

## Rachel Tibbetts

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**From:** Bob Neville  
**Sent:** 08 March 2021 13:39  
**To:** DC Support  
**Subject:** FW: 20/03353/OUT

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**From:** Charlotte Watkins <Charlotte.Watkins@Cherwell-DC.gov.uk>  
**Sent:** 08 March 2021 13:18  
**To:** Bob Neville <Bob.Neville@cherwell-dc.gov.uk>  
**Subject:** 20/03353/OUT

20/03353/OUT  
Land West of Cotefield Business Park, Oxford Road Bodicote

Bob  
A Preliminary Ecological appraisal has been submitted. This was dated October 2018 however little appears to have changed on site in the interim with it being currently used largely as a compound so I think it is still valid in this case. I would recommend however that there is an updated walkover survey carried out (and additional surveys if required with mitigation plans as needed) no more than 6 months before works commence on site. This should be included in a conditioned CEMP.

The D & A statement states that the majority of hedgerow and trees will be retained and the PEA makes its assumptions on the relative impacts to wildlife (commuting bats, birds etc..) on this basis, however the current layout and arboricultural plan suggests that much of the remaining vegetation on site (except for the small group of trees to the SE) will be removed including all the trees to one side and the majority of the Priority hedgerow except that along the road.

As the areas of habitat with wildlife value on site are not large it is important that what is on site is retained where possible and enhanced. The enhancements suggested within the PEA, whilst appropriate in terms of planting will, it seems, only be mitigation for habitat lost rather than providing a clear net gain for biodiversity as required by policy. Whilst I appreciate this is not a final layout it does indicate the intention to lose significant areas of trees and hedgerow which will in turn result in a loss for wildlife. It may be difficult with the current layout for a net gain to be achieved and I would recommend that they look at ways of altering it.

Any LEMP would need to show a meaningful net gain is achievable on site and I would recommend that even though the site is relatively small, given the projected loss of habitat, they show this with a Biodiversity Impact Assessment calculation using a metric. In addition they should include enhancements on site for bats and birds in the form of integrated features within the new building. Swift bricks in particular would be valuable here with some additional bird/bat boxes on retained trees also likely to be beneficial.

A sensitive lighting scheme will be essential if the vegetation on site is to retain any value for bat commuting. Apologies for the late response, please get back to me with any queries  
Kind regards  
Charlotte

**Dr Charlotte Watkins**  
**Ecology Officer**  
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My usual working hours are: Monday and Wednesday mornings.

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