

Consultee Comment for planning application 23/03073/HYBRID

Application Number	23/03073/HYBRID
Location	Phase 2 SW Bicester Kingsmere Parcel R East Of Ludlow Road Bicester
Proposal	In FULL, the construction of an 82-apartment affordable extra care home (C2 use class) with associated openspace / green infrastructure, landscaping, car / cycle parking, service infrastructure (drainage, highways, lighting), engineering operations, creation of new vehicular access and re-instatement of existing access to footpath, and in OUTLINE, the construction of up to 14 residential (C3 use class) dwellings with associated landscaping, service infrastructure (highways, drainage, lighting)
Case Officer	Linda Griffiths
Organisation	Ecology (CDC)
Name	
Address	Cherwell District Council Bodicote House White Post Road Bodicote Banbury OX15 4AA
Type of Comment	Object
Type	
Comments	<p>The Preliminary Ecological Appraisal (PEA) by CSA Environmental (October 2023) demonstrates that the site is not overly suitable for protected species. However, there are a few precautionary measures that should be implemented to avoid any impacts. We should condition that any clearance of habitat or features required to facilitate the development should avoid the period between March and August (inclusive) when nesting birds are most likely to be present. If this is not possible, habitat or features will need to be checked for nesting birds by a suitably qualified ecologist prior to clearance with works only proceeding if no nesting evidence or behaviour are observed.</p> <p>We should also condition that the external lighting plan is designed sensitively for bats. The lighting plan currently states: 'The minimisation of illumination to vegetated boundaries, together with the utilisation of a warmer colour temperature of 3000 degrees kelvin shall be implemented where feasible... in accordance with the ?ILP Bat Conservation Trust Guidance note 08/18?.</p> <p>The BCT lighting guidance has now been updated (ILP Bat Conservation Trust Guidance note 08/23) and recommends that lights are a colour temperature of 2700 degrees kelvin or under. The lighting plan should be updated to reflect the new guidance. There are bat boxes, trees, and vegetative boundaries proposed as site enhancements, the lighting plan should take these features into consideration.</p> <p>There does not appear to be any evidence submitted that shows that at least a 10% net gain will be achieved. In line with the Cherwell local Plan and Community Nature Plan 2020-2022, we should be seeking at least a 10% net gain for all developments. This should be demonstrated using the Biodiversity Net Gain (BNG) metric 4.0 which should be submitted along with a BNG plan/assessment.</p> <p>Pending more information about BNG, I have an objection.</p> <p>Kind regards, Megan Belanger</p>
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Attachments	