

Dear Katherine,

Condition 6 (ecological enhancements) reads:

The development shall be undertaken in **strict accordance with the recommendation outlined in under Section 6 of the Windrush Ecology Report** (Land adjacent to Cotefield House, Bodicote). No development shall commence above slab unless and until **full details of the ecological enhancements outlined in Section 6 of the Windrush Ecology Report (Land adjacent to Cotefield House, Bodicote) have been submitted and approved in writing by the local planning authority**. The enhancements shall thereafter be provided prior to the first occupation of any dwelling.

The Windrush Ecology Report lists a number of recommendations including:

- Planting native species and enhancing habitats in the wider landholding (6.2)
- Removal of nesting habitat outside of breeding bird season (6.3.3)
- Installation of bat and bird nesting opportunities (6.3.3 and 6.3.4.1)
- Lighting designed to reduce impact on wildlife through the creation of dark corridors and avoidance of certain types of lighting (6.3.4.2)
- A precautionary approach to avoid impacts on hedgehogs (6.3.5)
- Mitigation for badgers, including a buffer zone around the setts, precautionary working methods, and an ecological watching brief (6.3.6)

The landscaping plan confirms that *'Removal of trees, shrubs and bramble scrub should be undertaken outside of the bird breeding season (avoiding March to August, inclusive) so as to avoid any impacts on active birds' nests. Alternatively, if this is not possible, and vegetation clearance is required between March and August, an ecologist should be appointed to assess if there are any risks to breeding birds'*.

The plan also includes some details of the enhancements provided for wildlife. However, I can't find details about the location, number or type of bird/bat boxes being installed. There are also minimal details about the management of habitats for wildlife (recommended in section 6.2 of the Windrush ecology report).

There are no details about badger mitigation, and I can't find any details on the lighting (this should be submitted to show that the lighting accords with BCT guidance note 08/23).

The condition states that the works should be carried out in **strict accordance with the recommendations in the report**. Therefore, I would expect confirmation from the ecologist (a technical letter or note) who supervised the works to ensure badgers, birds, and other species were not harmed (as per the report). If the works were carried out outside of breeding bird season, and outside of the buffer for badgers, confirmation of this should be provided by the developer. I would expect photographic evidence of the buffers put in place for badgers so that works did not interfere with the setts. I would also expect a summary of precautions put in place to avoid harm during the works (covering excavations, for example) as recommended in the Windrush ecology report.

Condition 11 requires that details (species, number, sizes, and positions) of the tree and shrub planting, along with details of the grass seeded/turfed areas are provided. The landscaping plan shows this information. I would expect there to be more information about management of these habitats (again, in line with the Windrush Ecology report) including a planting schedule and management and monitoring plan to ensure the habitats are created and maintained appropriately.

Kind regards,
Megan Belanger
Ecology Officer