:34, Matthew Parry <Matthew.Parry@cherwell-dc.gov.uk> wrote:

Dominic

I understand the applicant is preparing a clearer package of documentation to submit as part of the application. However, from discussions with our ecologists, there does not seem to be any contextual information other than the metric's guidance notes which are now available via the website. I am told that the information needed to interpret the metric is generally included with the metric spreadsheet.

Obviously this information is not going to be particularly accessible to ordinary members of the public but that is the case with many technical assessments and those that would have an interest in the metric will presumably be familiar with its application. Is there a particular piece of contextual information that you feel is needed?

Kind regards

Matthew Parry

Principal Planning Officer

Development Management

Cherwell District Council

From: Dominic Woodfield [

Sent: 07 April 2017 16:16

To: Matthew Parry

Subject: Re: 15/00837/OUT - Gavray Drive West - Further Environmental Information from applicant

Hi Matthew

Can you advise how the Council intends to deal with the transparency/publicity issues we've recently been discussing please? Will the contextual information requested be forthcoming?

Best regards

Dominic

On 4 April 2017 at 15:09, Dominic Woodfield < wrote:

Hi Matthew

Yes I understand the reasons why the applicant has submitted the metrics. Indeed, appreciation of those reasons helps to underline why this information is intrinsically linked to the ES as it is being presented as evidence in support of a 'no significant impact' premise in respect to developing the western part of the site for 180 houses. To assess the veracity of that evidence, it is important to understand the degree to which matters such as indirect effects on adjacent sensitive habitats and species from recreational pressure (as exacerbated by the presence of those houses) and the absence of any provision for management of the LWS in the eastern area (which will reduce its ability to accommodate such pressure) have been factored in to this 'no significant impact' premise. As I said in my last e-mail, it is not possible to do that without further contextual information. Are you able to give a response to my question asking whether the applicant has been asked to supply this contextual information and that this will form part of the package that is publicised and consulted upon?

With respect to Gavray Drive East, I also appreciate that the metrics are being submitted as evidence in support of the applicant's proposition that development of this eastern part of the site to the tune of 120 houses will not result in a net loss to biodiversity. Although there is no scheme before you for that part of the site, this evidence is nevertheless germane to your Council's consideration of the issue of whether permitting the 180 unit scheme on Gavray West will compromise the ability of all the various requirements of Policy Bicester 13 to be met. CDC must surely be keen to satisfy itself that approval of the 180 unit scheme will not set up a situation where delivery of the remainder of the residential allocation of 300 will result in net loss to biodiversity, as that would not be compliant with its own stated policy. The veracity of the metric for Gavray East is thus also a highly significant material consideration in the determination of 15/00837/OUT.

I am not trying to stall or slow the determination process here. Nor do I want to enter into any further litigation unless forced into that position. It appears that you do appreciate the logic and rationale of duly publicising and consulting upon this material, and I am grateful for your indications that this is the Council's intention. However it will be rendered a meaningless exercise unless those who take a statutory or non-statutory interest, including but not restricted to the parties copied in to

this e-mail, are furnished with adequate information as to how the numbers have been arrived at, in order that they can comment from a properly informed standpoint. Surely the risk of further delay, if that is a concern, is actually higher with waiting for a statutory authority to ask for that contextual information some weeks down the line, than to just provide it at the outset, and given that it must be both in the applicant's possession and 'to-hand', there can be no good reason not to do so.

Best regards

Dominic

On 4 April 2017 at 14:39, Matthew Parry <Matthew.Parry@cherwell-dc.gov.uk> wrote:

Dominic

The intention is to publicise/consult on the new information. There is technically a difference between 'further information and 'any other information' under the EIA regs – the former is specifically requested by the LPA and required in order to form a satisfactory Environmental Statement. The latter is submitted voluntarily by the applicant without a request. Both technically need to be publicise and consulted upon in the usual way.

It is arguable however whether this new information is part of the ES or just additional information in support of the planning application – i.e. not all documents and plans are part of the ES. Given the history with the site we have decided to play it safe and publicise it as 'any other information' in support of an ES with an eye on reporting the application to the May Planning Committee. I understand the metrics have been submitted to demonstrate that there is the potential for biodiversity gain on the application site whilst theoretically achieving approximately 120 dwellings on the eastern part of the allocated site whilst also delivering biodiversity gain in the CTA and LWS as well as conserving protected/priority species.

