

Rachel Tibbetts

From: Caroline Ford
Sent: 07 December 2021 09:34
To: DC Support
Subject: FW: 21/03177/F - Albion Land, Axis J9, Howes Lane, Bicester

Please could you record and scan onto the above file?

Thanks

Caroline Ford BA. (Hons) MA MRTPI
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My usual working hours are: Monday to Friday, 09:00am to 17:15pm.

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From: Charlotte Watkins <Charlotte.Watkins@Cherwell-DC.gov.uk>
Sent: 07 December 2021 08:42
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: RE: 21/03177/F - Albion Land, Axis J9, Howes Lane, Bicester

Caroline

With regard to the above application, the ecological survey data is all fine and updated appropriately. A conditioned CEMP for biodiversity will cover many of the potential ecological impacts during construction. A detailed Habitat and Landscape is also referred to which will need to be conditioned. This should contain landscaping proposed, objectives for each habitat, biodiversity enhancements on buildings and within the site with location and number as well as management ongoing.

The applicants propose to contribute to the specific site wide off site mitigation scheme for farmland birds. The amount needs to be secured with a timescale.

The biodiversity metric demonstrates that there will be a net gain on site however for habitats in particular it is such a minimal gain (if I have calculated it correctly - less than 0.5%) such that I am not convinced this is meaningful. Such small net gains leave no room for contingency and are therefore more equivalent to just no net loss. We should be seeking more than this (currently CDC seek 10% where possible) and I would propose that they either look to finding more on site gain or consider compensating for additional units off site.

Kind regards
Charlotte

Dr Charlotte Watkins
Ecology Officer

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My usual working hours are: Monday-Thursday mornings.

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