**From:** simon@heatonsconsulting.com <simon@heatonsconsulting.com>   
**Sent:** 08 June 2022 11:10  
**To:** Hudson, Mary - Oxfordshire County Council <Mary.Hudson@Oxfordshire.gov.uk>  
**Cc:** 'Simon Rees' <s.rees@greenfieldenviro.co.uk>; ted@windrushecology.com; 'Oliver Bevan' <olly@windrushecology.com>  
**Subject:** Wallingford Sand and Gravel Proposals

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Dear Mary

As per discussions, I am forwarding to you (and your Ecologist) the response I have had from Windrush Ecology in regards to your Ecologist’s recent request for clarification on some points of detail – dated 17/5/22.

I hope you will find that the letter from Windrush is helpful as well as positive in explaining the vagaries of the biodiversity net gain calculations process. In so doing I hope it is evident that the applicant is committed to delivering an enhancement to nature conservation/biodiversity – mainly in the eastern portion of the site – which will be of long term benefit to local ecology. As you will note, the Windrush letter explains how delivery through restoration, along with a regime of management, will ensure a high prospect of successfully delivering and sustaining the proposed features and the cumulative benefit of the mix of habitats that are proposed.

In terms of the habitat management and securing the longer-term benefit that is proposed I would like to confirm that the applicant and landowners are prepared to carry out longer-term management of the nature conservation/habitat areas that are proposed in the restoration scheme – beyond the normal 5 years aftercare. A plan can be submitted to you identifying all the areas/habitats that would be managed for an extended period. At the same time, the landowners are looking to carry out the normal 5 years of agricultural aftercare on the land that is to be restored to best and most versatile agricultural land. This commitment to manage the habitats  for an extended period and the clarifying plans could be embodied in to planning controls upon the grant of planning permission and we would be happy to work with you in drafting suitable wordings prior to your report to Committee.

On a point of detail you will note that the final page of the Windrush letter refers to an updated version of the Metric calculation – which is attached to their response and this email. This has been further updated to take account of the fact that the working scheme will see the southern section of the central ditch retained – an aspect that the previous Metric had not picked up. It is shown on the attached Windrush Plan as “SI -Modified Grassland (R)” and “Native Hedgerow associated with bank or ditch”. The Metric calculation has therefore been adjusted to take account of this habitat retention.

I hope that the material provided by Windrush is helpful and the applicant’s commitment to manage the habitats for an extended period is judged as a positive that can be weighed favourably in the planning balance when it comes to determining the application.

I am most happy to discuss with you (and your Ecologist) the most appropriate means of imposing planning controls to secure the habitat benefits of the restoration scheme. Please forward these covering comments to your Ecologist so they can also see the commitment and thinking in relation to the ecological aspects of the proposals.

Best regards

Simon

Simon Heaton

Planning Consultant

07958 043814