

NOTES OF A MEETING

CPM2172

PROJECT: Gavray Drive, Bicester

ON: 28 February 2003, 10.00am

AT: BBOWT Offices, Littlemore, Oxfordshire

Those Present:

Craig Blackwell – Oxfordshire County Council
Camilla Lambrick – County Wildlife Sites Surveyor
Nigel Evans – Cherwell DC
David Keyse – JJ Gallagher
Brian Duckett – Hankinson Duckett Associates
Charlotte Webbon – Hankinson Duckett Associates
Karen Hall - CPM

Circulation – all those present and Rob Rowlands – CPM, Michelle Kirby – Roger Tym and Partners

SUMMARY OF CPM COMMENTS/MEETING NOTES

CB handed out Wildlife Site Criteria, Survey report for Gavray Drive Meadows, Gavray Drive Meadows Citation, CPM and CWS Selection Panel recommendations and the Reasons for the final designation to each attendee

CB introduced the meeting, describing the background

- In 2001 Cherwell DC commissioned consultants to undertake Local Plan Sites Survey.
- In Early 2002 the Gavray Drive site was noted to have some ecological interest.
- This led to the designation of the site as a County Wildlife Site.

NE set out the planning background

- The Adopted Local Plan is being reviewed and is now in its second stage
- Originally the Gavray Drive site was allocated for employment, last year CDC changed this to residential
- CDC have had lots of representations on the second stage, and this combined with a new database system has created some delays but hope to make the representation to the executive in May 2003
- Therefore, the Public Inquiry is likely to be February/March 2004

KH briefly overviewed CPM's involvement

- Instructed by JJ Gallagher's to do ecology surveys late spring/early summer 2002
- A number of flora and fauna surveys were undertaken during summer 2002
- As a result, Field 7, was considered to meet the County Wildlife Site criteria
- A small population of great crested newts was found to be present

CL commented on Wildlife Sites Surveys

- Visited the site on several occasions from June 2002 onwards
- Visits in September led to the discovery of Pepper saxifrage and sneezewort in field 11, and these 2 species combined with great burnet and devil's-bit scabious already known from the field led to BBOWT considering Field 11 to be of County Wildlife Site status
- Hence, the plan circulated indicating Fields 11 & 12 are proposed as most worthy of retention by CWS and Oxfordshire CC, and a practical area for future management

BD then posed the question that if burning ecologically enhances Field 11, would the other fields within the site respond in the same manner?

CL and CB explained that this could be the case, however Field 11 has been put forward as it's botanical interest is known, from the data collected last year. However, it is acknowledged that the other fields could hold a similar seed bank but no individual plants have been identified through the surveys undertaken.

DK inquired to NE regarding what would be required in the way of Public Open Space, and whether the Wildlife Site and the flood plain area would contribute to POS. NE indicated that more than Fields 11&12 and the flood plain would be required to meet CDC's POS requirements. NE indicated that CDC may not accept the floodplain area as a 'kickabout'/dogwalking area, both DK and BD commented that this was unusual. CDC were criticised for allowing this in the development area to the southeast. CB explained that the retained fields could be used for informal recreation, with restricted access during part of the year when paths could be cut through the vegetation.

DK explain the current position with regard to land ownership within the site

JJ Gallaghers own SE corner (Fields 1&2)

- Diocese of Oxford owns Fields 11 & 12
- London and Metropolitan own the northern boundary, east of the watercourse (Fields 4,5 & 6), JJ Gallagher are in contact with them
- Norman Trust own the remainder of the area (JJ Gallagher have an agreement with them)

NE expressed concern regarding the 'control' of housing developers in relation to the way in which JJ Gallaghers work. DK explained that once a site has planning permission JJ Gallagher put in the infrastructure and hold responsibility for the S106 agreement and then sell of pockets of land to housing developers to work within a defined 'masterplan'.

CB and CL commented that translocation of all newts off site could be considered, as only dealing with a small population, provided a suitable receptor site could be found. The land to the east of the N-S road, also a County Wildlife Site, may be suitable, although further survey work will need to be

undertaken, as will discussions with English Nature.

As an aside, CB commented that Oxfordshire CC are objecting to the change of use of the site to residential, as would prefer employment use as this would lower the human impact on the CWS.

