

**PROPOSED CHILTERN RAILWAYS (BICESTER TO OXFORD IMPROVEMENTS)
ORDER**

GAVRAY DRIVE MEADOWS LOCAL WILDLIFE SITE:

IMPACT OF ORDER SCHEME

1 Introduction

- 1.1 This note updates the evidence given in Ian Gilder's main Proof of Evidence [CRCL/P/12/A], in particular paras 6.16 to 6.19, which refer to the open space at Gavray Drive to be acquired for the Order Scheme.
- 1.2 This is also a matter of concern to the Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT) and is raised in Section 6 of Rebecca Micklem's evidence [OBJ/211/2].

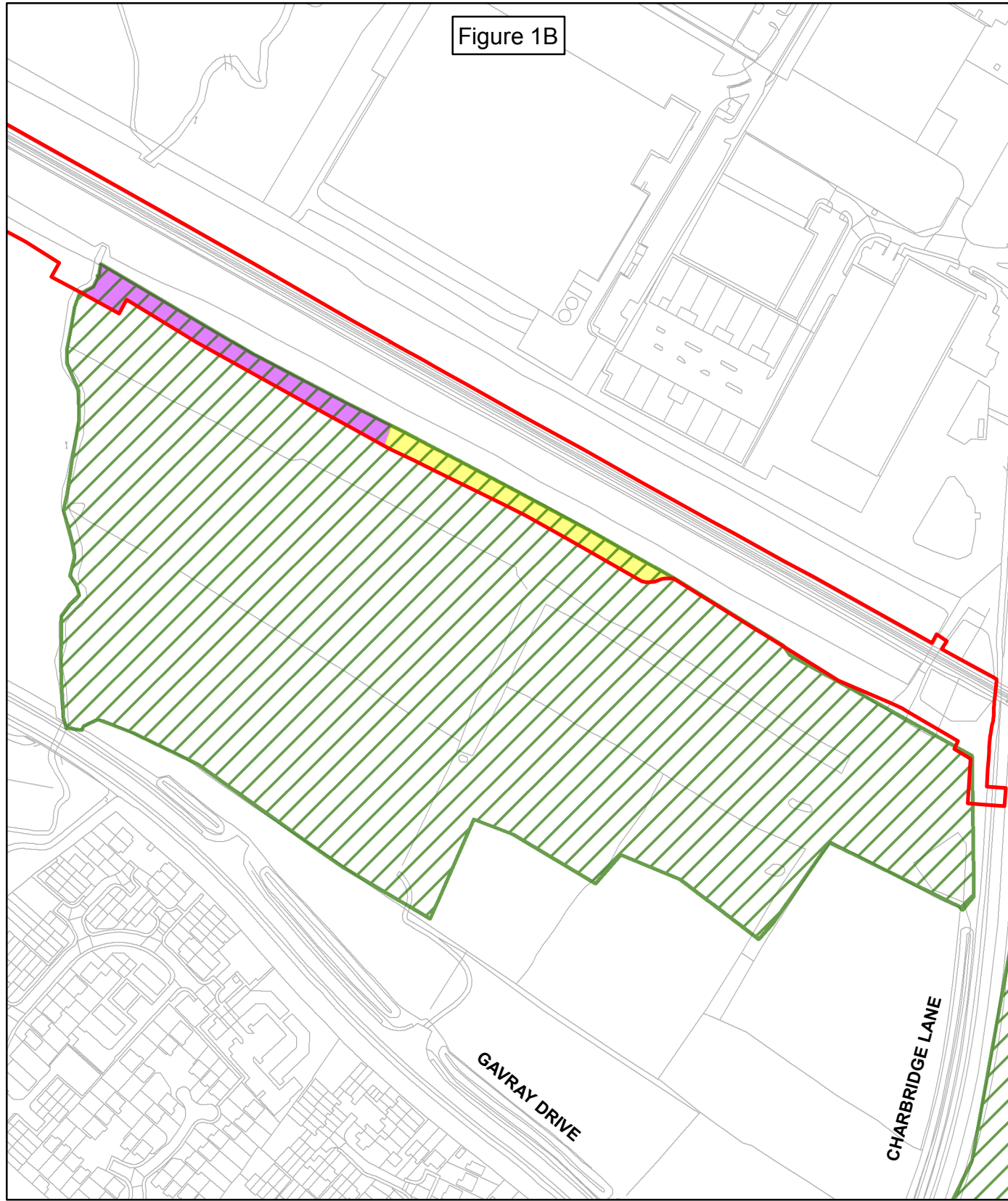
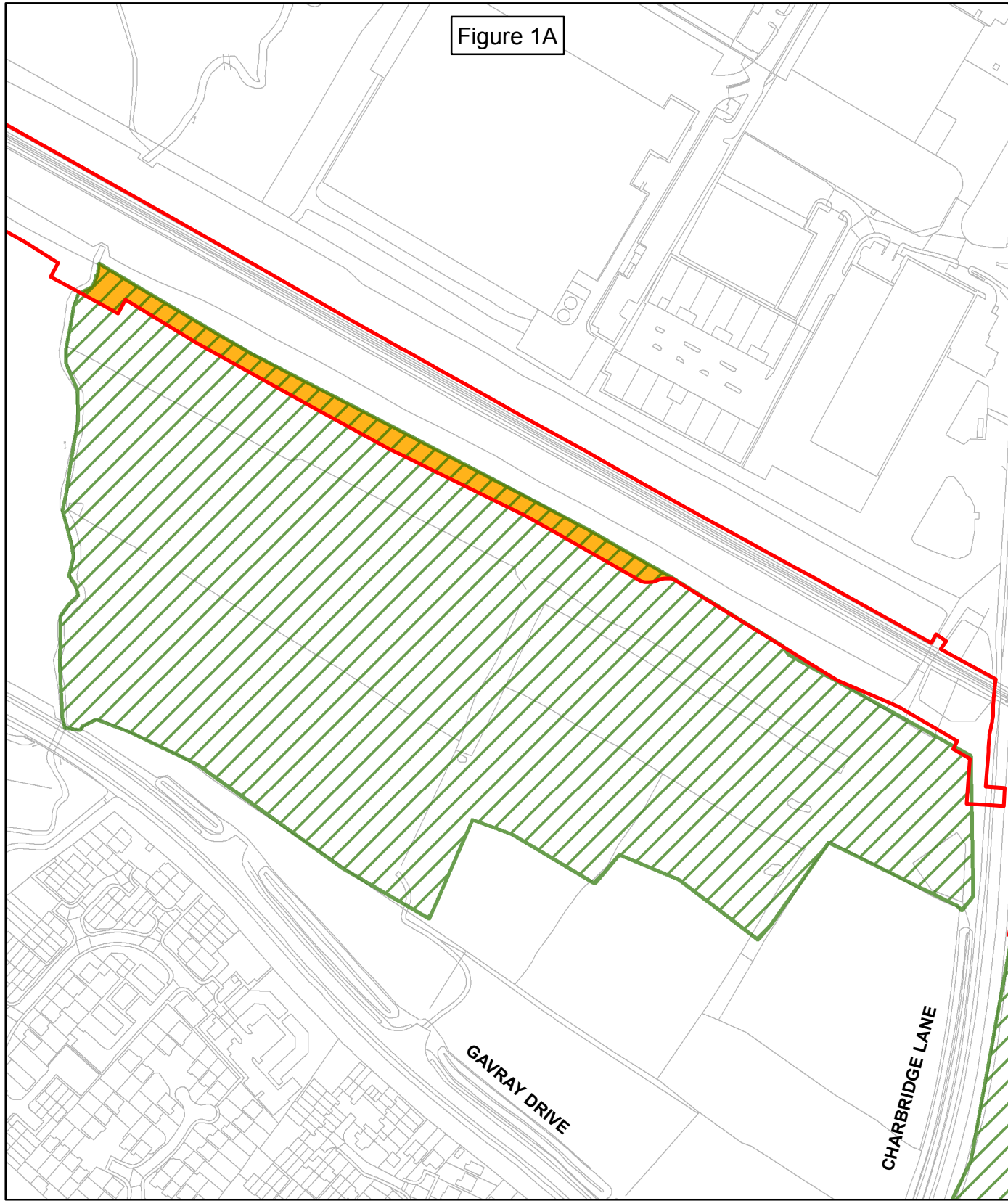
2 Impact on Local Wildlife Site

