

Consultee Comment for planning application 22/00489/F

Application Number	<input type="text" value="22/00489/F"/>
Location	<input type="text" value="Os Parcel 9078 And 9975 Adjoining Stocking Lane And North Of Rattlecombe Road Stocking Lane Shenington"/>
Proposal	<input type="text" value="Erection of 49 dwellings (17 of which (35%) will be affordable homes) with associated garages, parking and refuse storage, private gardens and communal open space/play space, hard and soft landscaping (including SUDs feature and means of enclosure, reinstatement of hedging and ironstone walling along Rattlecombe Road)"/>
Case Officer	<input type="text" value="Robin Forrester"/>
Organisation	<input type="text" value="Ecology (CDC)"/>
Name	<input type="text" value="Charlotte Watkins (Ecology Officer)"/>
Address	<input type="text" value="Ecology Cherwell District Council Bodicote House White Post Road Bodicote Banbury OX15 4AA"/>
Type of Comment	<input type="text" value="Comment"/>
Type	<input type="text"/>
Comments	<input type="text" value="With regard to the above application, the applicants have not submitted a Biodiversity Impact Assessment or demonstrated how the development will achieve a net gain for biodiversity. Currently for developments of this size we request such an impact assessment using a recognised metric. In line with known upcoming legislation and a CDC executive committee decision we seek an overall net gain of at least 10% in biodiversity units. I would recommend therefore that the applicant submits such a calculation along with a demonstration of how a net gain for biodiversity will be achieved on site or demonstrate that they have identified a suitable off site project if this is necessary. This needs to be submitted prior to any decision so we can assess if the proposal is acceptable. In addition, CDC looks for the equivalent of a minimum of one bat/bird/insect provision per dwelling to be integrated into the fabric of the buildings. Whilst this along with other landscaping aspects can be conditioned it is always more productive to have this at least outlined up front for comment and to ensure they can be accommodated in the housing design. Following this submission I can review the ecological information and recommend conditions etc.. as required. Kind regards Charlotte"/>
Received Date	<input type="text" value="04/04/2022 13:28:54"/>
Attachments	