**From:** Charlotte Watkins   
**Sent:** 27 July 2018 10:51  
**To:** DC Support  
**Cc:** Stuart Howden; Clare O'Hanlon  
**Subject:** 18/00792/OUT

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Land at Tappers Farm

Oxford Road

Bodicote

Stuart/Clare

With regard to the above application the submitted ecological report is satisfactory in terms of surveys and shows relatively few constraints on site as regards the species present. Note that the pictures of T4 and T6 are identical and it should be ensured the applicants are clear about which trees would require soft fell or survey checks prior to felling.

All works should avoid the bird nesting season and the suggested working methodology as best practice to avoid harm to reptiles and amphibians is fine. Reference to table 6.2 of the Extended Phase 1 Habitat Survey Report is appropriate.

Whilst I appreciate the matter of final layout is to be dealt with at reserved matters, referring to the illustrative masterplan, my main concern with this application is the lack of green space which I think makes it less likely that a net gain for biodiversity can be achieved on site (as required by local policy and the NPPF guidance we should be seeking net gain for biodiversity from development). The number of houses on site leaves only a small patch of potential habitat either side of the access road. The ‘green corridor’ along the boundary to Oxford Road is very pinched in places and doesn’t seem to lead anywhere that would aid species movement. Any movement around or through the site elsewhere is not allowed for.

I would recommend therefore that the applicants ecologists run a Biodiversity Impact Calculator (we currently advise use of the one prepared by Warwickshire County Council) on the suggested layout scenarios to show that a net gain can in fact be achieved on site with this level of housing to help inform this aspect. In addition they should include a commitment to biodiversity enhancements within the built environment to achieve a quality development – integrated bat tubes and swift bricks for example which ensure long term retention as well as the inclusion of features such as hedgehog passes through fences should all be considered.

Please get back to me with any queries.

Kind regards

Charlotte

**Dr Charlotte Watkins**

**Ecology Officer**

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