DK to clarify what control JJ Gallagher have over the land to the east of the N-S road.

ACTION DK

There was some confusion as to the accurate floodplain boundary. NE commented that the Environment Agency and Tony Brumell (CDC Chief Engineer) have a definitive boundary line.

CB asked if JJ Gallagher would consider providing some funding for the management of the off-site area to the east of the N-S road. DK commented he could not foresee any problems with this.

Options

The retention of Fields 7 And 11 was discussed and discounted on the practicalities of management – 1 large portion of land probably better than 2 smaller areas.

BD questioned what use Field 6 could be put to, if Fields 11 and 12 are retained, as proposed. Agreed that Field 6 in this situation would be virtually sterile. BD then proposed '**Option 1**' that the eastern portions of Fields 11 and 12 would be developed and the western part of field 6 becomes the retained area (see attached sketch plan), possibly with some translocation of turfs from field 11 to the poorer areas of fields 12 and 6. This would create a broad corridor along the watercourse creating an extension to the floodplain and would also connect with the railway line corridor.

Following discussions relating to continuity of habitat both along the watercourse corridor and railway embankment vegetation '**Option 2**' was proposed (see attached sketch plan). This incorporates Fields 5, 6 and 7.

Both DK and BD commented there would be funding available for the translocation of turfs from either field 11 or 7, depending on which Option was favoured.

All team members to consider the two Options over the next 4 weeks.

ACTION ALL

Next Meeting arranged for 27 March 2003, 10am, BBOWT Offices

NOTES OF A MEETING

CPM 2172

PROJECT: Gavray Drive, Bicester

ON: 27 March 2003, 10am

AT: BBOWT Offices, Littlemore, Oxfordshire

Those Present:

Craig Blackwell	Oxfordshire County Council
Camilla Lambrick	BBOWT
Nigel Evans	Cherwell DC
Charlotte Webben	Hankinson Duckett Associates
Rob Rowlands	CPM

Circulation – all those present, and David Keyse – JJ Gallagher, Karen Hall – CPM, Michelle Kirby – Roger Tym and Partners

SUMMARY OF CPM COMMENTS/MEETING NOTES

<p>Notes from a Meeting on 28th February 2003</p> <p>No comments were received from the previous meeting and those present considered that the meeting notes prepared were very helpful.</p>	
<p>Aims of the Meeting</p> <p>The main aims of the meeting were to:</p> <ul style="list-style-type: none"> • Clarify land ownership issues, particularly in relation to the area to the east and to JJ Gallaghers ownership; and • Discuss the two options proposed at the meeting on the 28th February 2003. 	
<p>Land Ownership</p> <p>David Keyse of JJ Gallagher was not present at the meeting. No land ownership information was presented at the meeting and RR agreed to progress this matter with DK and forward that information to those present, including land under the ownership of London Metropolitan. The CWS Selection Panel requires land ownership information so that they can write to the owners to inform them of the designation.</p>	<p>Action: RR/DK</p>

Options

Since the previous meeting, the County Wildlife Sites Selection Panel, which comprises the County Ecologist and representatives from English Nature, the Wildlife Trust and the Biological Records Centre, had been presented with the two options proposed at the meeting on the 28th February 2003. CB stated that the decision of the CWS Selection Panel was unanimous and strongly in favour of Option 1. Option 1 being the retention of the majority of fields 6, 11 and 12 and forming a broad corridor along the watercourse and creating an extension to the floodplain and linking in with the railway line corridor.

The CWS Selection Panel considered that Option 1 would form a good and viable management unit that was connected to the stream corridor, retaining the majority of Field 11. The CWS Selection Panel considered that Option 2 was more strung out and would be difficult to maintain over the long term.

Concern was expressed by the CWS Selection Panel that the Option 1 boundary had been redrawn to show a smaller area in the second version of the 28th February 2003 meeting notes. RR and CW assured those present that they viewed the line drawn being only indicative of the area proposed for retention.

Two variants of Option 1 were discussed, a straight line variant and a stepped variant:

- The straight line variant would result in the loss of the eastern end of Fields 6, 11 and 12 including the existing field boundaries (see plan attached); and
- The stepped variant would see the whole of Field 11 retained as well as the eastern field boundary, which would then result in less of Fields 6 and 12 being retained (see plan attached).

