

Consultee Comment for planning application 24/00374/F

Application Number	24/00374/F
Location	The Beeches Heyford Road Steeple Aston Bicester OX25 4SN
Proposal	Refurbishments, extensions & alterations to the existing dwelling, including new & replacement single storey rear extensions, proposed two-storey side extension to replace existing swimming pool wing, and proposed first floor front gable extension and enlarged dormer windows, along with a proposed replacement garage building and associated landscaping.
Case Officer	Michael Sackey
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 Ecological Impact Assessment (March 2024) sufficiently outlines the ecological impacts and opportunities for this proposal.</p> <p>To ensure no net loss, all trees to be removed must be replaced at a 2:1 ratio. Native trees should be planted where possible. Additional planting could be added to the plans to ensure that a net gain is achieved on site. Species specific enhancements, such as bird/bat bricks and log piles, should also be incorporated into the plans. I would recommend that we condition a biodiversity enhancement plan which includes a landscaping plan and shows the location and number of species enhancements.</p> <p>All retained trees should be protected from the works, in line with British Standard 5837:2012. This should be conditioned.</p> <p>We should also condition that all vegetation clearance takes place outside of breeding bird season (March-August inclusive) unless first checked by an ecologist immediately prior to removal.</p> <p>The ecology report recommends that external lighting is avoided within the site. If external lighting is to be installed, it should follow the BCT guidelines for lighting for developments. More details can be found in section 6.3.2.4 of the Ecological Impact Assessment.</p> <p>I would recommend that we attach informatives for bats and badgers, as both are unlikely to be on site, but could be impacted by the works if present.</p> <p>Bats: The developers and their contractors are reminded of the legal protection afforded to bats and bat roosts under legislation including the Conservation of Habitats and Species Regulations 2017 (as amended). In the unlikely event that bats are encountered during implementation of this permission works must stop and advice must be sought from a suitably qualified and experienced ecologist at the earliest possible opportunity.</p> <p>Badgers: The developers are reminded of the legal protection afforded to badgers under the (Protection of Badgers Act 1992). During construction, excavations or large pipes (>200mm diameter) must be covered at night. Any open excavations will need a means of escape, for example a plank or sloped end, to allow any animals to escape. In the event that badgers, or signs of badgers are unexpectedly encountered during implementation of this permission, works must stop and advice must be sought from a suitably qualified and experienced ecologist.</p> <p>Please let me know if you have any questions.</p> <p>Kind regards, Megan</p>

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Attachments