

From: James Kirkham
Sent: 16 June 2021 20:46
To: DC Support
Subject: FW: 21/01123/F

For DEF

From: Charlotte Watkins <Charlotte.Watkins@Cherwell-DC.gov.uk>
Sent: 16 June 2021 10:13
To: James Kirkham <James.Kirkham@Cherwell-DC.gov.uk>
Subject: 21/01123/F

James

The submitted ecological appraisal is appropriate in scope and depth. The bat surveys will need updating for the purposes of a licence but are sufficient for determination with the presumption of at least the known roost sizes/types being present.

Beyond bats there are no major protected species issues on site. There are additional (unverified) records of polecats being present on site. Whilst the buffer zone to the wooded area should help prevent disturbance additional enhancements on site with these species in mind should be considered here.

I would recommend the following are conditioned:

- A bat licence is required, a class licence may well be appropriate here and the suggested mitigation is such that it is likely to be acceptable but this should be conditioned as below.

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.

- A number of measures are needed to be taken during construction to avoid harm to species and habitats on site and I would therefore recommend that a CEMP for biodiversity is also conditioned prior to works commencing. This should include the measures in 5.2.1 and 5.3.1.1 of the ecological survey but also include a plan of buffer zones and how they will be marked as well as any other timing and precautionary methodology/supervision needed for bats on site to ensure it is a working document for contractors.
- A lighting scheme which is sympathetic to surrounding habitat and to any features installed for wildlife on site should be conditioned.
- The ecological appraisal suggests that a net gain in habitats is possible on site. A LEMP should be submitted to show which habitat will be created/retained where and how it will be managed. This should include all species and a management plan going forward. The use of a Biodiversity Impact Assessment metric could be used to show that a meaningful net gain is achieved. The applicant should be aware that CDC seek a net gain of 10% where possible.
- In addition we should be looking for biodiversity enhancements on site within the buildings and retained habitats and a Biodiversity Enhancement Scheme should be conditioned (this could be included within a LEMP). These are features which increase opportunities for wildlife to utilise the site. The ecological

appraisal makes some good suggestions for the inclusion of integrated bird boxes and log piles (5.3.3.2 and 5.3.1.2) but invertebrate bricks, further log piles for polecats, permeable boundaries and bat boxes should be included on a plan.

Kind regards
Charlotte

Dr Charlotte Watkins

Ecology Officer

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My usual working hours are: Monday and Wednesday mornings.

Coronavirus (COVID-19): In response to the latest Government guidance and until further notice, the Planning Service has been set up to work remotely, from home. Customers are asked not to come to Bodicote House but instead to phone or email the Planning Service on 01295 227006: planning@cherwell-dc.gov.uk. For the latest information about how the Planning Service is impacted by COVID-19, please check the website: www.cherwell-dc.gov.uk

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