

Biodiversity Strategy Statement



**Tyler
Grange**

**Himley Village, Bicester
– Phase 1A
16th January 2025**

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Plan 1: 15525/P15 Phase 1A Habitat Features



Section 1: Introduction

Introduction

- 1.1. This report has been prepared by Tyler Grange Group Ltd. on behalf of Cala Homes in respect to Phase 1A of the Land at Himley Village, Oxfordshire, OX26 1RT hereafter referred to as the 'site'. The site is centred on National Grid Reference SP 55436 23155. See **Figure 1.1** for the indicative site boundaries.



Figure 1.1. Indicative wider site boundary shown in blue and Phase 1A boundary shown in red (© Google Aerial Imagery)

- 1.2. An outline planning application for the phased development of up to 1,700 residential dwellings (Class C3), flexible commercial floorspace (Classes A1, A2, A3, A4, A5, B1, C1 and D1), social and community facilities (Class D1), land to accommodate one energy centre and land to accommodate one new primary school (up to 2FE) (Class D1) was submitted to Cherwell District Council (Application Ref: 14/02121/OUT) in 2014.
- 1.3. Outline planning permission was granted for the site in January 2020 with a number of conditions attached. Several conditions were later amended as part of a non-material amendment in December 2022 (Planning Ref: 22/03492/NMA), with Condition 10 stating:

Condition 10

“Prior to or alongside the submission of any application for approval of reserved matters for phase 1, a Bio Diversity Strategy for the site shall be submitted to and approved in writing by the Local Planning Authority prior to the determination of the reserved matters application for phase 1. Each reserved matter application shall be accompanied by a statement setting out how the proposed development will contribute to achieving the Bio Diversity Strategy and net biodiversity gain. The development shall be carried out in accordance with the approved Bio Diversity Strategy.”



- 1.4. Tyler Grange has since produced a site wide Biodiversity Strategy in December 2023 (**15525_R03D_Biodiversity Strategy_18122023**) as part of the Reserved Matters (RM) application and pursuant to Condition 10. This Biodiversity Strategy report included an updated redline boundary for the wider site and detailed the results of update habitat and protected species surveys in 2023, along with a biodiversity net gain (BNG) assessment for the entire wider site, which includes all phases of the development. The site wide Biodiversity Strategy report has since been approved and should be viewed in conjunction with this report.

Purpose

- 1.5. This report has been prepared to fulfil the remaining requirements of Condition 10 as part of the Reserved Matters application for Phase 1A of the development. It outlines the specifics of the Phase 1A development and assesses how the proposals align with the mitigation and enhancement measures outlined in the Biodiversity Strategy.



Section 2: Phase 1A

Phase 1A Context and Habitats

- 2.1. Phase 1A of the development comprises the access breaks into the site from the B4030 which runs adjacent to the southern boundary of the site (see **Plan 15525/P15**).
- 2.2. Habitats present within the Phase 1A boundaries include two lengths of hedgerow (H9 and H10 on the **Plan 15525/P15**). H9 comprises a species-rich hedgerow with trees, and H10 is species-rich. A small area of orchard habitat modified grassland is also present beyond the hedgerows.
- 2.3. The proposals require the removal of two sections of hedgerow to facilitate the new access roads into the site, along with associated areas of modified grassland within the field beyond, and a small area of orchard (see **Plan 15525/P15**).

Proposed Development

- 2.4. Phase 1A of the development comprises only the access breaks and roads into the site to enable the creation of access roads within and through the subsequent development phases.
- 2.5. As a result, there is limited scope for habitat creation and enhancement within the Phase 1A boundaries, however, without such works it would not be possible for the remainder of the scheme to be developed, which includes significant enhancements for biodiversity. Nonetheless, habitats within the Phase 1A areas will be enhanced wherever possible to improve the importance for wildlife and contribute to an overall net gain in biodiversity.

Biodiversity Enhancements

- 2.6. As stated within the site wide Biodiversity Strategy report, retained hedgerows within the site will be enhanced where possible by infill planting to improve their overall structure and through appropriate management for the benefit of biodiversity, such as rotational cutting of only one side of the hedge at a time (where health and safety allows), and cutting within winter once the plants have flowered and produced seeds and berries as food for wildlife.
- 2.7. As a result, the remaining stretches of hedgerow within and adjacent to the Phase 1A areas will be buffered from development and enhanced via infill planting to improve their structure and species diversity, providing additional opportunities for wildlife and areas of refugia, and contributing to a net gain in biodiversity.
- 2.8. The retained hedges will be sensitively managed for the benefit of biodiversity, as detailed within the submitted Landscape Habitat Management Plan (LHMP) (report ref: **15525_R06a_1A & 1B_LHMP_12062024_JS_RC**).



Biodiversity Net Gain

An overall net gain in biodiversity has been achieved at the site, as detailed within the Biodiversity Strategy. This net gain has been achieved site wide and resulting from the proposed habitat creation and enhancement measures specified for each phase. Collectively, each phase of development contributes to achieving this overall net gain in biodiversity post-development.



