

FAO David Lowin

Cherwell District Council

David.Lowin@cherwell-dc.gov.uk

By email only

17th June 2022

Dear David

22/01340/OUT

**Location: OS Parcel 6124 East Of Baynards Green Farm Street To
Horwell Farm Baynards Green**

Proposal: Application for outline planning permission (all matters reserved except means of access (not internal roads) from b4100) for the erection of buildings comprising logistics (use class b8) and ancillary offices (use class e(g)(i)) floorspace; energy centre, hgv parking, construction of new site access from the b4100; creation of internal roads and access routes; hard and soft landscaping; the construction of parking and servicing areas; substations and other associated infrastructure.

Thank you for consulting us on the above application. I would refer you to our response submitted 8th June 2022 which we stand by in its entirety.

We note that a non-corrupt BIA report has been added to the documents available. However, this appears to be an earlier version dated December 2021 whereas the version originally submitted (which includes a corrupt and illegible section) is dated April 2022.

The document dated December 2021 shows a net loss of -5.39% habitat units and a net loss of -22.17% hedgerow units. We refer you to paragraph 1 of our previous response which argues that the application does not provide evidence of an adequate net gain in biodiversity as required by National Planning Policy Framework, The Cherwell Local Plan, Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment and Cherwell District Council's Community Nature Plan 2020–2022 A natural environment for people and wildlife.

For this reason and the other reasons set out in our response of 8th June 2022, it is our opinion that this application should not be approved, and certainly not so in its current form. 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

