

Rachel Tibbetts

From: Charlotte Watkins
Sent: 17 October 2023 13:03
To: Laura Bell
Cc: Planning
Subject: 23/02281/DISC

With regard to discharge of condition 23/02281/DISC condition 20;

The biodiversity enhancement technical note outlines what is proposed on site and includes a print out of the metric used which suggests that at least a 5.5% net gain could be achieved. Ideally we would receive the actual metric for assessment.

I have some queries about the proposals and the submission however. The metric shows they aim to achieve the very best habitat conditions for much of the created habitats proposed, particularly the woodland (i.e. 'good' as opposed to moderate). I have some concern about how easy this will be in practice given that habitat management is not the main function of the site. There will need to be very diligent management to achieve this. The submitted document gives no details of the management or establishment of the habitats on site and no details of the monitoring regime/review periods that will be required for the habitats to fulfil the objective (and for the purposes of enforcement of the net gain). Management details would give confidence that the ambitious habitat targets (and therefore the net gain) can be achieved. The habitats will need to be monitored for condition annually for the first five years then at 10 years, 15, 25 etc... up to 32+ years for the woodland, with reports/changes to management submitted to the LPA for approval.

If these details are within a separate document/condition such as an LEMP then this should be clearly referred to within this document so they can be cross referenced as necessary.

In addition the parts of the Ecological appraisal which the condition refers to for biodiversity enhancements (10.6.30, 10.6.31, 10.6.32 see below) calls for bat and bird provisions within and on new buildings as well as on trees. These are not included within this technical note and should be provided as well as those proposed within the wider site. This may allow the addition of swi bricks/boxes for example and for a wider range of bat provisions.

10.6.31 'The lighting scheme will also be sensitively designed to minimise light spill onto these habitats as well as the new roofing features. New artificial roofing features will also be provided in the form of bat bricks and bat boxes which will be located on new buildings and on retained trees'.

10.6.32 'New nesting opportunities will also be provided in the form of nest boxes to be installed on retained trees and new buildings'.

Kind regards
Charlotte

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