CB preferred the straight-line option, while CL preferred the stepped variant due to the retention of part of the field boundary including mature oak trees.

Those present considered that the best way to define the area to be retained and hence the boundary would be to accurately calculate the area for both variant 1 and 2. In terms of defining the boundary, the area to be located within CWS boundary in Field 6 is the area to be subtracted from the east of fields 11 and 12, excluding the area identified as floodplain.

NE questioned the viability of the western end of Field 10 if Option 1 is confirmed. Those present questioned whether this could also contribute to the CWS area. RR said that he would discuss this further with DK. CB suggested that if it was included it could be scrubbed up to strengthen the field boundaries.

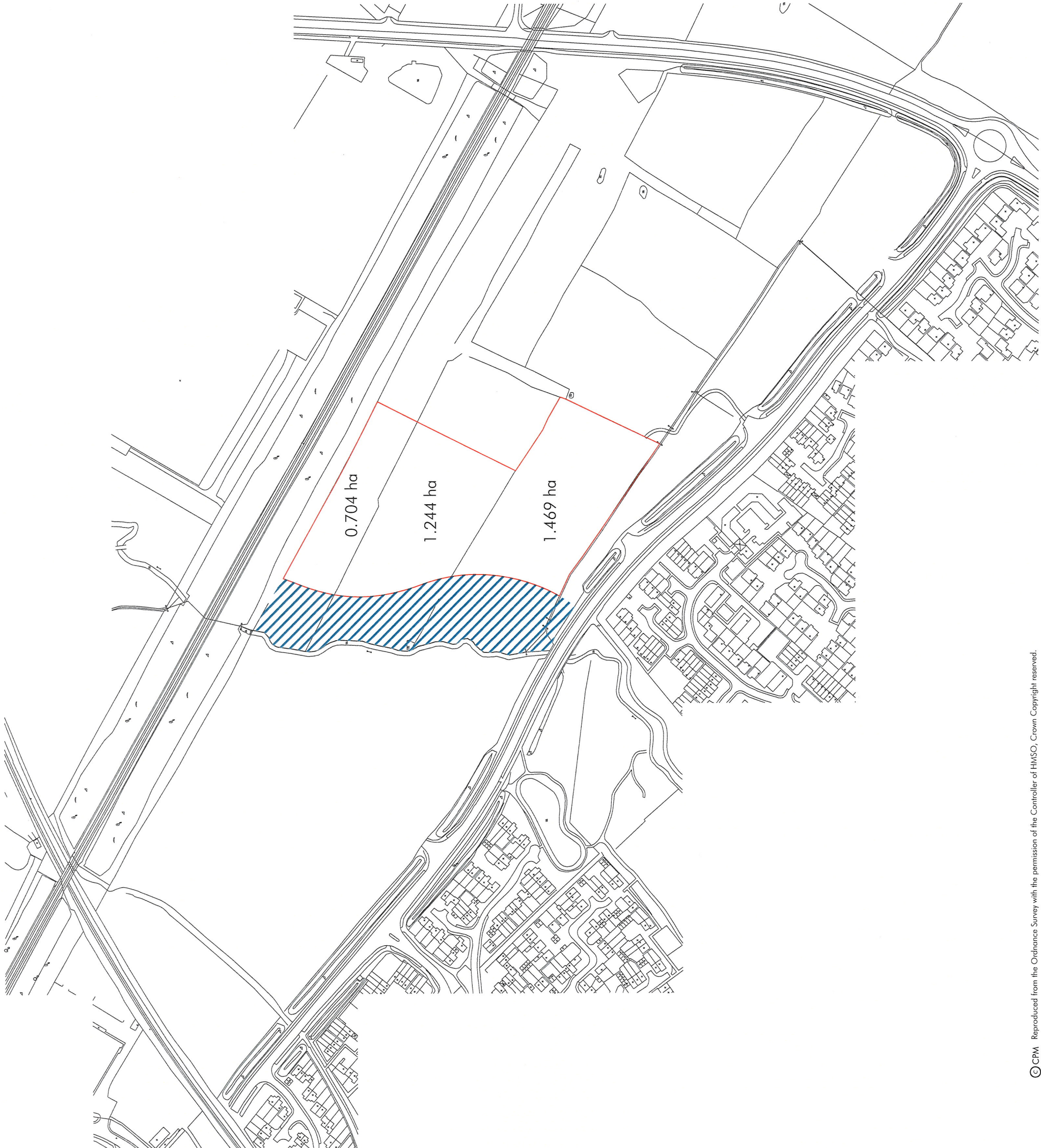
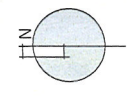
NE said that the final decision on the CWS boundary was dependent on whether the site is developed for residential or employment since this would determine what the areas of fields 6, 11 and 12 outside the CWS boundary could be used for. NE considered that the decision on the exact boundary should be left until the masterplan was developed.

