

The Lodge
1 Armstrong Road
Littlemore
Oxford OX4 4XT

Cherwell District Council

By email only

20th April 2022

Dear Sir/Madam

22/00489/F

OS Parcel 9078 And 9975 Adjoining Stocking Lane And North Of Rattlecombe Road Stocking Lane Shenington

Erection of 49 dwellings (17 of which (35%) will be affordable homes) with associated garages, parking and refuse storage, private gardens and communal open space/play space, hard and soft landscaping (including SUDs feature and means of enclosure, reinstatement of hedging and ironstone walling along Rattlecombe Road)

Objection: Application does not provide evidence of a net gain in biodiversity

As a wildlife conservation charity, our comments relate specifically to the protection and enhancement of the local ecology on and around the application site.

Our response below draws on the following planning policy and we have underlined the aspects most relevant to our response.

Cherwell Local Plan, Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment states:

... “In considering proposals for development, a net gain in biodiversity will be sought by protecting, managing, enhancing and extending existing resources, and by creating new resources” ...

In addition, p15 of CDC’s Community Nature Plan 2020–2022 A natural environment for people and wildlife refers to a target to:

“Seek a minimum of 10% net gain in biodiversity when considering proposals for development.”

We note that the applicant’s Design and Access Statement states at p31:

“Biodiversity of the site will be diversified and improved through new tree planting and other measures. The scheme will deliver excellent public open space.

And the applicant’s Planning and Affordable Housing Statement states at Paragraph 2.84:

“...it is the Applicant’s intention to interrogate biodiversity net gain that might be achieved by this proposal, and to report that to the LPA during the course of the application.”

However, there is no Ecology Report or Net Gain Analysis provided with the documentation and it is therefore impossible to assess whether or not a Biodiversity Net Gain is likely to be achieved and we therefore consider that the current application contravenes the policies quoted above and should be refused.

An Ecology Report and a working copy of the full set of data e.g. the metric spreadsheet itself, or a copy of its contents, should be provided and made available on the planning website to allow consultees to analyse the figures and comment as appropriate.

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

Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust