Consultee Comment for planning application 22/03452/F

App	licat	ion	Nu	ımber
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22/03452/F

Location

OS Parcel 6920 East Of Oxford Road And Adjoining And South Of Canal Lane Bodicote

Proposal

Erection of new 128-bed residential care home (Use Class C2) together with associated access, parking and landscaping

Case Officer

Andy Bateson

Organisation

Ecology (CDC)

Comment

Name

Charlotte Watkins (Ecology Officer)

Address

Ecology Cherwell District Council Bodicote House White Post Road Bodicote Banbury OX15 4AA

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Comments

The submitted ecological appraisal is satisfactory for the site and there are no protected species issues which cannot be dealt with via a CEMP and mitigation on site. They have submitted a biodiversity net gain plan which shows that a biodiversity net gain of greater than 10% is possible and this looks to be achievable within the layout plan.

An Ecological Mitigation and Enhancement Strategy for the site should be conditioned precommencement. In addition to detailing how the net gain proposed will be achieved and monitored for a minimum of 30 years, this should also include details of other biodiversity enhancements on site including integrated swift bricks within the building fabric (10-12 would be appropriate here), bat boxes, log piles/hotels for invertebrates and hedgehog highways where relevant.

A CEMP for biodiversity should be conditioned to outline all measures to be taken to protect biodiversity during construction.

A lighting strategy should be submitted which is sensitive to nocturnal wildlife.

I have no other ecological issues with the proposals.

Kind regards Charlotte

Received Date

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Attachments