

From: Charlotte Watkins
Sent: 18 June 2020 23:50
To: James Kirkham
Subject: RE: 20/01127/F Hatch End, Middle Aston

James

With regard to the above application, the ecological surveys carried out are all appropriate in scope and depth. A further bat survey was carried out which confirmed that bats are present in buildings on site. A bat licence will be required for the works to proceed therefore. The suggested mitigation is likely to be sufficient for this to be obtained.

In addition some habitat (largely improved grassland) is being lost on site. Planting is planned within small areas on site however there is not a definitive plan yet. The ecological report recommended planting on site which would be beneficial here, as well enhancement of ground flora and further enhancements for nesting birds.

In order to demonstrate and achieve an overall net gain for biodiversity on site as required by policy a biodiversity enhancement scheme should be conditioned which such additional measures. Precautionary timings and working methods within the Preliminary ecological appraisal should be conditioned to ensure that nesting birds and great crested newts are not harmed during construction.

I would recommend the conditions below or similar wording to any permission

Kind regards
Charlotte

Licence Required – CON

Where an offence under Regulation 43 of the Habitat and Species Regulations 2017 (as amended) is likely to occur in respect of the development hereby approved, no works of site clearance, demolition or construction shall take place which are likely to impact on bats until a licence to affect such species has been granted in accordance with the aforementioned Regulations and a copy thereof has been submitted to the Local Planning Authority.

Reason: To ensure that the development does not cause harm to any protected 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.

Accord with Ecological Survey – TL

The development hereby permitted shall be carried out in accordance with the recommendations set out in sections 5.2.1, 5.3.1, 5.3.2.4, 5.3.3.1 of the Preliminary Ecological Appraisal by Windrush Ecology dated October 2018 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect habitats and/or species of importance to nature conservation from significant harm in accordance with Government guidance contained within the National Planning Policy Framework.

Biodiversity Enhancement – CON

A method statement for enhancing biodiversity on site, to include planting and habitat features for species shall be submitted to and approved in writing by the Local Planning Authority prior to the development reaching slab level. Thereafter, the biodiversity enhancement measures approved shall be carried out prior to occupation and retained in accordance with the approved details.

Reason: To protect habitats of importance to biodiversity conservation from any loss or damage in accordance with Policy ESD10 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

Dr Charlotte Watkins
Ecology Officer