

Consultee Comment for planning application 24/00245/OUT

Application Number	24/00245/OUT
Location	South Lodge Fringford Road Caversfield Bicester OX27 8TH
Proposal	Outline application for demolition of existing structures and erection of up to 99 dwellings, access, open space and associated works with all matters reserved except for access
Case Officer	Andrew Thompson
Organisation	Ecology (CDC)
Name	
Address	Cherwell District Council Bodicote House White Post Road Bodicote Banbury OX15 4AA
Type of Comment	Support
Type	
Comments	<p>The application is supported by an Ecological Appraisal (EDP, January 2024) and Biodiversity Net Gain Addendum Report (EDP, January 2024). These reports sufficiently outline the constraints and opportunities of this development. There is a bat roost within one the existing buildings on site. Therefore, a licence will be required to demolish this building. There are also several constraints concerning birds, reptiles, amphibians, bats, and terrestrial mammals ? mitigation methods have been set out in the report to ensure species are protected during construction. A management plan should be produced to ensure that these mitigation measures will be implemented.</p> <p>Most of the hedgerows and trees will be retained. The landscaping plans include a section to the west of the site where public access will be restricted ? which is positive. The additional hedgerows, creation of an orchard, and increase in floristic diversity across the grassland area will also be positive. Due to records of Brown Hairstreak butterfly in the area, I would recommend that blackthorn is incorporated into the landscaping plans where possible. A landscape management plan should be produced to ensure that habitats (both existing and proposed) are managed in a way that achieves the maximum benefit for wildlife ? including at least a 10% net gain. Other considerations include lighting and species-specific enhancements. I have outlined condition recommendations below.</p> <p>? We should condition a Construction Environmental Management Plan (CEMP) for Biodiversity is submitted and approved prior to commencement. The CEMP (biodiversity) should include all mitigation recommended in sections 5 and 6 of the Ecological Appraisal. This includes pollution control, tree and habitat protection measures, provision of a Method Statement outlining precautionary measures for protected species, soft felling methodology for trees with bat potential, and updated badger surveys.</p> <p>? We should condition that a sensitive lighting plan for bats is provided pre-commencement, or at the reserved matters stage. The plan should follow the Bat Conservation Trust guidance note 08/23 on artificial lighting and bats. The boundaries of the development and any areas that will be used by protected species (the orchard, bird/bat boxes, west section of the development, pond, hedgerows, trees, etc.) should not be lit.</p> <p>? We should condition a bat licence, which should be submitted prior to any demolition works. Updated surveys may be required in order to obtain this licence ? surveys must be within the same survey year as the works.</p> <p>? We should condition a Landscape Ecological Management Plan (LEMP) which details how the habitats on site will be created, managed, and monitored long term. There are some details in the Ecological Appraisal and Biodiversity Net Gain Addendum Report for how this can be achieved.</p> <p>? The Biodiversity Net Gain Addendum Report demonstrates that the site can achieve a 10% net gain in habitat units and 70% net gain in hedgerow units. The report outlines the management regime required to achieve the desired habitat condition, which will be secured through the LEMP. The actual BNG metric (excel format) should ideally be provided at this stage. However, if the site layout is likely to change, the metric can be provided with any updated BNG reports at the Reserved Matters stage. I would recommend that we condition</p>

that at least a 10% net gain is achieved on site, in line with the recommendations made in the Biodiversity Net Gain Addendum Report (EDP, 2023).

? There does not appear to be any detailed information about specific enhancements such as bird and bat boxes. CDC seeks the equivalent of at least 1 bat/bird box on each new dwelling (these can be clustered). A Biodiversity Enhancement Plan (BEP) should be produced that shows the number, location, and type of boxes to be installed. Where possible, integrated boxes should be used. The BEP should also include a variety of other enhancements, such as bee bricks, owl boxes, pond enhancements, hedgehog houses, and hedgehog highways. Again, this plan would ideally be provided now, but if the layout is likely to change, this can be provided at the reserved matters stage - in which case, this should be conditioned.

Please note, if more than 2 years lapses between the most recent surveys (summer 2023) and the works, updated surveys will be required.

Please let me know if you have any questions. If the BNG metric or BEP plan is submitted, please let me know so that I can provide additional comments.

Kind regards,
Megan Belanger

Received Date

02/02/2024 13:44:41

Attachments