

Consultee Comment for planning application 20/02827/F

Application Number	20/02827/F
Location	Orchard House Church Lane Wendlebury OX25 2PN
Proposal	Change from residential care home (C2) to a single-family dwelling (C3) and build double storey rear extensions to form additional living area and bedrooms.
Case Officer	Gemma Magnuson
Organisation	Ecology (CDC)
Name	Charlotte Watkins (Ecology Officer)
Address	Ecology Cherwell District Council Bodicote House White Post Road Bodicote Banbury OX15 4AA
Type of Comment	Comment
Type	
Comments	<p>Gemma With regard to the above application, no ecological information has been submitted. Due to its location and type there is potential for bats to be present within the building and affected by the works. The presence of bats is a material consideration and therefore a preliminary roost assessment for bats (and further surveys as required) should be submitted along with any mitigation information required prior to determination. In addition the site is in a 'red zone' for great crested newts which denotes an area of highly suitable habitat where their presence is likely, with two water bodies on site. There is some risk of harm and disturbance to great crested newts and habitat therefore. The applicant should submit an assessment of the risk to Great crested newts and whether a licence and mitigation is required. The easiest route for this would be to apply for a district licence through Nature Space (our delivery body) however acceptance on to the scheme needs to be gained prior to determination. Alternatively they can gain an assessment from an ecologist to state whether GCN are present and whether they are likely to be harmed and outline reasonable avoidance measures if these are possible. be able to obtain a district level licence by contacting nature space to be accepted onto the scheme. We should also seek biodiversity enhancement from all developments. In this case this could take the form of features for birds or bats integrated into the extension. Whilst this can be conditioned it is helpful to have any suggested enhancements up front for discussion. Kind regards Charlotte Dr Charlotte Watkins Ecology Officer Tel: 01295 227912 Email: Charlotte.Watkins@Cherwell-DC.gov.uk www.cherwell.gov.uk</p>
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Attachments	