NE stated that CDC Officers need to report to the Executive on the 19th May 2003. Therefore, there is a need to resolve the CWS issue by the end of April 2003.

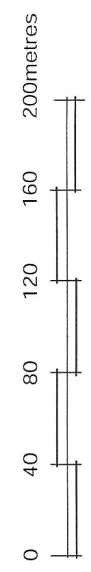
Action: RR

**Action:
RR/DK**

Other Issues – Long Term Management CB stated that a commuted sum would be sought from the developer to secure the long-term management of the habitats. The overall responsibility of the long-term management would require further discussion.	
Next Meeting The next meeting has been arranged for Wednesday 23 rd April at 10am at the BBOWT offices.	

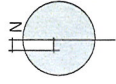
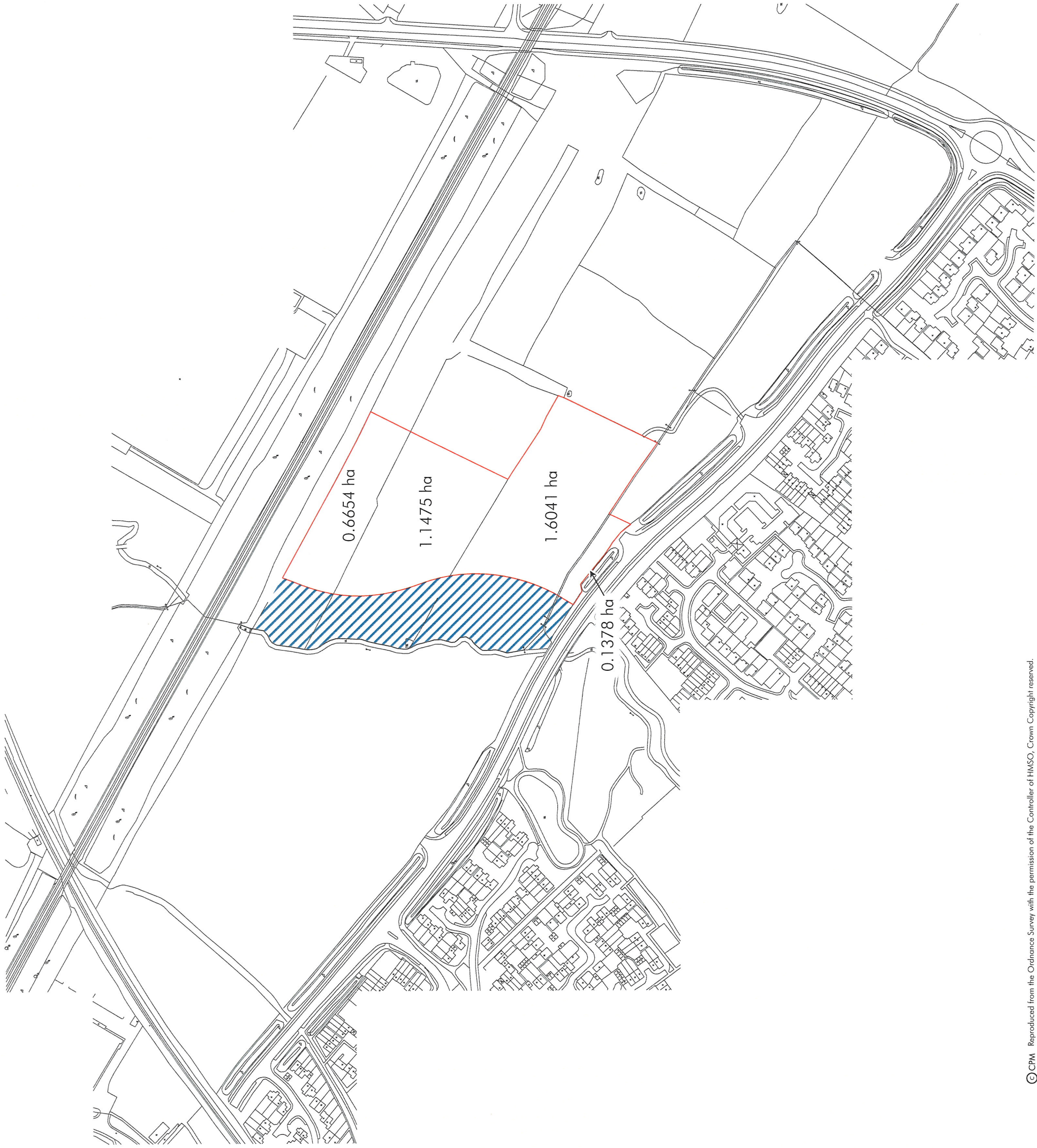


