

# Consultee Comment for planning application 22/01340/OUT

Application Number	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.
Case Officer	David Lowin
Organisation	Ecology (CDC)
Name	Charlotte Watkins (Ecology Officer)
Address	Ecology Cherwell District Council Bodicote House White Post Road Bodicote Banbury OX15 4AA
Type of Comment	Comment
Type	
Comments	<p>With regard to the above application ecological surveys have been carried out and proposed mitigation outlined. There are however some remaining ecological issues on site. The newly submitted BIA shows an overall loss in both hedgerows and habitats. I'm wondering if the submission of the new BIA is a mistake? Otherwise, the level of loss proposed here in both habitats and hedgerows is unacceptable and I believe insufficient effort in reducing this loss has been made on site. It needs to be confirmed which BIA we should be considering.</p> <p>The original superseded submission (the metric of which is illegible in parts and should be sent on in full) does show a net gain of around 3% however we should be seeking, wherever possible, a greater net gain in habitats than this in line with CDCs corporate targets and emerging policy of 10%. Where a lower net gain is considered acceptable, we must be very confident that this is achievable to ensure a net loss is avoided.</p> <p>I concur with some of BBOWTS comments - in that the target conditions for some of the created habitats on site are quite ambitious and may not be attainable. There is very little space given over to amenity on site for what I assume will be a large number of employees here and therefore it is unlikely that areas given over to biodiversity will be able to remain inaccessible to people. Maintaining a species rich grassland in the best condition possible when it needs to double for amenity/recreation/lunch space will be difficult. Managing strips of both amenity and high-quality species rich grassland directly next to each other when they have differing needs in fertility and management will also make it difficult. If the proposed condition of the species rich grassland was reduced to 'moderate' which I suggest is more realistic this would greatly impact the ability on site to achieve a net gain. It is difficult to have confidence that a clear net gain for biodiversity could be achieved on site with the current footprint. A full metric for the site should be submitted as this would help assess this. If as stated in their ecological appraisal, they may need to seek off site net gain then potential siting for this should be outlined at this stage.</p> <p>The site is adjacent to the designated Local Wildlife Site and Ancient woodland of Stoke Bushes at its NE tip. The ecological appraisal states that it is considered there could be construction impacts in terms of dust pollution however it also states that despite its proximity the LWS is not predicted to be affected by air pollutants (NOx). I am not clear as to whether the latter statement refers to operational impacts or construction impacts and what mitigation will be put in place to deal with the threat of dust deterioration on the ancient woodland ecosystem which is an irreplaceable habitat. There is also the question of whether the woodland could be affected by an increase in recreational impacts as it is the most obvious recreational walking route from the site having a footpath/bridleway across the closest edge of it.</p> <p>Unless I have missed an update, breeding bird surveys and bat activity surveys have not been updated since 2018 and importantly only half the site was surveyed at that time which did not include the half closest to the ancient woodland (which might be expected to be of</p>

greater value to bats) and may well mean that the number of breeding birds dependent on the habitats present are higher than stated. There are a number of red listed farmland birds confirmed/likely to be breeding on the Western half of the site (Linnet, starling, Yellowhammer, Skylark, Yellow wagtail) with other notable species such as lapwing flocks seen in winter. This habitat will be lost following construction and cannot be mitigated for on site with the current proposed landscaping. An off-site scheme should be put in place to ensure that the conservation status of these red list bird species is not impacted by the proposals otherwise this remains an unmitigated for impact.

Should the issues of net gain, farmland bird mitigation and potential impacts on the LWS be resolved the site will require a LEMP (to include specific management operations for target species such as hairstreak butterflies), Biodiversity net gain plan, CEMP (to include updated badger surveys), full lighting strategy to include light spill measurements for the LWS.

Kind regards  
Charlotte

**Received Date**

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**Attachments**