

# Consultee Comment for planning application 21/00477/F

<b>Application Number</b>	21/00477/F
<b>Location</b>	The Pheasant Pluckers Inn Burdrop OX15 5RQ
<b>Proposal</b>	Erection of an agricultural barn store (re-submission of 20/03347/F)
<b>Case Officer</b>	George Smith
<b>Organisation</b>	Ecology (CDC)
<b>Name</b>	Charlotte Watkins (Ecology Officer)
<b>Address</b>	Ecology Cherwell District Council Bodicote House White Post Road Bodicote Banbury OX15 4AA
<b>Type of Comment</b>	Comment
<b>Type</b>	
<b>Comments</b>	<p>George An ecological assessment should be carried out on site to check if there will be any impacts from the construction of the barn or running of the functions associated with it. This should be done prior to determination so we can fully assess the impacts of the application. The proposed site for this barn is within an area we have listed on our database as potentially being Priority grassland habitat and may contain species of conservation value. We have a duty to conserve Priority habitats and therefore an assessment needs to be carried out by an ecologist to determine the value of the site in this regard and any impacts which may result from the erection of the barn and its proposed ongoing usage for processing the products of the vineyard/fruit produce and water bottling activity. Whilst the footprint of the barn seems limited, the application states that the barn is part of further work on site as part of a vineyard and fruit tree business. Together this appears from the Vineyard sketch plan to involve a significant loss of the current vegetation on site. I understand that some work has already commenced on site and this is concerning given the potential presence of protected species. The site is within the 'red zone' for habitat suitability for Great Crested Newts as determined under our district licensing scheme meaning this area has been calculated to have a higher likelihood of GCN presence. GCN and their habitat are strictly legally protected and are a material consideration to any planning decision. An ecological assessment to determine the likely presence of Great Crested Newts on site (or rule them out) and measures to ensure they and habitat are not harmed by the proposals, particularly during construction, should be included therefore. This will need to be assessed prior to vegetation removal on site. Alternatively the applicants could apply to see if they are eligible to join the District Licensing scheme for GCN by contacting our delivery body, Nature Space, who will assess if any impact is likely and give a quote and advice. There is an above average likelihood of reptiles being present at this site, which are legally protected from injury and harm. Should they be present, mitigation may be required for habitat lost and a construction method statement to prevent harm may be required. A check for the presence of reptiles should be included therefore. The area for the agricultural barn appears to be directly adjacent to trees and no assessment of whether the barn would affect their root zones is included. This should be included but is already addressed by the arboriculture officer comments. It is also adjacent to a watercourse and so could impact biodiversity using this feature. The extent of the buffer to the watercourse should be made clear. A lighting strategy should be produced (this could be through condition) as nocturnal wildlife (even Otters are possible here) are likely to use the watercourse and could be affected. Whilst this particular application does not mention toilets and showers within the agricultural barn I note it is a resubmission of an application which stated that these were intended to be put in at a later date. Currently however there is the proposal to include some sort of processing equipment within the premises. I am unclear how the drainage required or run off for any of these aspects would work and have concerns about the proximity to the watercourse. The impacts of additional functions required within the barn on the ecology of the site and in particular the watercourse need to be outlined. Under Local policy and National guidance we should seek an overall net gain for biodiversity from all development. Given the potential value of the site it should be clearly shown that there will be no net loss from the erection of the barn and accompanying activities on site and that a net gain is achievable. Please get back to me with any queries Kind regards Charlotte Dr Charlotte Watkins Ecology Officer Tel: 01295 227912 Email: Charlotte.Watkins@Cherwell-DC.gov.uk www.cherwell.gov.uk</p>
<b>Received Date</b>	26/03/2021 00:53:44

## Attachments