-  1 in 100 yr Flood Plain
(Data supplied by Cherwell District Council)
-  Proposed County Wildlife Site Boundary



Drawing Title	Client
Option 1 - Stepped Variant	J J Gallagher Ltd
	Project
	Gavray Drive, Bicester, Oxfordshire
	Scale
	As shown
Drawing No	CPM2172/06
Date	04/03 RR/RH
Checked	RL 16/11/04





1 in 100 yr Flood Plain
(Data supplied by Cherwell District Council)



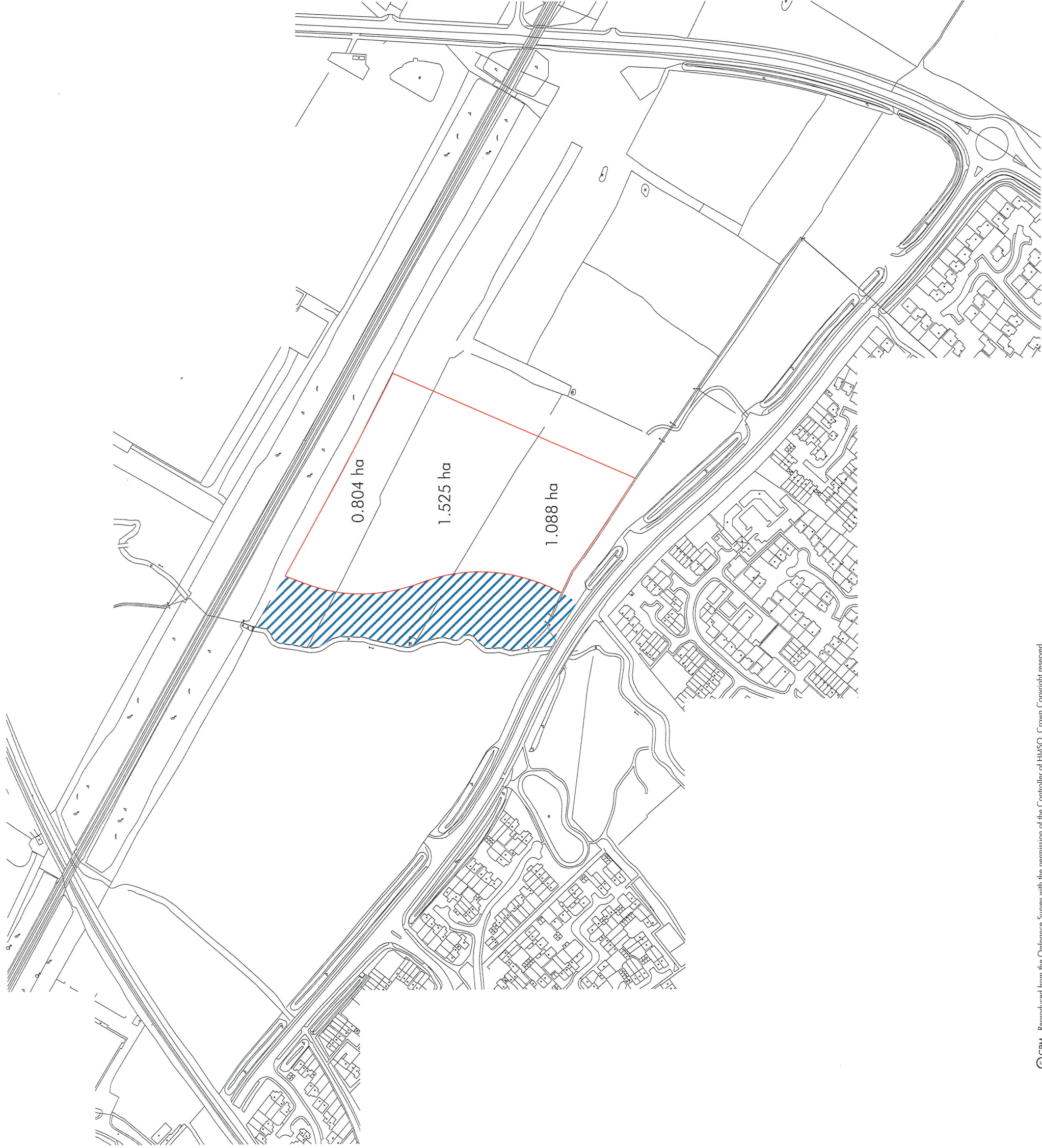
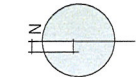
Proposed County Wildlife Site Boundary





