**From:** Micklem, Rebecca (NE) [<mailto:Rebecca.Micklem@naturalengland.org.uk>]   
**Sent:** 15 June 2018 09:37  
**To:** Planning  
**Subject:** RE: 2018-05-21 245763 Outline planning permission for up to 75 homes, pedestrian and cycle routes, creation of new access point from Charlotte Avenue, provision of open space, play space 18/00484/OUT Cherwell

Dear Caroline,

Thank you for consulting Natural England on the above planning application, and apologies for our late response. We do not wish to make detailed comments on the application, but are supportive of your ecologist’s recommendations with regards application of the biodiversity net gain calculator.

Kind regards,

Rebecca Micklem

Lead Adviser

Sustainable Development

Thames Team

Tel: 020822 57686

Mob: 07795257101

Red Kite House,

Howbery Park,

Crowmarsh Gifford,

Wallingford,

Oxfordshire,

OX10 8BD

[**www.gov.uk/natural-england**](http://www.gov.uk/natural-england)

**We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England’s traditional landscapes are safeguarded for future generations.**

In an effort to reduce Natural England's carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

**Natural England is accredited to the Cabinet Office Customer Service Excellence Standard**

-----Original Message-----  
From: [planning@cherwell-dc.gov.uk](mailto:planning@cherwell-dc.gov.uk) [<mailto:planning@cherwell-dc.gov.uk>]   
Sent: 30 April 2018 15:29  
To: Consultations (NE) <[consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk)>  
Subject: Planning Application Consultation - 18/00484/OUT

Please see attached consultation document.

Regards

Development Management

Cherwell District Council

Extension: 7006

Direct Tel: 01295 227006

<mailto:planning@cherwell-dc.gov.uk>

[www.cherwell.gov.uk](http://www.cherwell.gov.uk)

Details of applications are available to view through the Councils Online Planning Service at <http://www.publicaccess.cherwell.gov.uk/online-applications>

Instructions on how to use the Public Access service to view, comment on and keep track of applications can be found at <http://www.cherwell.gov.uk/viewplanningapp>

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| **Section 1: Casework Tracker and Quick Screening** | | | | | | | | |
| **Date Received :** | | | 30/04/2018 | **NE Reply Due Date:**  **EIA Screening 10 days** | | 21/05/2018 | | |
| **LPA Website Link :**  (Direct Webmap links will no longer be included due to launch of Webmap 2) | | | <https://www.publicaccess.cherwell.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> | | | | | |
| **Application Details:**  Please copy and paste summary details from tracker:   |  |  |  |  |  |  |  |  |  |  |  |  |  | | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | | 245763 | 18/00484/OUT Outline planning permission for up to 75 homes, pedestrian and cycle routes, creation of new access point from Charlotte Avenue, provision of open space, play space, allotments, orchard, parking and associated works. Land North And Adjoining Home Farm Banbury Road B4100 Caversfield | Land Use | Planning Area 10 Thames Valley | 10 Thames | 10 Thames Sub-Team | 457906,225131 | Cherwell District Council | 21/5/2018 | Open |  |  | Yes | | | | | | | | | |
| Additional information if necessary:  Although no buffers are triggered this site has lots of case history as it is part of the Bicester Eco Town site | | | | | | | | |
| **Send to Area Team if it relates to Liverpool City Region or Low Carbon Deal (Halton, Knowsley, Liverpool, St Helens or Wirral)** | | | | | | | | |
| **Complete Section when screening Planning consultations (not MMO)** | | | | | | | **Please Select** | |
| **1a** | Have we had previous history/correspondence regarding this case? I**f YES, enter details at**  **Section 2b.** | | | | | | YES | |
| **1b** | Is this consultation an EIA Screening or Scoping Opinion?  **If YES, follow EIA guidance.** | | | | | | NO | |
| **1c** | Does the proposal relate to the reclamation and /or other changes within an **existing** waste/minerals site? **If YES, identify reason(s) at Section 2a.** | | | | | | NO | |
| **1d** | Does the consultation relate to a **new** minerals or waste proposal on an area over 5ha?  **If YES, identify reason(s) at Section 2a.** | | | | | | NO | |
| **1e** | Does the consultation have the potential for the loss of over 20ha of agricultural land?  **If YES, complete Section 2a.** | | | | | | NO | |
| **1f** | Does the proposal fall within a SPA/SAC/RAMSAR/SSSI?  **If YES, complete Section 2a.** | | | | | | NO | |
| **1g** | Is the proposal **within** a protected landscape (AONB/Heritage Coast/National Park/National Trail/ITE)?  **If YES, complete Section 2a.** | | | | | | NO | |
| **1h** | Does the proposal fall **within** an Impact Risk Zone (IRZ) to send to the Area Team?  **If YES, identify reason(s) at Section 2a and complete risk tab on Tracker.** | | | | | | NO | |
| **1i** | Does the consultation offer significant potential to secure environmental outcomes? (See GI/PH guidance note).   * Coastal re-alignment schemes over 10 ha * New Mineral consultations over 10 ha * Transport schemes over 15 ha * Housing development labelled as “Eco town” or “eco-settlement” over 15 ha * Housing development over 25 ha or with more than 750 housing units * Any other consultation over 50ha * Solar Arrays/Farms/Parks over 20ha   **If YES, provide details at 2a and add GI/PH to subject line when forwarding to Area Team.** | | | | | | NO | |
| **1j** | Do you need to include any additional paragraphs? (See additional guidance notes).  **If YES, highlight the relevant ones below:**  [Ancient Woodland](http://neintranettechnical/content/technical/topics/document_details.asp?DC=19525)  [Registered Common Land](http://neintranettechnical/content/technical/topics/document_details.asp?DC=24365)  [Green Infrastructure](http://neintranettechnical/content/technical/topics/document_details.asp?DC=17974)  [Priority Habitats](http://neintranettechnical/content/technical/topics/document_details.asp?DC=17974)  [Soils and minerals](http://neintranettechnical/content/technical/topics/document_details.asp?DC=17977)  [Bradford Housing](http://neintranettechnical/content/technical/topics/document_details.asp?DC=18694)  [Essex Invertebrate Advice](http://neintranettechnical/content/technical/topics/document_details.asp?DC=19642)  [National Trail](http://neintranettechnical/content/technical/topics/document_details.asp?DC=26448) | | | | | | NO | |
| **1k** | Does the development have the potential to affect protected species? Please check development type and/or information on the LPA website.  **If YES, include the relevant paragraph in the response letter.** | | | | | | YES | |
| **1l** | Does the development have the potential to impact the [England Coast Path](http://neintranettechnical/content/technical/topics/document_details.asp?DC=23161)  **If Yes please forward details to the relevant ECP Lead (Area Team to undertake this if screened out of the Hub)**  **If Yes please enter the relevant path name and number below…..** | | | | | | NO | |
| **Casework Tracker and Quick Screening completed by** | | | | | | | | |
| **Name: (Block Caps)** | | **KATE MULVEAGH** | | | **Date:** | | | 02/05/2018 |
|  | |  | | | **Time Taken** | | | **0.08** |