Regards

Matthew Parry

Principal Planning Officer

Development Management

Cherwell District Council

From: Dominic Woodfield [mailto:

Sent: 03 April 2017 12:45

To: Matthew Parry; Planning

Subject: Re: 15/00837/OUT - Gavray Drive West - Further Environmental Information from applicant

Hi Matthew

I note that processes of publicising and consulting upon this further information are now being entered into. I reserve my position on whether what is being done is compliant with the Regs at this stage - more on this at the end of this e-mail. But more immediately, it is not clear whether you have asked the applicant for the contextual information I inquired after and which it is essential is provided along with the calculator outputs for the purposes of a) allowing interested members of the public (who may not have my degree of familiarity with the calculators) to properly understand and comment upon the offsetting calculations and b) avoiding disadvantage to interested parties (including myself) by requiring them to have to back calculate, pick through and deduce from the figures how they have been arrived at and what (if any) multipliers have been applied at what stage. In respect to (b), it is not enough to merely point an interested party towards generic guidance on how these calculators are used.

While I at least may be able to get this important contextual information from David Lowe, and I welcome the prospect of discussing this with him more generally in due course, that would not serve the more immediate public participation and transparency requirements that apply here. I am not the only consultee or commentator likely to have an interest in fully understanding what has gone on in order to arrive at these calculations, and the role they seem to be playing in seemingly mollifying the position of Cherwell's ecologist from the previous one of overt objection, as previously set out by Charlotte Watkins. Because the figures appear to be being presented as being instrumental in changing that internal consultee view, they are highly material to the determination and EIA processes, and therefore I disagree with your view that they are merely 'any other information'. They need to be properly and duly presented and consulted upon in accordance with the Regs.

Best regards

Dominic

On 3 April 2017 at 10:54, Matthew Parry <Matthew.Parry@cherwell-dc.gov.uk> wrote:

Dominic

The application is not proposed to be on the agenda for the 13th April Planning Committee and is now expected to be determined at the 18th May Planning Committee. The Council is in the process of re-publishing the application to reflect the latest submissions. In our view they do not constitute “further information” for the purposes of the EIA regulations as such information must have been formally requested by the LPA, which it was not. We are however treating it as “any other information” as it was voluntarily submitted by the applicant. The applicant has utilised Warwickshire County Council’s version of the DEFRA biodiversity metric to help demonstrate overall net gain on the application site as well as potential for net gain on the remainder of the allocated site (i.e. Gavray Drive East). I understand that this metric has been reviewed and edited in consultation with the Council’s ecologists who have now indicated that they are satisfied with it though recognising that it is a bit of a crude tool and has limitations. Your thoughts on it would be welcomed. I should say that the Council’s publicity procedure may mean you don’t get directly notified – it involves neighbour letters, site notices and newspaper notice. However, the website will be updated accordingly. The following link may prove helpful in interpreting the biodiversity metric: <http://www.warwickshire.gov.uk/biodiversityoffsetting>. I also understand that David Lowe – the Council’s ecologist, is happy to have a conversation with you if you have any specific queries.

Kind regards

Matthew Parry

Principal Planning Officer

Development Management

Cherwell District Council

From: Public Access DC Comments
Sent: 03 June 2015 17:58
To: Public Access DC Comments
Subject: Comments for Planning Application 15/00837/OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 5:58 PM on 03 Jun 2015 from Mr Matt Reid.

Application Summary

Address: Part Land On The North East Side Of Gavray Drive
Bicester

Proposal: OUTLINE - Residential development of up to 180 dwellings to include affordable housing, public open space, localised land remodelling, compensatory flood storage and structural planting

Case Officer: Matthew Parry

[Click for further information](#)

Customer Details

Name: Mr Matt Reid

Email:

Address: 23 Sanderling Close, Bicester, Oxfordshire OX26 6WF

Comments Details

Commenter Type: General Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: As a resident of Bicester, I'd like you to reconsider the proposals for building 180 houses on the fields next to Gavray Drive. This is the only site within Bicester that I am aware of which has been left to nature - and I want it to stay that way for the benefit of present and future generations of Bicester. I would argue that the council is sending out an inappropriate message to the residents of Bicester by allowing a high volume of construction near an ecologically sensitive site. Please consider the lasting damage to local wildlife - and indirectly to the public health - that any development of this site may cause before proceeding with these plans.

From: Public Access DC Comments
Sent: 23 April 2017 20:47
To: Public Access DC Comments
Subject: Comments for Planning Application 15/00837/OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 8:46 PM on 23 Apr 2017 from Mr Stephen Lloyd.