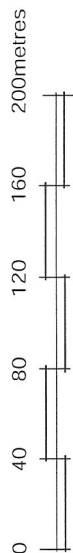
Drawing Title	Option 1 - Stepped Variant Retaining Part of Field 1
Client	J J Gallagher Ltd
Project	Gavray Drive, Bicester, Oxfordshire
Scale	As shown
Drawing No	CPM2172/07
Date	04/03 RR/RH
Checked	<i>RL</i>



Akeman Barns, Colin St Aldwyns, Cirencester, Gloucestershire GL7 5AW
Tel : 01285 - 750555 Fax : 01285 - 750636 E-mail : info@cpm-uk.co.uk



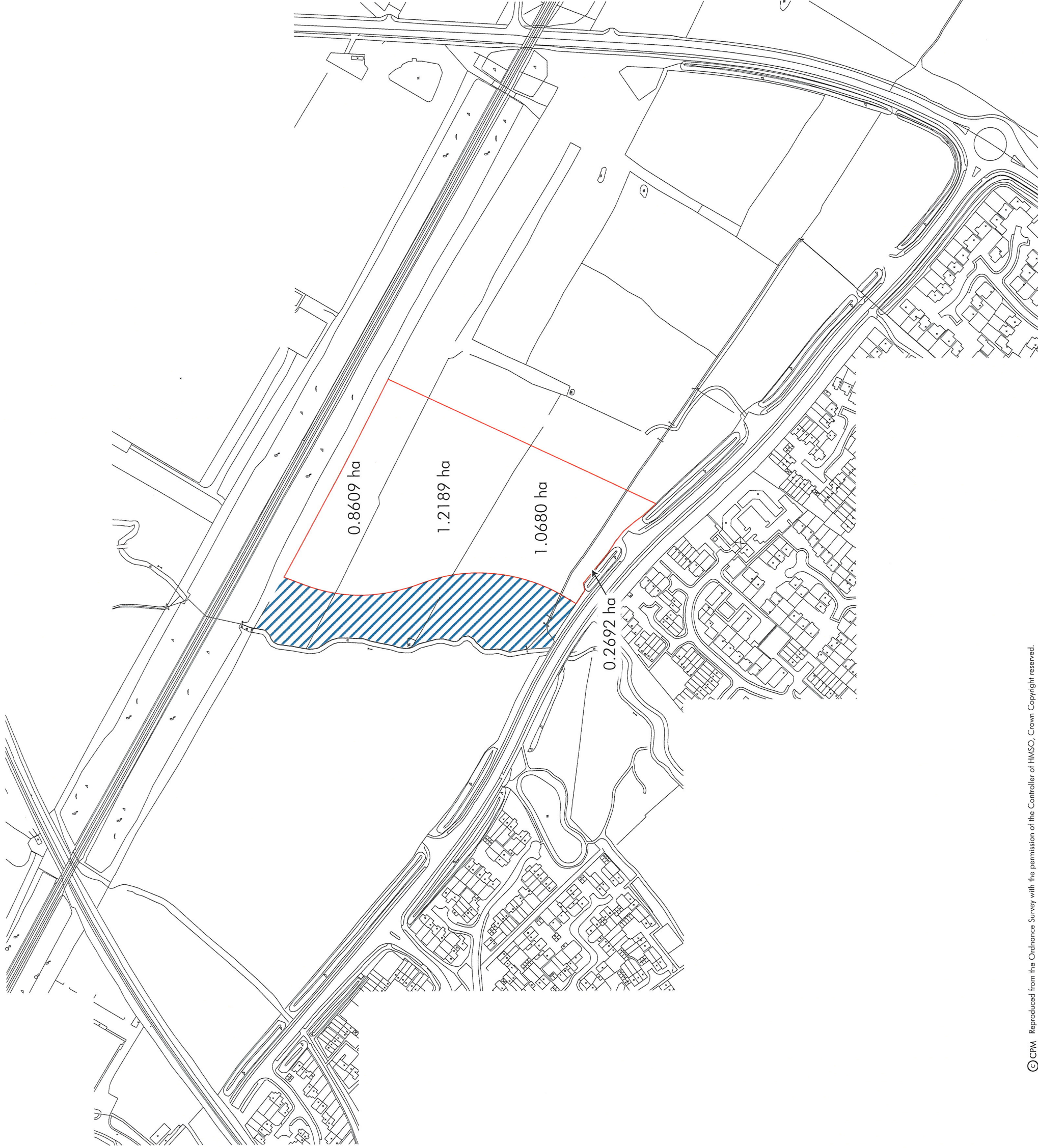
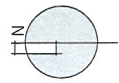
-  1 in 100 yr Flood Plain
(Data supplied by Cherwell District Council)
-  Proposed County Wildlife Site Boundary





Drawing Title	Option 1 - Straight Line Variant
Client	Gallagher Estates Ltd & London and Metropolitan
Project	Land North of Gavray Drive, Bicester, Oxfordshire - Phase 1
Scale	As shown
Drawing No	CPM2172/05
Date	04/03 RR/RH
Checked	EL 16/1/04




Akeman Barns, Coln St Aldwyns, Cirencester, Gloucestershire GL7 5AW
Tel : 01285 - 750555 Fax : 01285 - 750636 E-mail : info@cpm-uk.co.uk



-  1 in 100 yr Flood Plain
