

APPLICATION WEB COMMENTS FORM

Information available for public inspection and available on our website

Location : Two parcels of land north & south of Abingdon Road Clifton Hampden

Proposal : The erection of 20 dwellings and associated open space, together with provision for a new surgery to serve the village and other improved landscape amenities.

****SITE MEETING****

Application Reference : P21/S4383/PEJ - 3

Please complete

Your name :	Countryside Officer (South and Vale)
Your address :	South Oxfordshire & Vale of White Horse District Councils
Date :	16 November 2021

Use the space below for your comments

Policy ENV2 seeks to protect ecological receptors (designated sites, protected species, priority habitats, etc.). Where adverse impacts are likely on ecological receptors, development must meet the criteria outlined under the policy to be acceptable.

Policy ENV3 seeks to secure net gains for biodiversity and requires that development proposals are supported by a biodiversity metric assessment.

These policies are consistent with paragraphs 174, 179 and 180 of the NPPF.

The proposed development is broken down into two parcels, the northern allotment parcel and the southern paddock parcel.

The supporting ecological appraisal has concluded that, whilst the site contains some habitats of increased ecological value (e.g. semi-improved grassland, scrub, woodland, hedgerows, scattered trees, etc.), there are significant ecological constraints to the proposed development.

Access infrastructure would likely result in the loss of hedgerows on site, which will need to be considered under the requirements of ENV2 as hedgerows are priority habitats. Any loss of hedgerow should be as small as possible and compensatory planting provided to lead to a net gain of hedgerow length.

The site likely support roosting, foraging and commuting bats, but the design of the proposed development (retaining boundary trees, hedgerows and other linear habitats) can likely avoid impacts on this species. External lighting proposals and access road design will need to take this into account.

The loss of habitat will likely have an adverse impact on the bird assemblage found on site, which will require compensation (providing bird boxes in new dwellings and on mature retained trees).

Reptiles are considered to be absent from the site.

Section 6 of the ecological appraisal report makes recommendations for the proposed development which should be followed and incorporated into the design process.

Of importance is the need to undertake a biodiversity metric assessment, to comply with the requirements of Policy ENV3. This assessment should be done regularly to ensure that emerging proposals can likely deliver the net gain for biodiversity required by the local development plan. Further information on this matter can be found here: <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/wildlife-trees-and-landscape/wildlife/biodiversity-and-accounting/>

The ecological appraisal will need to be updated and amended accordingly to reflect the final proposed development. Should there be any delay in the submission of a planning application, updated ecological surveys may be required in accordance with guidance (attached).

Edward Church ACIEEM