

Consultee Comment for planning application 23/03438/REM

Application Number	23/03438/REM
Location	The Innovation Quarter Bicester Heritage Buckingham Road Bicester
Proposal	Reserved Matters application to 23/01941/F requesting consideration of layout, scale, appearance and landscaping
Case Officer	Rebekah Morgan
Organisation	Ecology (CDC)
Name	
Address	Cherwell District Council Bodicote House White Post Road Bodicote Banbury OX15 4AA
Type of Comment	Comment
Type	
Comments	<p>The application above is for the consideration of layout, scale, appearance and landscaping in regard to 23/01941/F.</p> <p>The site plan has not changed substantially from the previous site plan for the outline application (19/02708/OUT), although it has increased slightly in areas of soft landscaping which will benefit ecology and provide a gain in biodiversity (from 23/01941/F). Landscaping details were submitted in a discharge of conditions application. The Landscape and Ecology Management Plan (LEMP) by Ecology Solutions Limited (December 2023) should be adhered to during implementation. I'd recommend that adherence to this LEMP is conditioned.</p> <p>The Landscape Design Strategies - Lighting section states:</p> <p>'The external lighting strategy will comprise a combination of functional lighting to illuminate car parks and services yards with feature lighting to highlight landscape elements within the amenity. ? Routes should be illuminated to safe levels by low level lighting integrated into planters and benches. The canopies of the trees and specimen shrubs will be picked out with recessed uplighters.'</p> <p>As recommended in the ecology report by Ecology solutions, a lighting plan should be submitted that demonstrates that bats will not be deterred from using the territory. Most importantly, the linear habitats along the site boundaries and the areas where bat boxes are installed should be unlit (or subject to very low light, <0.5 lux). I am concerned about the fact that there will be uplighters on trees and planters and that there is lighting proposed to highlight aspects of the landscape. Will a more detailed lighting design be submitted as part of this application? I am aware that some of these trees and planters will be within the more developed areas, which should not have a substantial impact on bats. However, my main concern is the perimeter of the application site. The 'Landscape Design Strategies - Lighting' section does not indicate where lighting will be installed. As such, I can't assess the ecological impacts of this aspect of the design.</p> <p>Other ecological considerations were dealt with with conditions at the outline stage (and for 23/01941/F).</p> <p>Kind regards, Megan Belanger</p>
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Attachments	