(Data supplied by Cherwell District Council)
-  Proposed County Wildlife Site Boundary



Option 1 - Straight Line Variant
Retaining Part of Field 1

Drawing Title
Client J J Gallagher Ltd
Project Gavray Drive, Bicester, Oxfordshire
Scale As shown
Drawing No CPM2172/08
Date 04/03 RR/RH
Checked 



Akeman Barns, Coln St Aldwyns, Cirencester, Gloucestershire GL7 5AW
Tel : 01285 - 750555 Fax : 01285 - 750636 E-mail : info@cpm-uk.co.uk

NOTES OF A MEETING

CPM 2172

PROJECT: Gavray Drive, Bicester

ON: 6th June 2003

AT: BBOWT Offices, Littlemore, Oxfordshire

Those Present:

Craig Blackwell	Oxfordshire County Council
Camilla Lambrick	BBOWT
Nigel Evans	Cherwell District Council
Charlotte Webbon	Hankinson Duckett Associates
Rob Rowlands	CPM

Circulation

All those present and David Keyse – JJ Gallagher, Karen Hall – CPM, Michelle Kirby – Roger Tym and Partners.

SUMMARY OF CPM COMMENTS/MEETING NOTES

Land Ownership

RR tabled two plans forwarded by DK prior to the meeting.