Section 3: Conclusion

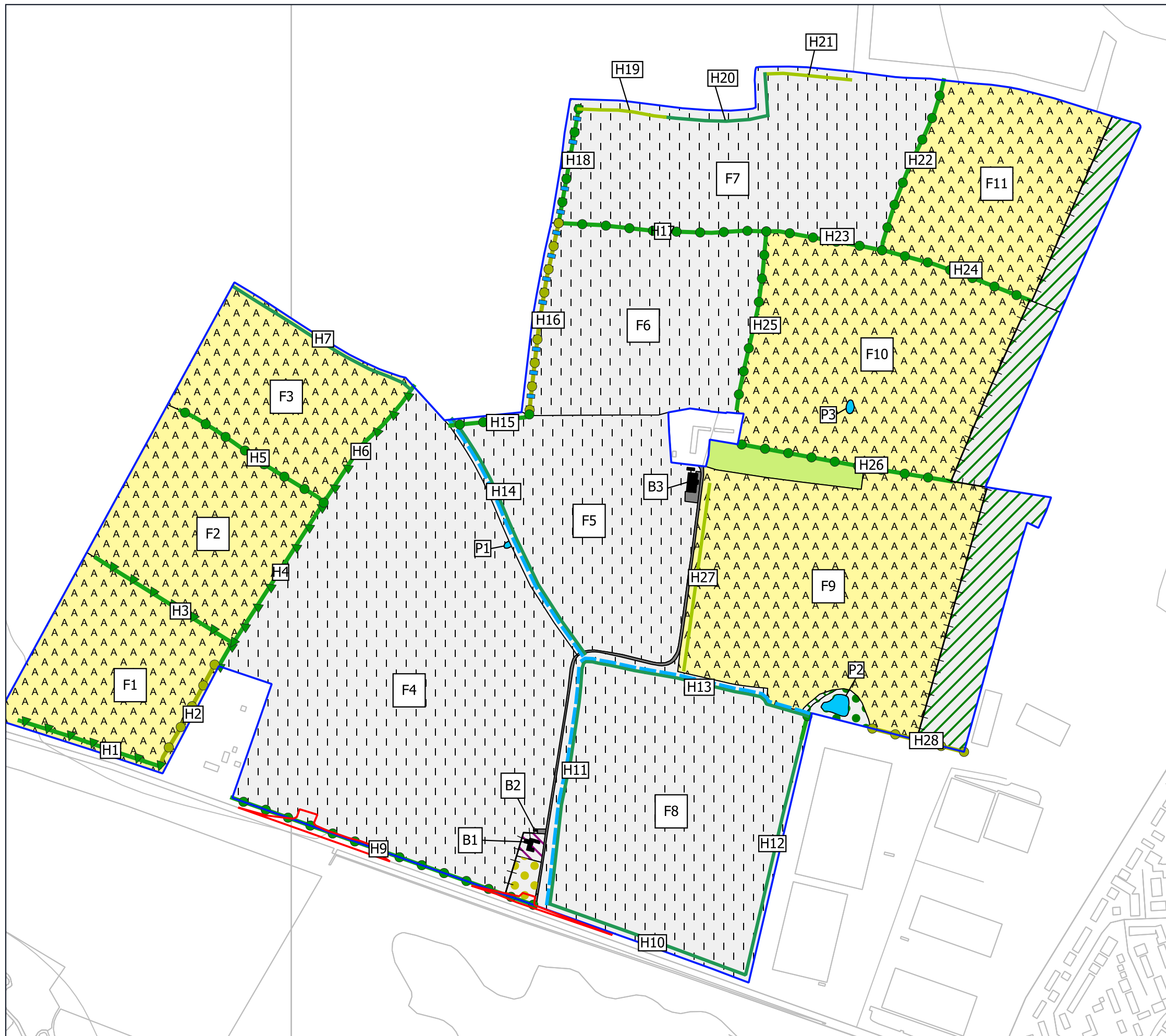
- 3.1. Phase 1A of the development focuses solely on creating access points into the site, which will enable further development and biodiversity enhancements across subsequent phases.
- 3.2. While there is limited scope to provide new habitat creation and enhancement within Phase 1A, the enhancement of the retained hedgerows will provide additional opportunities for wildlife and contribute to the overall net gain in hedgerow habitat provided as part of the scheme.
- 3.3. Subsequent phases of the development enabled by Phase 1A include extensive new areas habitat creation and enhancement, along with species-specific enhancements such as the installation of bat and bird boxes across the site, and the provision of reptile and amphibian hibernacula.
- 3.4. The provision of these features and the creation and enhancement of habitat with each phase of the development will ensure an overall net gain in biodiversity is achieved and opportunities for wildlife are enhanced, in line with the Biodiversity Strategy.



Plans

Plan 1: **15525/P15 Phase 1A Habitat Features**





- Wider Site Boundary
- Phase 1A
- Baseline Habitats 2023**
- Arable
- Buildings
- Broadleaved parkland
- Broadleaved woodland plantation
- Hardstanding
- Modified grassland
- Orchard
- Ponds (P1 - P3)
- Modified grassland
- Scattered scrub
- Vegetated garden
- Ancient species rich hedge with trees
- Species poor hedge with trees and dry ditch
- Species rich hedge with trees and dry ditch
- Species poor hedge with trees
- Species rich hedge with trees
- Species poor hedge
- Species rich hedge
- Species rich hedgerow with dry ditch
- Fence



Project	Himley Village, Bicester
Drawing Title	Phase 1A Habitat Features
Scale	As Shown (Approximate)
Drawing No.	15525/P15
Date	June 2024
Checked	JS/RC



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