

From: Karen East <clerk@gosfordandwatereaton-pc.gov.uk>
Sent: 07 July 2023 13:58
To: Planning
Cc: Clive Stayt; Suzanne Wilson
Subject: Re: Development site: PR6a - CDC planning reference 23/01233/OUT - OBJECTION

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Good afternoon,

Please find below additional objection concerns regarding application 23/01233/OUT from Gosford and Water Eaton Parish Council.

CONCERNS RE OUTLINE PLANNING APPLICATION FOR PR6a - The council adds further objection to this application.

POINT 1: Below is an extract from the ‘Biodiversity Improvement and Management Plan’ for Water Eaton 4.13 Whilst the proposed development will result in an unavoidable reduction in the value of the land for ground nesting birds such as skylark, proposals will result in enhanced opportunities for the wider bird assemblage, having a positive overall impact and *increased* provision for a variety of birds, including priority species. Despite this anticipated displacement of ground nesting birds, there are principles which can be incorporated into the on-site landscape design and habitat management which will also increase the value of the Site for foraging skylark, including providing species-rich grassland and *invertebrate* breeding habitats.

This isn’t just an ‘unavoidable reduction in the value of the land for ground nesting birds’. It is complete removal of this land for use by Skylarks which are a red-list species i.e. endangered. It will affect other bird species as well.

The developers know that Skylarks are present on this site and we question whether their approach is justified. It is possible that they should be providing offsite mitigations e.g. specific farmland management.

POINT 2:

Page 31 of Development Brief, 6.3 Character and layout

Extract: “*Long distance views to the Cherwell Valley and St Frideswide Farm along historic east-west routes are to be retained and new view corridors created within the street layout*”.

Looking at the Masterplan it isn’t clear how these long distance views along historic east-west routes are being retained.

POINT 3: Community Allotments

Page 52 of Development Brief states:

*“A 0.64 hectare area is required for community allotments which are to be incorporated within the allocated developable area. A potential location is indicated on **Figure 21**. The design and character of the allotments are to be agreed with CDC”.*

The Masterplan shows 8 small sites of ‘allotments/community gardens/orchards’

The council queries what area will be allocated and is it the full amount?

Will it be a proper allotment site to provide for the increasing number of people especially those in flats with no gardens?

POINT 4: There are roosting bats in Pipal Barns

Planning states they are not planning to do anything for the skylarks. This will give an adverse impact to the red list species such as skylarks. There does not seem to be offsite compensation on farmland.

Best wishes

Karen

Clerk - Gosford and Water Eaton Parish Council
