

Sharon Lowin

From: Charlotte Watkins <Charlotte.Watkins@Cherwell-DC.gov.uk>
Sent: 17 May 2022 13:10
To: Caroline Ford
Subject: RE: 31036-A3-NW Bicester-RE: 21/01630/OUT-Great Crested Newts
Attachments: newt officer - re ponds.PNG

Caroline

I have tried to do some screen shots on AP of the ponds the newt officer is referring to and circled them (badly) in blue. The Northern most circle shows as two ponds close together. I'm sorry I don't seem able to obtain a GPS reference easily but have put the rough what.three.words references below - they are quite clear to see on our GIS and I have also circled them on the applicants location plan which was submitted as part of the application and which also shows them clearly in blue. If this isn't helpful or there are other points of discussion with the newt officer about which ponds need assessing then I would recommend contacting our Newt Officers at Nature Space directly – Connie.Martin@naturespaceuk.com.

Kind regards
Charlotte

Northern ponds – tours.baseballs.elated
NW pond – undercuts.computers.steers
Caversfield house ponds - Cackling.snacks.darker and freedom.fury.gravitate
Middle pond - supper.ridiculed.tidal





Dr Charlotte Watkins
Ecology Officer

Tel: 01295 227912

Email: Charlotte.Watkins@Cherwell-DC.gov.uk

Communities Directorate

Cherwell District Council

www.cherwell.gov.uk

My usual working hours are: Monday-Thursday mornings.

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

Sent: 17 May 2022 11:42

To: Charlotte Watkins <Charlotte.Watkins@Cherwell-DC.gov.uk>

Subject: FW: 31036-A3-NW Bicester-RE: 21/01630/OUT-Great Crested Newts

Importance: High

Hi Charlotte,

As mentioned, please see below, the email from the applicant's agent regarding this matter. Could you/ the Newt Officer help with this please?

Many thanks,
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
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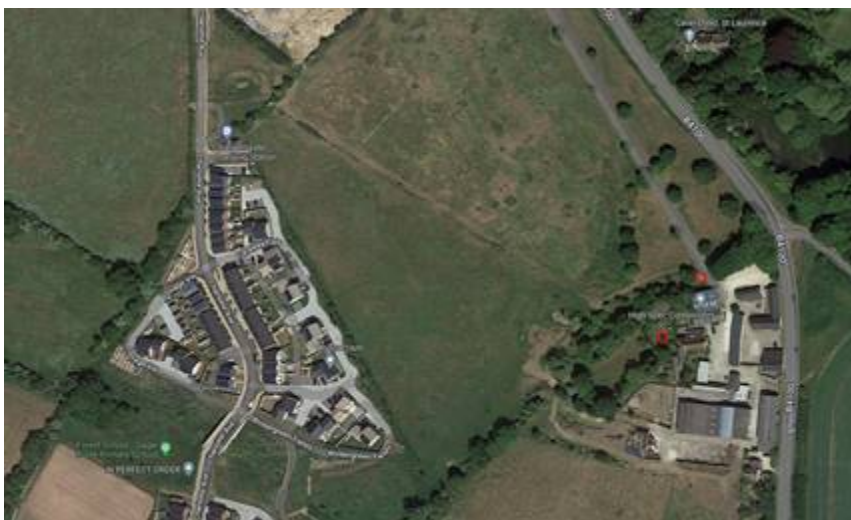
From: Hannah Leary <Hannah.Leary@bartonwillmore.co.uk>
Sent: 10 May 2022 15:42
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Cc: rb@reviewpartners.uk.com; Eleanor Musgrove <emusgrove@firethorstrust.com>; simon.boulter@aspect-ecology.com; Kate Rimmer <Kate.Rimmer@aspect-ecology.com>
Subject: 31036-A3-NW Bicester-RE: 21/01630/OUT-Great Crested Newts

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Hi Caroline,

Further to the email from the Newt Officer below, we have reviewed a number of online maps and are a little unclear as to the location of the waterbodies being referred to as there don't appear to be any ponds mapped adjacent to the eastern boundary.

However, on satellite imagery there appear to be two possible waterbodies shown (circled in red below).



One of these is a septic tank adjacent to the existing watercourse (as shown on the street-view screen grab) which would not be suitable for Great Crested Newt.



