

FAO Linda Griffiths
Cherwell District Council
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By email only

25th October 2023

Dear Linda

Application No.: 21/03522/OUT

Location: Os Parcel 3673 Adjoining And West Of 161, Rutten Lane, Yarnton, OX5 1LT, , Cross Parish Boundary Application: Begbroke and Yarnton Parish Councils

Proposal: The erection of up to 540 dwellings (Class C3), up to 9,000sqm GEA of elderly/extra care residential floorspace (Class C2), a Community Home Work Hub (up to 200sqm)(Class E), alongside the creation of two locally equipped areas for play, one NEAP, up to 1.8 hectares of playing pitches and amenity space for the William Fletcher Primary School, two vehicular access points, green infrastructure, areas of public open space, two community woodland areas, a local nature reserve, footpaths, tree planting, restoration of historic hedgerow, and associated works.

Objection:

- 1. Recreational impact on Begbroke Wood Local Wildlife Site and Frogwelldown District Wildlife Site**
- 2. Impact on farmland and other birds**
- 3. The importance of a net gain in biodiversity being in perpetuity**
- 4. Biodiversity net gain**

Thank you for forwarding the technical note prepared by the applicant in response to our 2nd response to the above application dated 23rd January 2023. We have the following comments. As a wildlife conservation charity, our comments relate specifically to the protection and enhancement of the local ecology on and around the application site.

- 1. Recreational impact on Begbroke Wood Local Wildlife Site and Frogwelldown District Wildlife Site**

We welcome the applicant's commitment to provide a dense double-staggered row of thorny shrubs at the edge of Begbroke Wood and to provide interpretation boards within newly created green open space to highlight the sensitivities of the newly created on-site habitats and nearby off-site Begbroke Wood Local Wildlife Site and Frogwelldown Lane District Wildlife Site and to secure these for the



lifetime of the development. We would ask that conditions or otherwise are used to ensure that these measures are put in place and maintained for the lifetime of the development.

2. Impact on farmland and other birds

We welcome the applicant's assurance that management of new green open spaces for the benefit of birds will be secured for the lifetime of the development and would ask that conditions or otherwise are put in place to ensure that these measures are put in place and maintained for the lifetime of the development.

3. The importance of a net gain in biodiversity being in perpetuity

We welcome the applicant's assurance that management of the new green open space will be provided for the lifetime of the development and that an organisation with considerable experience will be selected for delivering the habitat creation and management at the site for this period. We agree that the details should be secured by imposing a suitable condition on the outline planning consent.

4. Biodiversity net gain

We still consider that there needs to be far more detail to illustrate how the grassland will be managed in order to achieve "good" condition.

In addition, we remain concerned that at present the use of the word "could" as opposed to "will" with reference to grazing in the BIMP does not give sufficient certainty that grazing will be carried out. We would suggest further detail and certainty on the long-term management of the meadows specifically for the benefit of wildlife is necessary before determination of this application.

We are also concerned that the BIMP does not clearly set out the extent of public access to the meadowland and how this will allow undisturbed areas for ground nesting birds which will be necessary in order to adequately mitigate for the loss of habitat for farmland birds.

We hope that these comments are useful. Please do not hesitate to get in touch should you wish to discuss any of the matters raised.

Yours sincerely,

Nicky Warden

Public Affairs and Planning Officer