- 2.1 Land to the North of Gavray Drive, Bicester is required for the Bicester 'chord' line as it rises on embankment. The land to be acquired overlaps with land on which outline planning permission for residential development has already been granted, as noted in para 6.19 of CRCL/P/12/A. Parts of the land appear to be in informal recreational use and Chiltern Railways is treating all of the land to be acquired in this location as if it were open space for the purposes of the Acquisition of Land Act.
- 2.2 Parts of the land, as shown in Figure 1A attached and Sheets 1 and 2 of the Planning Direction Drawings [CD/1.13] is designated as a County or Local Wildlife Site (LWS). This is a non-statutory designation, but such sites are given protection through policies in Local Development Frameworks.
- 2.3 BBOWT has raised concerns about how much of the LWS is to be acquired either for the permanent works or, to the east of Charbridge Lane, for Replacement Open Space. The land to the east of Charbridge Lane is also designated as LWS.
- 2.4 In the Environmental Statement [CD/1.16], (page 8-55) and in the Landscape and Ecology Enhancement Strategy (**Appendix IMG 13** in Ian Gilder's Appendices CRCL/P/12/B), the land take for the Order Scheme is wrongly stated as being 12% of the LWS. This included land for the permanent footprint of the embankment and for a maintenance access at the foot of the embankment for Network Rail.
- 2.5 Insofar as the land to the east of Charbridge Lane is concerned, my professional opinion is that since the land is unmanaged scrub at present and will be enhanced as a wildlife site, it should not be considered as a 'loss' of LWS.

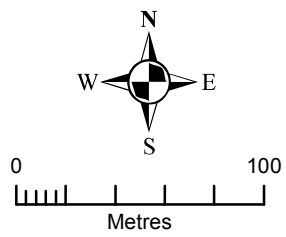
- 2.6 In the case of the land to the North of Gavray Drive, the land within the LWS to be permanently acquired for the 'chord' is a very narrow strip along the northern boundary, as shown in Figure 1A. This is some 3,925 square metres in area. Part of this strip of the LWS would be lost in any event for the previously permitted housing development, as shown in the in Figure 1B. The net area to be 'lost' to the 'chord' is therefore only 2,054 square metres.
- 2.7 The LWS is to be retained, in part, in the permitted housing development. Even taking into account the present rather than future area of the LWS, the land take for the 'chord' is no more than 2% of the total area of the LWS, west of Charbridge Lane.
- 2.8 Clearly a land take calculation is only one aspect of the assessment of the likely impact of the Scheme on the ecological interest of the LWS, but there is no evidence that the area to be taken for the 'chord' is of especial value for nature conservation.


3 Conclusion

- 3.1 Based on the calculation of a permanent loss of 12% of the Gavray Drive Meadows LWS, the ES [CD/1.16] concluded on page 8-56 that short term construction impacts *'will be mitigated in the long term once the replacement habitats are provided'*.
- 3.2 My conclusion is that the Order Scheme will have no permanent impact on the Gavray Drive Meadow LWS, taking into account the reduced area of permanent land take and the previously permitted housing development.



- KEY:
- Scheme Boundary
 - Local Wildlife Site
 - Area of Local Wildlife Site to be acquired permanently for the Order Scheme
 - Area of Local Wildlife Site to be acquired permanently in any event through planning permission 04/02797/OUT
 - Residual Area of Local Wildlife Site to be acquired permanently as a direct result of the Order Scheme



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<small>SOURCE: Reproduced from Ordnance Survey digital map data. © Crown copyright. All rights reserved. 2010 License number 0100031673. PROJECTION: British National Grid</small>	

TITLE: Figure 1 Open Space to be Acquired within the Gavray Drive Meadows Local Wildlife Site		
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