

Consultee Comment for planning application 22/02866/OUT

Application Number	22/02866/OUT
Location	Land East Of Ploughley Road Ambrosden
Proposal	OUTLINE planning application for up to 120 dwellings, vehicular and pedestrian access off Ploughley Road, new pedestrian access to West Hawthorn Road, surface water drainage, foul water drainage, landscaping, public open space, biodiversity and associated infrastructure. Access off Ploughley Road is not reserved for future consideration
Case Officer	Natasha McCann
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 application, in general the ecological appraisal submitted is sufficient in scope and depth. No specific farmland bird surveys were carried out so presence of a range of species must be assumed. Mitigation for species is generally considered within the design of the site. Public access across the site will need to be considered however as in order to mitigate for some species (birds in particular) there should be some areas of little or no disturbance to act as a refuge for wildlife for nesting and foraging.</p> <p>Great crested newt habitat is likely to be impacted by the development so great crested newt licence will be required to be in place before any works commence on site. The EA recommends either using the CDC district licence or applying for an EPS licence through Natural England. No Nature space certificate has been submitted with the documentation to show acceptance onto the district licence scheme therefore they are currently unable to access this route. This needs to be done prior to determination due to the need to include very specific conditions within any permission. The traditional licensing route must be used therefore and we should condition the need for a GCN licence.</p> <p>A CEMP specifically for Biodiversity should be conditioned to ensure retained vegetation and protected and priority species on site will be protected during construction. The EA makes recommendations for reptiles, badgers etc.. and these should be included within the CEMP along with identification of ecological protection zones and any ECoW that may be on site.</p> <p>A Biodiversity Impact Assessment summary has been submitted which states that a 10% net gain in habitats is achievable on site. A full LEMP/Habitat management plan should be conditioned that shows that a minimum of 10% net gain for biodiversity will be achieved on site for both linear and area based habitats and how it will be managed ongoing to ensure that the gains are secured. This should also include submission of an updated BIA metric. If this level is agreed then I would consider this an acceptable level of net gain. Justification for the target conditions chosen for created habitats should be included within the BIA.</p> <p>The EA makes some recommendations for bat/bird boxes on site. CDC usually seeks the equivalent of one bat/bird/invertebrate provision per dwelling (albeit these may be best clustered). The majority of these should be integrated into the fabric of the buildings to ensure retention for the lifetime of the development. In addition hedgehog highways or similar should be included on site to ensure permeability for wildlife throughout the residential areas. The location/plan for these should be included within the LEMP or a sperate biodiversity enhancement scheme.</p> <p>Should more than two years elapse between the ecological survey and the works commencing and update walkover survey would be required and any relevant mitigation updated.</p> <p>Kind regards Charlotte</p>
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Attachments	