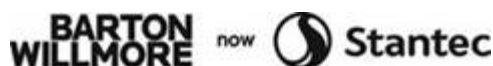
The second is an ornamental pond which has been recently constructed in a private garden (it is not present in historic mapping dating from 2018). Given the ornamental nature and recent construction of the suspect waterbody, this is considered unlikely to present a suitable habitat for GCN's.

If these are not the waterbodies the Officer is referring to, it would be very useful if they could provide a specific location (what.three.words reference or GPS location) to enable us to investigate further.

Hannah Leary
Planning Director

Direct: 0207 446 6843
Mobile: 07824359072

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From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 28 April 2022 14:27
To: Hannah Leary <Hannah.Leary@bartonwillmore.co.uk>
Cc: rb@reviewpartners.uk.com; Eleanor Musgrove <emusgrove@firethorntrust.com>; simon.boulter@aspect-ecology.com
Subject: FW: 21/01630/OUT-Great Crested Newts

Hannah,

Please see the response below from the Council's Ecologist. I would be grateful if you could consider and respond further.

This is, of course, provided without prejudice.

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
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From: Charlotte Watkins <Charlotte.Watkins@Cherwell-DC.gov.uk>
Sent: 28 April 2022 11:34
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: RE: 21/01630/OUT-Great Crested Newts

Caroline

I think the below is a fair justification for not increasing the survey area beyond 250m if taken as written however the Newt officer has information of further ponds than listed by the Ecological Assessment and within 250m of the site and it seems there are a further two ponds well within 250m which have not been investigated.

Although there are barriers to GCN movement around some parts of the site there are also connecting hedgerows which could be used to travel. I confess from our GIS AP I have found it difficult to tell where all potential ponds are and have not been to these sites but I think the applicant would need to study the newt officers reply below and ensure they have covered all the ponds listed and ruled them out – at least within 250m of the development boundary.

Kind regards

Charlotte

*There are six ponds within the site boundary and within 500m. There is a pond on site within woodland to the south-west boundary, a pond situated within 10m of the two parcels of land, two ponds adjacent to the north west boundary approximately 350m away, **and two ponds adjacent to the east boundary within 50m of the development proposal.** The site is approximately 22ha in size, includes grassland fields and arable land, intersected and bounded by hedgerows. There are also a number of areas of scrub and woodland on site, with a notable wooded area adjacent to the north east and a small wooded area to the east within the grounds of Caversfield House.Aerial imagery shows a large pond, and a subsequent smaller one adjacent to it, situated less than 50m from the East boundary of the site at Caversfield House, which has not been included in the Preliminary Ecological Appraisal ...*

Dr Charlotte Watkins

Ecology Officer

Tel: 01295 227912

Email: Charlotte.Watkins@Cherwell-DC.gov.uk

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My usual working hours are: Monday-Thursday mornings.

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From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

Sent: 27 April 2022 15:55

To: Charlotte Watkins <Charlotte.Watkins@Cherwell-DC.gov.uk>

Subject: RE: 21/01630/OUT-Great Crested Newts

Hi Charlotte,

Just following up on this to see if you have any comments – the re-consultation period expires relatively soon and I've got a meeting arranged with them next Wednesday and I anticipate they will probably ask about this. I'd appreciate your comments please.

Many thanks,

Caroline

Caroline Ford BA. (Hons) MA MRTPI

Principal Planning Officer – Major Projects Planning Team

Development Management Division

Environment and Place Directorate

Cherwell District Council

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From: Caroline Ford
Sent: 14 April 2022 10:34
To: Charlotte Watkins <Charlotte.Watkins@Cherwell-DC.gov.uk>
Subject: FW: 21/01630/OUT-Great Crested Newts

Hi Charlotte,

You will have received a new consultation for the above but the submitted information actually doesn't cover anything on Great Crested Newts which I had picked up with them separately. They've now responded as below. I will put this onto the file but I wonder if you could consider and advise me on this and also if its necessary liaise with Naturespace who I think also commented on this.