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| **Complete Section when screening MMO consultations only** | | | | **Please Select** |
| **1m** | Have we had previous history/correspondence regarding this case? I**f YES, enter details at**  **Section 2b.** | | | Choose an item. |
| **1n** | Is the activity/proposal listed on the Marine IRZ exemption list?  **If YES, sent to AT.** | | | Choose an item. |
| **1o** | Does the proposal fall within a SPA/SAC/RAMSAR/SSSI/MCZ?  **If YES, and send to AT.** | | | Choose an item. |
| **1p** | Does the proposal fall within a Marine Impact Risk Zone (MIRZ) to send to the Area Team?  **If YES, Send to AT.** | | | Choose an item. |
| **Casework Tracker and Quick Screening completed by** | | | | |
| **Name: (Block Caps)** | |  | **Date:** | Click here to enter a date. |
|  | |  | **Time Taken** |  |

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| **Section 2: Consultations to be Processed by the Area Team** | | |
| **2a** | **Explain other reasons for sending out to Area Team:** | |
| [**Look up table**](http://neintranettechnical/content/technical/topics/document_details.asp?DC=19542)  **SSSI IRZs:**   |  |  |  |  |  |  |  |  | | --- | --- | --- | --- | --- | --- | --- | --- | | **Name of SSSI** | **IRZ**  **Distance (m)**  **(if within enter 0)** | **IRZ Trigger** | | **Consider Potential Impacts on** | | | **Check box (*for Area Team*)** | | **Consultation Type** | **Text No.** | **Species** | **Air**  **& Water** | **Site**  **Specific** | |  | Choose an item. | Choose an item. | Choose an item. | Choose an item. | Choose an item. | Choose an item. |  | |  | Choose an item. | Choose an item. | Choose an item. | Choose an item. | Choose an item. | Choose an item. |  | |  | Choose an item. | Choose an item. | Choose an item. | Choose an item. | Choose an item. | Choose an item. |  | |  | Choose an item. | Choose an item. | Choose an item. | Choose an item. | Choose an item. | Choose an item. |  | |  | Choose an item. | Choose an item. | Choose an item. | Choose an item. | Choose an item. | Choose an item. |  |   **Protected Landscape IRZs:**   |  |  |  |  |  | | --- | --- | --- | --- | --- | | **Name of**  **Protected Landscape** | **IRZ Distance (m)**  **(if within enter 0)** | **IRZ Trigger** | | **Check box (*for Area Team*)** | | **Type of**  **Protected Landscape** | **Consultation Type/**  **IRZ description** | |  |  |  | Choose an item. |  | |  | Choose an item. | Choose an item. | Choose an item. |  | |  | Choose an item. | Choose an item. | Choose an item. |  |   **Marine IRZs**   |  |  |  |  |  | | --- | --- | --- | --- | --- | | **Name of Marine IRZ & Type**  **(e.g. Padstow Bay MCZ)** | **IRZ distance (m) if within enter 0** | **Marine IRZ Trigger** | **Text No** | **Check box (*for Area Team*)** | |  | Choose an item. | **Choose an item.** | Choose an item. |  | |  | Choose an item. | **Choose an item.** | Choose an item. | ☐ | |  | Choose an item. | **Choose an item.** | Choose an item. | ☐ | | |
| **2b** | **Case History:** Refer to Tracker data and Webmap. Add details below; pasting in text or embedding emails where relevant. | **Case History details are provided** |
|  | |  |  |  |  |  |  |  |  |  |  |  |  |  | | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | | 4116 | Meeting and site visit with LA and developers to exemplar site | South East Region | Charlotte Frizzell | South East Region | South East Area Team Western | 457655,224518 | Cherwell District Council | 20/8/2010 | Closed | [1370](https://www.netracker.org.uk/projects_database/cases/?action=edit&id=1370) |  | Yes | | 22607 | 10/01780/HYBRID development of exemplar phase of NW Bicester Eco Town | Land Use | Charlotte Frizzell | Land Use | Local Land Use Service Team - Winchester | 457987,225191 | Cherwell District Council | 19/5/2011 | Closed | [1370](https://www.netracker.org.uk/projects_database/cases/?action=edit&id=1370) |  | Yes | | 27112 | 10/01780/HYBRID - Amended plans for development of Exemplar phase of NW Bicester Eco Town to secure full planning permission for 394 residential units and an energy centre at Caversfied, Oxfordshire. | Land Use | Charlotte Frizzell | Land Use | Local Land Use Service Team - Winchester | 457896,225178 | Cherwell District Council | 8/7/2011 | Closed | [1370](https://www.netracker.org.uk/projects_database/cases/?action=edit&id=1370) |  | Yes | | 69609 | 12/00272/DISC Discharge of condition 83 of 10/01780/HYBRID. Bicester Eco Town Exemplar Site Banbury Road B4100 Caversfield | Land Use | Charlotte Frizzell | Land Use | Local Land Use Service Team - Winchester | 457973,224761 | Cherwell District Council | 26/11/2012 | Closed | [1370](https://www.netracker.org.uk/projects_database/cases/?action=edit&id=1370) |  | Yes | | 71927 | 12/00284/DISC. Clearance of condition 54 of 10/01780/HYBRID (Construction Environment Management Plan). Development of Exemplar phase of NW Bicester Eco Town. Bicester Eco Town Exemplar Site Caversfield Oxfordshire | Land Use | Charlotte Frizzell | Land Use | Local Land Use Service Team - Winchester | 457893,225179 | Cherwell District Council | 18/12/2012 | Closed |  |  | Yes | | 81877 | 13/00054/DISC, Discharge of conditions 19, 25, 26, 60 & 84 of 10/01780/HYBRID, Bicester Eco Town Exemplar Site Banbury Road B4100 Caversfield | Customer Services | James Hughes | Customer Services | Worcester Land Use Planning Team | 457739,225102 | Cherwell District Council | 10/4/2013 | Closed | [1370](https://www.netracker.org.uk/projects_database/cases/?action=edit&id=1370) |  | Yes | | 85113 | 13/00074/DISC Clearance of condition 82 of 10/01780/HYBRID. Bicester Eco Tower Exemplar Site Caversfield. | Customer Services | camilla Davidge | Customer Services | Crewe Land Use Planning Team | 457895,225179 | Cherwell District Council | 16/5/2013 | Closed |  |  | Yes | | 87137 | 10/01780/HYBRID Development of Exemplar phase of NW Bicester Eco Town. Ecology and Landscape Management Plan. SECTION 106 AGREEMENT AND SECTION 111 OF LG ACT / SECTION 1 OF LOCALISM ACT. Bicester Eco Town Exemplar Site Caversfield Oxfordshire | Land Use | Charlotte Frizzell | Land Use | Local Land Use Service Team - Winchester | 457893,225179 | Cherwell District Council | 7/6/2013 | Closed |  |  | Yes | | 99531 | 13/00267/DISC Discharge of condition 86 of 10/01780/HYBRID. Bicester Eco Town Exemplar Site Caversfield | Customer Services | Carys Coleman | Customer Services | Worcester Land Use Planning Team | 457895,225179 | Cherwell District Council | 17/10/2013 | Closed |  |  | Yes | | 130284 | 14/01384/OUT Redevelopment: 2600 residential, commercial floor-space, social & community facilities, energy centre, primary school, landscaping, accesses, infrastructure & engineering etc, Bicester Eco Town Exemplar Site Banbury Road B4100 Caversfield | Land Use - Other | Olivia Euesden | 10 Thames | 10 Thames Sub-Team | 457267,224761 | Cherwell District Council | 19/9/2014 | Closed |  |  | Yes | | 141104 | 14/01384/OUT Amended Details - 2600 residential, commercial floor-space, social & community facilities, energy centre, primary school, landscaping, access, infrastructure & engineering etc, Bicester Eco Town Exemplar Site Banbury Road B4100 Caversfield | Land Use - Other | Elise Batelaan | 10 Thames | 10 Thames Sub-Team | 457267,224761 | Cherwell District Council | 2/2/2015 | Closed |  |  | Yes | | 235012 | 10/01780/HYBRID - NW Bicester Exemplar Development - Submitted Ecological Landscape Management Plan - Bicester Eco Town Exemplar Site Caversfield Oxfordshire | Land Use | Rebecca Micklem | 10 Thames | 10 Thames Sub-Team | 457893,225179 | Cherwell District Council | 10/1/2018 | Closed |  |  | Yes | | |

