

## Lynne Baldwin

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**From:** Charlotte Watkins  
**Sent:** 03 June 2024 18:25  
**To:** Rebekah Morgan  
**Cc:** Planning  
**Subject:** 24/00817/F

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Applicant's Name: The Thames Group

Proposal: The change of use and conversion of equestrian stables and storage barn to a create a single residential dwelling.

Location: The Stables, College Farm, Main Street, Wendlebury, Bicester, OX25 2PR

### Ecology Comments

Rebekah

I have no objections to the proposals on ecological grounds. Given that the majority of the building either has rooflights or is open the potential for it to support bats is reduced although their presence is always possible. There is still potential for nesting birds to be present however and there is no ecological information submitted on this therefore should permission be granted I would recommend a attachment of the Ecology conditions and information below.

#### Nesting birds

Prior to the commencement of the works hereby approved a nesting bird survey shall be carried out of the site, and the results, along with details of any necessary mitigation and working methods required, submitted to the Local Planning Authority for approval.

Reason: To ensure that the development does not cause harm to any protected or priority species or their habitats in accordance with Policy ESD10 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

#### Biodiversity Enhancement

Prior to commencement of the development hereby approved a method statement for enhancing biodiversity on site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the biodiversity enhancement measures approved shall be carried out prior to occupation and retained in accordance with the approved details.

Reason: To ensure an overall gain for biodiversity results from the development in accordance with Policy ESD10 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

#### Bats

Bats are a highly mobile species which move between a number of roosts throughout the year. Therefore all works must proceed with caution and should any bats be found during the course of works all activity in that area must cease until a bat consultant has been contacted for advice on how to proceed. Under the Wildlife & Countryside Act 1981 (as amended) and the Habitat and Species Regulations 2010 it is illegal to intentionally or recklessly disturb, harm or kill bats or destroy their resting places.

Kind regards  
Charlotte

**Dr Charlotte Watkins**  
**Senior Ecologist**

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