

## Matthew Swinford

---

**From:** George Smith  
**Sent:** 18 November 2019 12:44  
**To:** DC Support  
**Subject:** FW: 19/02075/F - The Old Vicarage, Caversfield

---

**From:** Charlotte Watkins <Charlotte.Watkins@Cherwell-DC.gov.uk>  
**Sent:** 18 November 2019 12:07  
**To:** George Smith <George.Smith@Cherwell-DC.gov.uk>  
**Subject:** RE: 19/02075/F - The Old Vicarage, Caversfield

George

The Ecological report submitted is fine in itself. There are a range of measures which need to be taken to protect biodiversity during construction and to mitigate for loss of opportunities on site. There are some suggestions for enhancements also and the applicant should be aware that we seek a clear net gain to biodiversity from all development. The potential to create net gain here will depend on future management of the hedgerows and retained vegetation to prevent further loss.

It is proposed to retain much of the hedgerow to the North and West however I have some concerns as to whether this will prove feasible in the long term where they form part of the plots. Particularly the plot in the Northern corner which will be tightly surrounded by the current retained vegetation. How will their management and retention be guaranteed? If there is some potential for them to be lost then additional planting will need to be carried out on site as well as bat activity surveys, dormice surveys and likely mitigatory work. A Landscape and Ecological Management Statement/plan may be needed therefore to ensure this is thought about pre-commencement. The suggested beech hedge at the bottom of the gardens within the arboricultural report is strangely gappy and appears to be interspersed by fencing. It would have more value if it was continuous. Close board fencing should be avoided or if this is chosen (or walls are built) then they must include measures to ensure the permeability of boundaries to hedgehogs and other wildlife through the use of regular 'hedgehog highways' along each boundary.

Conditions should include adherence to sections 5.4.3, 5.4.7, 5.4.8, 5.6.2, 5.6.3, 5.6.5. of the Ecological Appraisal report. A biodiversity enhancement scheme to include all planting and habitat provisions such as bat and bird boxes (at least some of which should be integrated into the fabric of the new dwellings) with reference to sections 5.6.4-5.6.6 of the Ecological Appraisal report. Management of vegetation could be included in here also if stipulated or in a separate Landscape and Ecological Management Statement. The scheme should also include the location of hedgehog provisions and any other proposed features for biodiversity (log piles, insect houses). A lighting strategy should also be submitted due to the likely value of the retained vegetation to bats.

Please get back to me with any queries

Kind regards

Charlotte

**Dr Charlotte Watkins**

**Ecology Officer**

Tel: 01295 227912

Email: [Charlotte.Watkins@Cherwell-DC.gov.uk](mailto:Charlotte.Watkins@Cherwell-DC.gov.uk)

[www.cherwell.gov.uk](http://www.cherwell.gov.uk)

Office hours: Monday and Wednesday mornings

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail(and/or any attachments).

Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action..

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail(and/or any attachments).

Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action..