

Rebekah Morgan

From: Charlotte Watkins
Sent: 13 September 2021 14:13
To: Rebekah Morgan
Subject: RE: Re 21/02286/F Coffee Unit with Drive Thru Skimmingdish Lane

Rebekah

The applicant have submitted a walkover preliminary survey for this site. The site has not been intensively managed and contains areas of scrub, woodland and grassland all of which provide opportunities for wildlife. The site itself provides some connectivity between green spaces in the wider area which would be lost to some extent from these proposals and is hard to quantify but its loss should be avoided if there are alternative previously developed sites that are suitable.

Many of the protected species issues on site could be dealt with by careful working practices as outlined within the report. There are no mitigation strategies for the loss of habitat for either reptiles (for which we must assume presence in the absence of a survey) or nesting birds. I assume they intend this to be covered by the enhancement of the wider area but must therefore include measures specifically aimed at these species within the management plan for the site.

There appears to be a stand of blackthorn (from a desk study) that would be lost within the footprint of the buildings. The impact on brown hairstreak butterflies, for which there are records in the vicinity of the site, should be assessed. Management for this species is also not mentioned.

The biodiversity impact assessment relies on a full management scheme for the wider site for which there are no plans as yet. The proposals are to enhance habitats on site to a moderate condition which will require site specific habitat management in perpetuity. This would provide some benefits to biodiversity however I wonder how compatible the management of the larger land area is with the café/coffee unit and how they will prevent recreational or anti-social use (biking, dog fouling, picnicking, littering etc..) of the green space which would likely prevent 'moderate' condition being reached. I could not tell if they propose to fence the developed site from the rest of the space or whether there is the ongoing funding in place to carry out this sort of habitat management and monitoring?

The biodiversity impact assessment shows a potential % gain of 6.67% - this is little short of the level we currently seek (10% in line with upcoming National Guidance) and I would request that they demonstrate where further gains can be made on or off site. In addition the applicants should look to include wildlife enhancements on site for birds, bats invertebrates in the form of bricks/boxes etc..

Kind regards

Charlotte

Dr Charlotte Watkins

Ecology Officer

Tel: 01295 227912

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

www.cherwell.gov.uk

My usual working hours are: Monday and Wednesday mornings.

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