

Rachel Tibbetts

From: DC Scanning
Sent: 13 March 2024 10:12
To: DC Support
Subject: FW: Ecology Response - Planning Appeal reference: 24/00006/REF - 22/03868/OUT

From: Linda Griffiths <Linda.Griffiths@Cherwell-DC.gov.uk>
Sent: Wednesday, March 13, 2024 10:03 AM
To: DC Scanning <DCScanning@Cherwell-DC.gov.uk>; Submit Appeal <Submit.Appeal@Cherwell-DC.gov.uk>
Subject: FW: Ecology Response - Planning Appeal reference: 24/00006/REF - 22/03868/OUT

Good Morning All

Please could you ensure the ecology comments below are put into DEF under the correct DEF references for the application and subsequent appeal.

Thanks ever so much

Linda

Linda Griffiths BA (Hons) MRTPI
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You will appreciate that the above views are those of Council Officers and though given in good faith, cannot prejudice any decision which the Council, as the Local Planning Authority, may make.

From: Megan Belanger <Megan.Belanger@Cherwell-DC.gov.uk>
Sent: Tuesday, March 12, 2024 4:42 PM
To: Linda Griffiths <Linda.Griffiths@Cherwell-DC.gov.uk>
Subject: Ecology Response - Planning Appeal reference: 24/00006/REF - 22/03868/OUT

Hi Linda,

Planning Appeal reference: 24/00006/REF for application 22/03868/OUT - Development of up to 60 homes including open space provision, parking, landscaping, drainage and associated works, with All Matters Reserved (appearance, landscaping, layout and scale) except for Access

I have just reviewed the ecology information provided for this application. It does not look like you've received any ecology comments on this to date, so I've provided some below, along with condition recommendations in case the appeal is allowed. If I should send this to someone else, please let me know! Please also let me know if you have any questions.

Updated surveys

The Ecological Appraisal (EDP, December 2022) is sufficient in scope. The original surveys were undertaken in 2021 and updated in October 2022. This is acceptable, however, it's likely that updated surveys will be required with any reserved matters applications. GCN surveys were attempted in 2021, but the pond and ditches were dry, so eDNA surveys were not possible. If walkover surveys identify the need for re-assessment of these waterbodies, and re-surveying for GCN, these recommendations should be followed. To avoid delays, the applicants should note the seasonal restrictions for GCN surveying (usually between mid-March and June) and plan accordingly.

CEMP

We should condition that a CEMP for biodiversity is submitted and approved prior to commencement. The CEMP should include all measures recommended in the Ecological Appraisal for protecting habitats and species, as well as any recommendations made in future surveys.

Badger

A badger set was recorded in the south-eastern corner of the Site during the survey in 2022. A 30m buffer zone will be required between the set and the site at all times (this should be detailed in the CEMP). We should condition a pre-commencement badger walkover survey is undertaken within 6 weeks of any ground works or vegetation clearance commencing.

Lighting

We should condition that a Lighting Strategy for Biodiversity, in line with the BCT Guidance Note 08/23, is provided with any reserved matters application. The strategy should identify areas of the site which are particularly sensitive for bats and other species that are vulnerable to light disturbance and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

LEMP

We should condition that a LEMP is submitted with any reserved matters application. The LEMP should provide a long-term management and monitoring strategy for habitats on site, including details on how the habitats proposed for BNG will be managed to achieve their target conditions. The LEMP should also include species specific enhancements such as bird/bat bricks, hedgehog houses, hedgehog highways, hibernacula piles, and insect bricks. CDC seeks the equivalent of at least 1 integrated bat/bird box per dwelling (these can be clustered) – we would expect details on the location and number of these features in the LEMP.

BNG

There does not appear to be a BNG metric (excel version) uploaded with this application. There are screenshots included with the Ecological Appraisal, however, I cannot fully assess the metric without the excel version. Looking at the screenshots, the proposed 10%+ BNG appears to be achievable with proper management. An updated BNG metric (excel version) and management plan should be submitted with any reserved matters applications coming forward.

Woodland to the north

I do have a concern about the access road cutting into the woodland to the north. Although the woodland is composed of immature trees and doesn't have a great deal of floristic ground cover, it still provides local value to biodiversity (section 5.10 of the ecological appraisal). The road will fragment the woodland, isolating the eastern section of woodland and the (dry) pond from the wider landscape. I would also be concerned about lighting along the road, which would cause disturbance to species in the woodland (though this can be addressed with a lighting condition). I can't see that these impacts have been fully considered in the assessment. The SuDS and tree planting along the south and west boundary should provide some mitigation/compensation for this. However, impacts should still be assessed to ensure enough mitigation/compensation is provided.

Please let me know if you have any questions.

Kind regards,

Megan Belanger

Ecology Officer

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Cherwell District Council

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