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| **Section 3: Assessment in Area Team** | | | | | | | | |
| **3a** | **Please check boxes in Section 2a to confirm that triggered IRZs have been considered in this assessment.** | | | | | | | |
| **If within a protected landscape IRZ is it likely that there will be a significant impact on landscape?** | | | | | Choose an item. | | |
| **If within a SSSI IRZ for ‘All consultations’ is it likely that there will be an impact on the SSSI?** | | | | | Choose an item. | | |
| **If within a ‘Discharges’ IRZ, is this site vulnerable to discharges via mains sewer?** | | | | | Choose an item. | | |
| **If within a protected landscape or SSSI IRZ, is consultation really about protected species?** | | | | | Choose an item. | | |
| **Should consultation be returned to the casework hubs?** | | | | | Choose an item. | | |
|
| **Further comments to help the hubs process this application:**  **If you have any suggested changes to the IRZs that triggered this consultation, please contact :**  **The IRZs Project Team**  **(**[**Michael Knight**](mailto:michael.knight@naturalengland.org.uk)**,** [**Sean Lewis**](mailto:sean.lewis@naturalengland.org.uk) **and** [**Sarah Middlehurst**](mailto:sarah.middlehurst@naturalengland.org.uk) | | | | | | | |
| **3b** | **If not returned to casework hubs, state reason(s) why this consultation has been retained in the Area Team** | | | | | | | |
|  | **Significant impact on SSSI/N2K** | |  | **Significant impact on Protected Landscape** | | | |  |
|  | **Significant impact on protected species** | |  | **Significant opportunities for enhancement** | | | |  |
|  | **Other (please give reasons)** | | | | | | | |
| **Name: (Block Caps)** | |  | | | **Date:** | | Click to enter date | |

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| **Section 4: Summary of screening & Hub letter preparation ( All consultations)** | | | |
| *Summarise your findings below including previous case history details, IRZ triggers and override reasons, then specify which response you need to issue and any additional paragraphs used.* | | | | |
| **Signature** |  | **Date** |  |
| **Name: (Block Caps)** |  | **Time Taken** |  |

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| Section 5: Final Letter Quality Control Checks | | | | | |
| **5a** | **Are all screening checks** **complete?** Have outstanding queries been resolved and recorded and has the correct letter been prepared?  If the answer to this question is ‘No’ refer case back to team member to complete outstanding action. | | | | Choose an item. |
| **5b** | **Qc comments.** Add details below | | | | |
| **Quality Control completed by** | | | | | |
| **Signature:** | |  | **Date** | Click here to enter a date. | |
| **Name: (Block Caps)** | |  | **Time Taken** |  | |

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| **Section 6: Dispatch and Case Closure** | |
| * Reply letter sent to Local Planning Authority? *(Letter to be issued as PDF )* * Have the consultation **tabs been fully completed** and the case been closed Tracker? * Was a customer feedback form, with the correct reference number, sent out with the response? * Reply letter and checklist saved to TRIM? | Choose an item. | |
|  | |