Application Summary

Address: Part Land On The North East Side Of Gavray Drive
Bicester

Proposal: OUTLINE - Residential development of up to 180 dwellings to include affordable housing, public open space, localised land remodelling, compensatory flood storage and structural planting

Case Officer: Matthew Parry

[Click for further information](#)

Customer Details

Name: Mr Stephen Lloyd

Address: 16 Turnstone Green, Bicester OX26 6TT

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: There are many opportunities within Bicester for growth both commercial and housing and these are being

fulfilled at quite a pace. This relatively small area at
gavray meadows is an important nesting area for birds
and other wildlife and is a fantastic area for the locals of
the langford estates and wider Bicester community to
enjoy and saver. Please stop the strangulation of
Bicester and say no to this and any further applications
for development here.

Thank you

15/00837/OUT
25-May-15

Dr Patricia Clissold
10 Woodpecker Close
Bicester
Oxfordshire
OX26 6WY

We want to make clear from the outset that if 180 houses are to be built on the land to the north east of Gavray Drive that these houses must be confined to the WEST side of Langford Brook. We are still actively campaigning for the protection of the Local Wildlife/GreenSpace to the EAST of the Brook. We have photographed many warblers and a female kestrel (amber status) to the east side. Wildlife numbers can be tipped into decline when surrounding greenfield space is built on. Predator cats roam and destroy fledgling birds and can reduce populations near by drastically. We have had enormous support from residents of Bicester and especially from older people who have lived here all their lives and have fond memories of the abundance of wildlife round Bicester. Their voices should be heard as well as that of younger people and industry. If we are building a Garden City the plans must take into account the wishes of the inhabitants. Eco-planning may save the Government's Green Targets but it does not save our countryside for future generations. An extra 180 houses on top of 13,000 is not an absolute necessity. Although these houses are on the west side of the Brook they will still affect wildlife in the Nature reserve to the east. We have already destroyed hectares of farmland round Bicester. Can we not manage to save 15 hectares to see wildlife within a 15 minute walk from the Town Centre? We hope to encourage Local Primary Schools to take Nature Walks with their teachers on the Nature Reserve. An appreciation of nature and wildlife lasts a lifetime when introduced in childhood. It enhances health and provides a refuge from the anxieties of modern living.

Please see our Facebook pages at <https://www.facebook.com/savegavraywildlifemeadows> and <https://www.facebook.com/WildLifeNewsGavrayMeadows> to see what we are talking about and what you could miss out on in the future.

Dear sir or madam,

I am writing to share my concern for development on gavray meadow. I hope it to remains an unspoilt meadow for future generations to enjoy. We are privileged to have this on our door step.

I appreciate your help in this cause.

Yours,

Anthony Wesselbaum
7 Shelley close
Bicester
Ox262yz

Re: application 15/00837/OUT

Dear Matthew Parry,

I understand the above application for housing on the western side of Bicester 13 may come to the April 13th planning committee. Further to previous objections submitted to the Council, the Save Gavray Meadows campaign wish the following matters to be considered.

Of relevance to application 15/00837/OUT is A State of Nature report for Oxfordshire that has just been published by the Wild Oxfordshire organisation (<http://www.wildoxfordshire.org.uk/stateofnature>) showing a drastic decline in many species of plants and animals in our county, with unimproved grassland areas being particularly depleted. CDC planners will be aware that the portion of the Upper Ray Conservation Target Area (CTA) within Bicester 13 has this type of threatened habitat and that there is a legal duty to protect species and habitats that are particularly endangered.

The Save Gavray Meadows campaign accept that Policy Bicester 13 states that the allocated site should take *up to* 300 houses, but ESD policies 10 and 11 in adopted LP 1 **clearly state that Cherwell Dittrict Council should protect both the Local Wildlife Site and the larger CTA within Bicester 13.**

The above application for housing on the west of Bicester 13 does not **take into account the impacts the development will have on the wildlife interest on the east side of the site.** Our campaign supports the address given to the Council on 19/12/16 by John Broad that application 15/00837/OUT should be refused and a holistic masterplan for the whole of the allocated Bicester 13 should be drawn up that provides for the preservation, restoration and management of as much of the CTA and the LWS as possible **whilst also meeting the need for "up to" 300 houses, mostly in the western area.**

A 2011 report providing evidence for Local Plan 1 showed that even back then Bicester was short of natural green space and there will be less now that the town has experienced much infilling. The stated provision is for **one** hectare of Local Nature Reserve (LNR) land for every 1000 head of population and currently Bicester has only one LNR at Bure Park of **8.4 hectares for a population of some 30,000.** The campaign's vision is for a new LNR in the eastern part of Bicester 13 as shown in the enclosed 'interpretation board' (see attachment). This would protect the wildlife and increase the LNR provision for Bicester people living in this Garden and Healthy Town.

