

# Consultee Comment for planning application 21/01630/OUT

<b>Application Number</b>	21/01630/OUT
<b>Location</b>	Land at North West Bicester Home Farm, Lower Farm and SGR2 Caversfield
<b>Proposal</b>	Outline planning application 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
<b>Case Officer</b>	Caroline Ford
<b>Organisation</b>	Ecology (CDC)
<b>Name</b>	Charlotte Watkins (Ecology Officer)
<b>Address</b>	Ecology Cherwell District Council Bodicote House White Post Road Bodicote Banbury OX15 4AA
<b>Type of Comment</b>	Comment
<b>Type</b>	
<b>Comments</b>	<p>Caroline I have several comments on the submitted documents for the above outline application. Firstly I have been unable to find within the documents any Biodiversity Impact Assessment to show that the scheme delivers an overall net gain (in habitat units) for biodiversity. As discussed within the scoping stage CDC currently seeks at least 10% gain from all development and one would hope for these sites for significantly more. Apologies if it is there and I have missed but if so can you point me to the correct document for review. This does need to be shown at outline stage so we can be sure it is achievable without looking off site. I could not find any analysis demonstrating that they can achieve the required 40% green space within the site, this would be helpful to see up front for similar reasons to those above. The masterplan shows much of the area to the East remaining as green space whereas the plan here has it as mostly built areas. Some comment on the thinking behind this and what it means for the wider NW Bicester site in terms of green space needs to be made. Page 12 of the planning statement seems to suggest that they are not committing to making a contribution to the off site provision for farmland birds which is required from all developers at NW Bicester. To quote - 'The SPD identifies that if It is not possible to mitigate for farmland birds on-site then off-site mitigation is required via a financial contribution This requirement is noted. In undertaking our ecological surveys of the site as part of the EIA preparation, no ground nesting farmland birds of conservation concern have been recorded on-site. We intend to share this evidence with CDC and discuss whether or not such a financial contribution is therefore required, in relation to the Site' This incorrectly quotes the SPD using 'if' as opposed to 'as' which may be inadvertent. The SPD states 'As it is not possible to mitigate for the Impact of farmland birds on the site, off site mitigation measures should be provided and all applications within the masterplan area should contribute to the provision of off-site mitigation.' It is important that all sites contribute to the off site compensation for farmland birds as required in addition to the the mitigation and compensation required for their individual sites. Further discussion on this point has not been had and I can see no reason why a contribution is not required here as elsewhere. As such it should be included within their agreements. The ES makes recommendations for a proportion of habitat boxes/bricks to be provided as integrated provision for bats, birds and insects. It should be noted up front however that we require the equivalent of a minimum of one provision per dwelling (albeit these may be clustered in suitable places). Green roofs are also needed on site as per the SPD and I don't think these were explicitly mentioned either. There are ponds on and around the site (within 500m) which have not been surveyed for GCN suitability or mentioned and this aspect needs to be dealt with before determination as this may have impacts on Great Crested Newts and levels of required mitigation. It could be that they can refer to work done for adjacent sites but this needs to be clear. I have attached a response from the Newt Officer at Nature Space (our GCN District licence delivery body) which outlines this more fully along with the options going forward but please do get back to me if there are any questions regarding this. The suggestions for information to be included within a CEMP with additional pre-works surveys are generally fine. A full lighting strategy will also be needed as will a LEMP which clearly shows how it all fits within the wider sites Biodiversity Strategy. Please get back to me with any queries Kind regards Charlotte</p>

**Received Date**

19/07/2021 12:52:33

**Attachments**

The following files have been uploaded:

Consultee response - Land at north west Bicester Home Farm Lower Farm and SGR2  
Caversfield\_sg (002).pdf