

## Rachel Tibbetts

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**From:** Caroline Ford  
**Sent:** 02 December 2019 17:40  
**To:** DC Support  
**Subject:** FW: 19/00963/OUT

Please scan onto 19/00963/OUT

Thanks

**Caroline Ford** BA. (Hons) MA MRTPI  
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**From:** Charlotte Watkins <Charlotte.Watkins@Cherwell-DC.gov.uk>  
**Sent:** 02 December 2019 11:46  
**To:** Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>  
**Subject:** 19/0063/OUT

19/0063/OUT  
OS Parcel 100 adjoining and East of last house adjoining and North of Berry Hill Road Adderbury

Caroline

With regard to the above application an Ecological Appraisal and Biodiversity Impact Assessment has been carried out, with an updated walkover of the site in 2019. The site comprises largely semi-improved and improved grassland which will be largely lost under the proposals with a couple of additional habitats proposed to be created. The surveys carried out to date are fine, should permission be granted additional surveys will be required in certain conditions (nesting bird surveys if vegetation removed within breeding season, precautionary working methodology for Great Crested Newts throughout, Bat surveys if trees with potential are proposed to be felled, a pre-commencement badger survey and pre-commencement walkover survey for invasive species). These are mostly outlined in table 6.2 of the Ecological Appraisal and can be conditioned as such but with a note to also state that they should adhere to additional recommendations in the Addendum Ecological note 2019. As nests were found in the stables a mitigation strategy for swallows should be put in place.

The Biodiversity Impact Assessment shows that approximately 4% net gain could be achieved on site with the current proposed layout. Some of the Semi-improved grassland is to be fenced off and it is likely that this could achieve a moderate condition. Much of the semi-improved grassland remaining however is adjacent to the amenity grassland and publicly accessible and therefore I wonder if moderate condition will be feasible long-term here. Will fencing be feasible if there are footpaths through to the North? Either way CDC has recently agreed that we will follow guidance to seek to achieve a minimum of 10% in biodiversity net gain. They list creation of standing water also but this is not shown on the illustrative biodiversity layout – where will it be sited? In the fenced off area to the North? I would argue therefore that more needs to be achieved here in the final scheme for the level of net gain to be acceptable and wouldn't rule out the need for off-setting. I could not find a linear habitat assessment but presume that hedgerows are to be retained and enhanced?

Some biodiversity enhancements are suggested on site within the Ecological Appraisal and these should be included within a Biodiversity Enhancement Scheme or as part of a LEMP. We seek a minimum of the equivalent of one bat or bird provision per dwelling in developments and therefore at least 40 bat bricks or bird boxes and swift/sparrow bricks should be included throughout the development (with regard to most appropriate locations/clustering) and except where on trees integrated into the fabric of the buildings in order to ensure their ongoing retention. In addition they should include on the development hedgehog highways, insect boxes, log piles, bat and bird provisions on trees, green roofs on outbuildings where possible – this would contribute to a net gain.

A lighting strategy would be needed to include exterior security/functional lighting on dwellings which should be pre-fitted to ensure that it is located sensitively with regard to boundary vegetation and its use by bats and other nocturnal species.

Please get back to me with any queries

Kind regards

Charlotte

**Dr Charlotte Watkins**

**Ecology Officer**

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Office hours: Monday and Wednesday mornings

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