A precedent has been set in the NW Bicester development for increased housing density in order to make room for 40% open space when the whole of Bicester 1 is completed. This principle could be applied to Bicester 13 by increasing the density of homes on the west of the site and build fewer houses on the east. This would provide better protection for the much endangered ecology on the east. It should be pointed out that Policy Bicester 13 refers to *up to 300 houses* leaving the planners the option to restrict numbers that allow for sufficient space for the survival of the nature reserve. It will be endangered anyway by any encroaching housing, even west of the brook, as is reported in the developer's environmental statement.

Increasing the density of housing by building for instance more terraces of houses and small apartment blocks is appropriate for the western side of Bicester 13, as that is nearer the railway station and town centre. **Leaving the majority of the eastern side free from development is in accordance with CDC policies ESD 10 & 11.** Such higher density developments have been built off the London Rd and at Kings End on the old hospital site. Further terraces are proposed for the old St Edburg's school site for the same reason. Homes in Bicester 13 **west** will be very desirable and will provide the developers with a good return on their investment.

Yours Sincerely,

Pamela Roberts, 9 Church Street, Bicester, OX26 6AY

Dr P.J. Roberts on behalf of the Save Gavray Meadows campaign

From: Dominic Woodfield < **Date:** 29 March 2017 10:14:22 BST

To < Subject: 15/00837/OUT - Gavray Drive West - Further Environmental Information from applicant

Dear Matthew

I have just noted the recent additions to the on-line planning file comprising a representation from David Lowe (Warwickshire ecologist who I believe is standing in for CDCs own ecologist Charlotte Watkins whilst she is on maternity leave) and two print-outs of the Warwickshire biodiversity offsetting metric, presenting output calculations (presumably originating from the developer) for Gavray Drive East and Gavray Drive West respectively.

The submission of this information raises a number of technical matters on which I intend to respond in due course, as I suspect other consultees (cc'd in) might also be minded to do. In the first instance however, I need to raise the issue of due publicity and consultation, as the appearance of these documents on the on-line file without any advertisement makes it at best unclear what the Council's intentions are on this front.

I make the following points on the procedural matter that is raised:

- 1) 15/00837/OUT is EIA development, and therefore the EIA Regs apply.
- 2) There can be no doubt that the outputs from the biodiversity offsetting calculator are 'Further Environmental Information' (FEI) under the Regs.
- 3) They thus fall to be duly publicised and consulted upon. It is plain that this has not happened to date.

The Council has previously got into difficulties over adherence to due EIA procedure on this site. To ensure this does not happen again, could you reassure me that this FEI will now be duly advertised and formally consulted upon in the normal manner?

To avoid wasted time, I also make the following points:

I have a great deal of familiarity with the biodiversity offsetting system and the use of such calculators. Whilst they can play a useful role as a tool to assist in the assessment of net biodiversity loss or gain, they are rarely, if ever, the beginning and end of the answer. They are very poor, for example, at factoring-in indirect effects (particularly salient in this case, given anticipated recreational and disturbance pressures on any retained habitats) and they cannot properly account for effects on species (including in this instance protected species, and species with other legal obligations). They are also, as with all simplified 'tools' of this nature, something of a "box of tricks", with the outputs easily influenced by seemingly innocuous tweaks to input parameters. In other words, they can be tailored in the hands of the unscrupulous to "give the answer you want to hear".

In this context, it is not enough to present information merely as a "computer says no" (or in this instance "yes") output. In accordance with the EIA Regs and the attendant requirements for

accessibility and transparency, whatever is sent out to consultation needs to give full chapter and verse on the input parameters, the assumptions that have been made, the application (or otherwise) of upscaling factors (e.g. to account for delivery risk) and other relevant considerations for putting the calculator outputs into the appropriate context. What has recently been uploaded to the on-line file does not do this.

Once due publicity and consultation procedures are entered into, and once in receipt of the contextual information mentioned above, I intend to comment on the technical matters this FEI raises, and thence on the observations of Mr Lowe.