One plan indicated the distribution of land ownership within the site. There are four landowners, namely JJ Gallagher, Oxford Diocese, The Norman Trust and London and Metropolitan. RR confirmed that JJ Gallagher have an option on The Norman Trust land and any contact relating to this land should be directly through DK at JJ Gallagher. Through RR, DK confirmed that he had no contact details for London and Metropolitan.

The second plan indicated the land owned by the Norman Trust including land to the east of the distributor road (See comments in relation to Great Crested Newts below).

Options

Since the previous meeting, the County Wildlife Sites Selection Panel had been presented with the four variations on the revised County Wildlife Site boundary circulated with the meeting notes of the previous meeting.

The County Wildlife Sites Selection Panel's preferred option was the Option 1 – Stepped Variant boundary (Plan CPM2172/06).

RR raised concerns made by DK that this option would lead to the sterilization in development terms of a significant part of Field 1. This concern was echoed by CW. RR and CW preferred Option 1 – Stepped Variant Retaining Part of Field 1 (Plan CPM2172/07).

NE raised concerns that to include part of Field 1 within the County Wildlife Site boundary could be problematic in terms of the emerging Local Plan. NE stated that the reason for this is that Field 1 was excluded from the original CWS designation. Therefore there are no logical reasons for retaining it within the revised CWS boundary and that it could be difficult in planning terms.

Those present agreed to reach a compromise and decided that Option 1 – Stepped Variant Retaining Part of Field 1 (Plan CPM2172/07) would be used as the finalized revised County Wildlife Site Boundary. However, the part of Field 1 would not be described as CWS but as a 'general landscaping area'. RR suggested that the undeveloped section of Field 1 could potentially be used for habitat creation.

CB, CL and NE requested written statement(s) from all landowners, namely JJ Gallaghers, The Norman Trust, Oxford Diocese and London & Metropolitan, confirming:

- 1) Acceptance in principle of the revised CWS boundary (Stepped Variant retaining part of Field 1);
- 2) Agreement in principle to include the retained part of Field 1 as a 'general landscaping area' which will have a supporting role for the CWS.

A statement from each of the four landowners needs to be sent to NE and copied to CB and CL. It was agreed that the statement should have a plan with the agreed revised CWS boundary attached. Statements need to be forwarded to NE by the end of June in preparation for the CDC Committee Meeting on the 23rd July.

CB, CL and NE requested confirmation that the Norman Trust and London & Metropolitan approve of the revised CWS boundary. NE raised issue of the floodplain boundary shown on the plans circulated with the meeting notes of the 27th March. Floodplain boundary on these plans does not correspond with the boundary indicated on the Environment Agency Indicative Floodplain Maps. RR stressed that the flood plain boundary used to prepare this plan had been supplied by Cherwell District Councils Chief Engineer, Tony Brummell.

NE stated that the landowners could undertake a topographical survey of the area to define the floodplain boundary accurately. Unless this was undertaken, CDC will use the floodplain boundary as indicated on the Environment Agency Indicative Floodplain Maps within the emerging Local Plan. CW and RR agreed to use EA Indicative Floodplain plans.

Action: DK, RR, CW

Action: DK, CW

Action: DK, CW

Action: DK, CW

<p>Great Crested Newts</p> <p>RR confirmed on behalf of DK that JJ Gallagher have an option on 1.83ha of Norman Trust land to the east of the eastern distributor road, which includes a pond. This land could be used for the translocation of newts and incorporated into the overall management of the site.</p> <p>CL when asked by RR on behalf of DK confirmed that the Wildlife Trust would not object to the translocation of great crested newts.</p> <p>RR requested that CB forward a copy of English Nature's letter which agrees in principle to the translocation of Great Crested Newts.</p> <p>CB requested that CW investigate further the potential to translocate newts to a receptor site at Launton.</p> <p>CB requested that possible mitigation measures including GCN translocation to be included in landowners letter to CDC.</p>	<p>Action CB</p> <p>Action: CW</p>
<p>Long Term Management</p> <p>RR confirmed on behalf of DK that he is willing to discuss in principle the lodging of a commuted sum for the long term management of the site, subject to the receipt of the appropriate planning permission for residential development on the balance of the land.</p>	
<p>Next Meeting</p> <p>It was agreed that no further meeting would be required at this stage.</p>	