

Consultee Comment for planning application 24/00743/DISC

Application Number	24/00743/DISC
Location	OS Parcel 6372 South East Of Milestone Farm Broughton Road Banbury
Proposal	Discharge of Condition 3 (hard landscaping) of 23/00667/REM
Case Officer	Lewis Knox
Organisation	Ecology (CDC)
Name	
Address	Cherwell District Council Bodicote House White Post Road Bodicote Banbury OX15 4AA
Type of Comment	Comment
Type	
Comments	<p>With regard to the discharge of conditions 19 and 20, no Biodiversity Impact Assessment metric has been submitted (only screen shots of results) - this should be submitted before the conditions are discharged so that we can see what habitat conditions are proposed and assess whether these are appropriate and realistic. These are also required so that the success of the scheme can be monitored against these targets. A full monitoring scheme for the created, enhanced and retained habitats with regular reports sent to the LPA should be included.</p> <p>There is no landscaping/planting plans for the off site area. The plans say 'mixed shrub; as opposed to 'mixed scrub'. The management information within the LEMP as regards the SUD is a little confused to put into practice. It is not clear whether the primary function of this off site pond is for wildlife or attenuation/SUDs and therefore the management objectives will be difficult to carry out. 5.43 and 5.45 are generic guidance only. Those carrying out maintenance will need to know which type of Suds scheme this falls into. How will the contractors know if the off site is subject to high pollutant levels which need removing? Will these be tested - if so this should be included along with how often.</p> <p>5.59 in the LEMP refers to Buckinghamshire council and Countryside partnerships - this needs correcting as it is not appropriate to report deficiencies to a council outside Cherwell.</p> <p>7.3 in the LEMP refers to maintaining the features of the approved development site in perpetuity - it needs to be clear that this includes the off-site land to the South.</p> <p>5.12 - The cricklade EM11 seed mixture should only be cut to 5cm (not 4cm) after August and seeds MUST be left to shed for 7 days (not left 'where possible'). I think we also need some indication of how the wildflower grassland areas will be created as, dependent on the fertility levels of the soil (which may be high here due to arable use), this may require specialist techniques and input. There is little information on habitat creation and none in places.</p> <p>I have some concerns over how the areas of wildflower grassland will be maintained in the long term given this forms the main areas of public open space and will be subject to trampling and dog walking/defecation. How the grassland will be managed to avoid this should be included in the LEMP.</p> <p>5.50 - it needs to be clear which boxes/bricks are to be integrated. Where the words 'if integrated' are used the bricks are unlikely to be so. Integration should be favoured to ensure retention for the lifetime of the development. Swift bricks can be used by other species also and so are the most beneficial. Their integration needs to be clear prior to any building works on site. Currently only 12 bat bricks/tiles are cited as to be integrated. It is also not made clear that the different species bricks (birds) will have different requirements as regards where they are sited on buildings - swift bricks should not be at 2m high for example. Where this is unclear it should be stated that an ecologist will oversee the integration of all biodiversity enhancements on site to ensure they are put on appropriate aspects and heights.</p> <p>Once the required metric spreadsheet is sent on I can comment further.</p> <p>Kind regards Charlotte</p>
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Attachments	