Many thanks,
Caroline

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From: Hannah Leary <Hannah.Leary@bartonwillmore.co.uk>
Sent: 13 April 2022 17:57
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Cc: rb@reviewpartners.uk.com; Eleanor Musgrove <emusgrove@firethorntrust.com>; Simon Boulter <simon.boulter@aspect-ecology.com>
Subject: 31036-A3-NW Bicester-21/01630/OUT-Great Crested Newts

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Apologies that it has taken me a while to revert to you on this, but I have now consulted our ecologist and can respond as follows:

Ponds within 250m of the site boundary were identified and assessed on their potential to support GCN. The justification for this survey area is provided in paragraph 2.3.18 (of our assessment):

As a first step in identifying the potential presence of Great Crested Newt at the Site, a Habitat Suitability Index (HSI) study was undertaken of all relevant water bodies within 250m¹³ of the Site (based on a review of Ordnance Survey mapping and satellite imagery). Guidance set out within Natural England's Method Statement template, to be used when applying for a Great Crested Newt development licence, states that surveys of ponds within 500m of a site are only required when '(a) data indicates that the pond(s) has potential to support large Great Crested Newt population, (b) the footprint contains particularly favourable habitat, (c) the development would have a substantial negative effect on that habitat and (d) there is an absence of dispersal barriers.' Given that in this instance, none of the four points listed above are applicable to the Site, it is considered that survey of ponds within 500m of the Site boundary is not required, and that survey of ponds within 250m represents adequate survey effort.

The pond on site was dry at the time of survey and only one other pond was noted within 250m of the site boundary. This was subjected to a habitat suitability assessment and subsequent eDNA analysis. Both undertakings were done following the correct methods and at the correct time of year. The results of the eDNA survey came back negative, indicating the absence of the species.

No background records were returned from the local records centre within 1km of the site. Surveys were undertaken by another consultancy of the wider development in 2010. No Great Crested Newts were recorded within 250m of the site boundary.

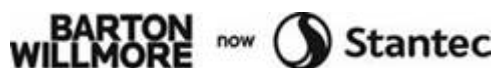
There is no evidence of GCN within 250m of the site boundary and, using Natural England guidance, this is considered an appropriate survey distance. Furthermore, the site comprises arable land at the western point (suboptimal for the species), is bound to the north by development and has watercourses on the southern and eastern aspects. Although the watercourses contain varying levels of water, these could also act as barriers to newt movements (should they be present in the wider landscape) during certain years or certain times of year. Given the above, we feel that sufficient information has been collected to guide the impact assessment and that surveys out to 500m, or submitting an application to join the District Level Licence, are not necessary or appropriate.

I trust this assists. Please let me know should you require any further information.

Hannah Leary
Planning Director

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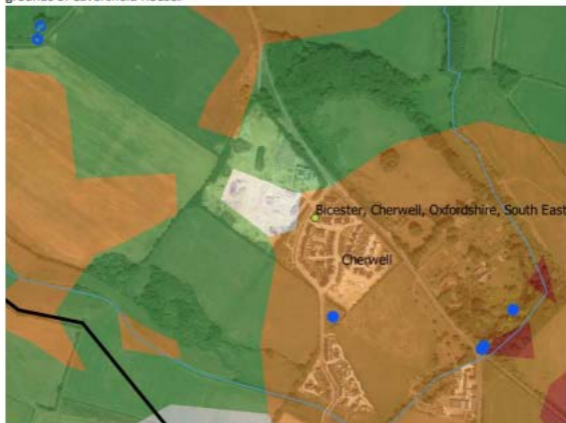
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This Outline planning application is for residential development (within Use Class C3), open space provision, access, drainage and all associated works and operations including but not limited to demolition, earthworks, and engineering operations, with the details of appearance, landscaping, layout and scale reserved for later determination. The site is located at Land at north west Bicester, Home Farm, Lower Farm and SGR2 Caversfield.

- The development falls within the amber Impact Risk Zone for Great Crested Newts (GCN). Risk zones have been derived through advanced modelling to create a species distribution map which predicts likely presence – In the amber impact zone, there is suitable habitat and great crested newts are likely to be present.
- There are six ponds within the site boundary and within 500m. There is a pond on site within woodland to the south-west boundary, a pond situated within 10m of the two parcels of land, two ponds adjacent to the north west boundary approximately 350m away, and two ponds adjacent to the east boundary within 50m of the development proposal.

The site is approximately 22ha in size, includes grassland fields and arable land, intersected and bounded by hedgerows. There are also a number of areas of scrub and woodland on site, with a notable wooded area adjacent to the north east and a small wooded area to the east within the grounds of Caversfield House.



- An Environmental Statement has been submitted in support of the application. However, the Environmental Statement only considered two ponds, only investigating a single pond, and failed to