Best regards

Dominic Woodfield CEcol CEnv MCIEEM
Director

Bioscan (UK) Ltd
The Old Parlour
Little Baldon Farm
Little Baldon
Oxford
OX44 9PU

From: Public Access DC Comments
Sent: 02 May 2017 16:17
To: Public Access DC Comments
Subject: Comments for Planning Application 15/00837/OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:17 PM on 02 May 2017 from Mr John Edwards.

Application Summary

Address: Part Land On The North East Side Of Gavray Drive
Bicester

Proposal: OUTLINE - Residential development of up to 180 dwellings to include affordable housing, public open space, localised land remodelling, compensatory flood storage and structural planting

Case Officer: Matthew Parry

[Click for further information](#)

Customer Details

Name: Mr John Edwards

Email:

Address: 9 Orpine Close, Bicester OX26 3ZJ

Comments Details

Commenter Type: General Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: For the attn. of planning officer Matthew Parry:

Dear Matthew Parry,

I wish to object to the housing development near Langford Village, to share my concerns and offer an alternative.

You will be aware that Gavray Meadows in Bicester has been earmarked for the development of 300 houses in plans submitted by developer, Gallagher Estates.

This housing development encroaches on the Gavray Meadows Local Wildlife site.

Gavray Meadows is an important wildlife site and contains ancient ridge and furrow meadows, rare orchids and other wild flowers, hedges and a variety of butterflies, birds, lizards and other animals.

There are precious few such sites left in the Bicester area now and wildlife is being increasingly restricted to areas around streams as well as hedgerows surrounding the monoculture of farmland.

Sites such as Gavray Meadows are an important reserve for wildlife and they need a degree of seclusion to allow fauna space to eat and successfully breed in peace without being continually disturbed.

The current plans for the new development effectively eliminate all the benefits of Gavray Meadows as a nature reserve.

Effectively, it will be turned into an area like parkland and with the main purpose of looking nice for local residents.

This is one of the few remaining nature reserves of note in the local area and it is now at severe risk.

The Plans should be either rejected entirely or altered so that the density of housing is increased furthest way from the wildlife site/conservation area so that fewer need be built East of Langford

From experience, the claim that there will be a net biodiversity gain is not to be trusted and there are so many 'holes' in the wording used and how the 'gain' will be measured to render such claims almost meaningless.

Yours sincerely,

John Edwards.

From: Public Access DC Comments
Sent: 21 April 2017 21:06
To: Public Access DC Comments
Subject: Comments for Planning Application 15/00837/OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:05 PM on 21 Apr 2017 from Mrs Samantha Read.

Application Summary

Address: Part Land On The North East Side Of Gavray Drive
Bicester

Proposal: OUTLINE - Residential development of up to 180 dwellings to include affordable housing, public open space, localised land remodelling, compensatory flood storage and structural planting

Case Officer: Matthew Parry

[Click for further information](#)

Customer Details

Name: Mrs Samantha Read

Email:

Address: 14 Osprey Close, Bicester OX26 6YH

Comments Details

Commenter Type: General Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I strongly object to the development of Gavray Meadows. As a resident of nearby Osprey Close I feel that the area is being hugely overdeveloped at the

expense of local people and wildlife. This area is essential not only to reduce the risk of flooding, but also to maintain vital land for the variety of wildlife that lives there.

I would like to see Gavray Meadows protected by leaving the whole of the east side free of all development.

My young daughter and I visit regularly to watch the birds, and I really hope it will still be possible to do that as she grows up. We are fast running out of anywhere within walking distance to do that. This is not what local residents want.

From: Public Access DC Comments
Sent: 25 April 2017 12:46
To: Public Access DC Comments
Subject: Comments for Planning Application 15/00837/OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 12:46 PM on 25 Apr 2017 from Mrs c Howse.

Application Summary

Address: Part Land On The North East Side Of Gavray Drive
Bicester

Proposal: OUTLINE - Residential development of up to 180 dwellings to include affordable housing, public open space, localised land remodelling, compensatory flood storage and structural planting

Case Officer: Matthew Parry

[Click for further information](#)

Customer Details

Name: Mrs c Howse

Address: 69 Lapwing Close, Bicester OX26 6XR

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: We want the LWS Gavray Meadows to be protected by leaving the whole of the east side free of all

development.
Gavray Meadows, Langford Brook and Langford Fields