

## Rachel Tibbetts

---

**From:** Katherine Daniels  
**Sent:** 07 February 2023 07:55  
**To:** DC Support  
**Subject:** FW: 21/04289/OUT

Please can this be added to DEF

Many thanks

Katherine

---

**From:** Charlotte Watkins <Charlotte.Watkins@Cherwell-DC.gov.uk>  
**Sent:** 06 February 2023 17:07  
**To:** Katherine Daniels <Katherine.Daniels@Cherwell-DC.gov.uk>  
**Subject:** 21/04289/OUT

OS Parcel 1570 adjoining and West of Chilgrove Drive and adjoining and North of Camp Road  
21/04289/OUT

With regard to the above application, an ecological assessment has been submitted. There are a number of ecological issues on site but should permission be granted these can currently be addressed through Condition. There is a need for a great crested newt licence to be gained prior to commencement of any works on site. The Ecological assessment suggests a district licence approach however no certificate has been submitted to show acceptance onto the scheme therefore currently the traditional licencing route will need to be followed. We should condition the need for a licence therefore and at the stage that layout is agreed, full mitigation details for GCN will need to be submitted.

A full lighting strategy needs to be conditioned which should be sympathetically designed to accommodate nocturnal wildlife with reference to latest guidance from the Bat Conservation Trust and the ILP.

Reptile surveys have not been carried out therefore reptile presence must be assumed. Significant mitigation for reptiles to ensure the population on site can remain stable will need to be included in the LEMP with measures to ensure their protection during construction clear within a CEMP. Dispersal from the site for reptiles should not be relied on given that it is surrounded by development or the road network.

A Red kite survey is required prior to commencement of any works on site, with a mitigation plan submitted and agreed.

A water vole survey is required prior to commencement of works with accompanying mitigation strategy submitted as required.

A CEMP should include details of all measures to be taken to protect retained vegetation, habitats and species on site during construction.

The site is acknowledged to be of importance to invertebrates and therefore the recommendations within the invertebrate survey report (appended to the EclA) should be incorporated into the design of the site. The recommendations include input from an invertebrate ecologist at full landscape design stage and an LEMP should clearly show how the invertebrate interest on site will be retained.

A Biodiversity Impact Assessment has been submitted which shows biodiversity net gain is achievable under the current illustrative layout and this would be acceptable. Some of the habitat conditions aimed for may be too ambitious unless public access to parts of the green space is sufficiently managed. The balance of amenity, recreational use and wildlife refuges/corridors should be made clear within management details in a LEMP. An updated BIA metric (DEFRA/NE 3.1 or successor) should be submitted at final layout stage and a clear monitoring scheme to ensure habitats reach the proposed condition ongoing should be included.

In addition to the proposed habitats on site, measures for invertebrates and hedgehog highways (as recommended within the ecological report) there should be additional wildlife enhancements included. CDC seeks the equivalent of one bat or bird box per dwelling integrated into the fabric of the new buildings to ensure their retention for the lifetime of the development (albeit these may be best clustered). These details should be included within the LEMP also.

Kind regards  
Charlotte

**Dr Charlotte Watkins**  
**Ecology Officer**

Tel: 01295 227912

Email: [Charlotte.Watkins@Cherwell-DC.gov.uk](mailto:Charlotte.Watkins@Cherwell-DC.gov.uk)

Communities Directorate

Cherwell District Council

[www.cherwell.gov.uk](http://www.cherwell.gov.uk)

My usual working hours are: Monday-Thursday mornings.