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From: **Mary Brown** <[marybrown200@gmail.com](mailto:marybrown200@gmail.com)>  
Date: Mon, 18 Sept 2023 at 16:34  
Subject: 23/00707/RES; 23/00708/RES; 23/01412/RES  
To: <[planningcomments@oxford.gov.uk](mailto:planningcomments@oxford.gov.uk)>

**23/00707/RES, 23/00708/RES and 23/01412/RES**

**Refer to Plots A, B and C on Oxford North.**

*Reserved matters approval of scale, layout, landscaping and appearance for the erection of commercial building, erection freestanding service pavilion for storage of associated waste and gas bottle storage and provision of landscaping.. The original application was EIA development. | Oxford North Northern Gateway Land Adjacent A44 A40 A34 And Wolvercote Roundabout A40 Section From Cherwell District Council Boundary To Wolvercote Roundabout Oxford Oxfordshire OX2 8JR*

Dear Sirs,

The Steering Committee of the Wolvercote Neighbourhood Forum have asked me to comment on one aspect of all three of the above applications.

The Report - Update on Biodiversity, dated 8<sup>th</sup> September 2023, which is included in all 3 applications, concerns how the applicants intend to meet the S106 agreement for a 5% increase in biodiversity across the whole site.

Since that S106 agreement however, the Environment Act 2021 has been passed. As I am sure the applicants are aware, this will require developers to increase biodiversity by 10%. S

It would be much better if the applicants were to follow best practice, as this will soon be a requirement. The method used to calculate changes in biodiversity has also changed, and is much improved.

Some attempt to increase biodiversity by more than the 5% figure would therefore be expected of responsible developers.

Yours sincerely

Mary Brown

Steering Committee Member,  
Wolvercote Neighbourhood Forum