

Consultee Comment for planning application 22/02757/DISC

Application Number	22/02757/DISC
Location	Hempton Gate Land North Of Hempton Road And West Of Wimborn Close Deddington
Proposal	Discharge of Conditions 5 (finished floor levels), 10 (detailed surface water drainage scheme), 12 (Construction Traffic Management Plan), 13 (Construction Environmental Management Plan), 14 (sustainability details), 15 (biodiversity details), 16 (Landscape and Ecology Management Plan), 19 (water efficiency details) and 21 (electric vehicle charging plan) of 20/02083/OUT
Case Officer	Michael Sackey
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>With regard to the above discharge of conditions application, the applicant has combined condition 15 and 16 within an LBEMP.</p> <p>Condition 16 is for a Landscape and Ecological Management Plan. Condition 15 requires that a net gain is shown. The wording for condition 15 is as below and includes a note that a Biodiversity Impact Assessment is carried out to show how a net gain will be achieved: Prior to the commencement of the development hereby approved including any demolition, and any works of site clearance, and as part of any reserved matters for layout and landscaping, a method statement and scheme for enhancing biodiversity on site such that an overall net gain for biodiversity is achieved, to include details of enhancement features and habitats both within green spaces and integrated within the built environment, shall be submitted to and approved in writing by the Local Planning Authority. This shall also include a timetable for provision. Thereafter, the biodiversity enhancement measures shall be carried out and retained in accordance with the approved details. Reason -To ensure the development provides a net gain in biodiversity in accordance with Policy ESD10 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework. NOTE: It is advised that this condition include a Biodiversity Impact Assessment to show how a clear net gain for biodiversity will be achieved.</p> <p>No Biodiversity Impact Assessment has been submitted (a metric has not been applied here) and therefore a measurable net gain for biodiversity has not been demonstrated. There is likely to be an overall net loss in habitats, particularly as some of the planting is within private gardens and therefore outside the control of any landscaping contractors and the rest is in small strips and so unlikely to reach beyond a poor condition.</p> <p>The document contains some points which are too vague or are inaccurate. 3.15 - 'Where possible verges will be managed for wildflowers' - it should be clear at this stage whether they will or won't be and which ones will be - the term of 'where possible' will be difficult for contractors to interpret. 3.28 - 'management will be reviewed by an ecologist as appropriate' - who will decide when this is appropriate? 3.22 - 'new areas of species rich meadow grassland will be provided within margins of retained hedgerow along the sites Northern boundary' - the Northern boundary does not, as I understand, have a hedgerow as this is to be newly created not retained. The text should make it clear for contractors establishing habitats and those reviewing the management what is intended on site.</p> <p>Condition 15 calls for enhancements integrated into the buildings. Integration is important as it ensures the retention of the opportunity for wildlife for the duration of the development. In general CDC seeks the equivalent of a minimum of one provision for bats or birds per dwelling integrated into the fabric of the buildings (albeit these may be best clustered). Only five seem to be proposed here and the bird boxes listed are not integrated ones. The text suggests there will be two integrated bat boxes but the types listed on the plan are not integrated bat bricks. In short significantly more integrated bat and bird</p>

provisions are required here. I would recommend that at least some of these are swift bricks
are these are used by other species also.
I think the document needs to go further therefore before it fulfils the conditions.
Kind regards
Charlotte

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31/10/2022 13:24:20

Attachments