From: Megan Belanger <Megan.Belanger@Cherwell-DC.gov.uk>
Sent: 18 March 2026 15:24
To: Jason Traves <Jason.Traves@Cherwell-DC.gov.uk>
Cc: DC Support <DC.Support@cherwell-dc.gov.uk>
Subject: RE: Application No.: 25/01510/OUT - Ecology Reponse

Hi Jason,

Application No.: 25/01510/OUT Proposal: Outline planning application for the erection of up to 500 dwellings and commercial floorspace (Use Class E) with associated access, open space and infrastructure - All Matters Reserved except for Access Location: Land South Of Perdiswell Farm, Shipton Road, Shipton On Cherwell

Thanks for pointing me towards that document –

Dormice –
I am uncertain about the approach here because dormice nests were found on site on 2014 and assumed to be present in low numbers – but a licence is not recommended. I would expect a licence where dormouse habitat is being removed, as per the Conservation of Habitats and Species Regulations 2017 which protects their resting and breeding places from disturbance and destruction. However, the surveys from 2021 didn't find presence of this species, so I am not sure Natural England will issue a licence. I would probably have recommended that an updated survey was done to confirm the presence/likely absence of this species, since there aren't any in-date records of them on site. I think the best approach here is to condition a Dormouse mitigation strategy to be submitted and approved prior to works commencing – this should make it very clear that if dormice, or evidence of dormice, are found on site, all works must stop until a licence is obtained. The mitigation strategy should also set out pre-works checks by a licenced ecologist to ensure that dormice or signs of dormice aren't missed.

Farmland/ Ground-nesting Birds –
The ES Addendum Technical Appendix E includes recommendations for off-site breeding bird compensation. We will need to secure this by s106. I am happy with the approach, and the agreement should be in line with the recommendations in Appendix E.

I believe that addressed my main ecological concerns – with a more specific BNG strategy expected once the layout is finalised.

We will need to secure:

- CEMP for biodiversity (pre-commencement condition)
- LEMP (to be submitted and approved at REM stage)
- Biodiversity Enhancement Plan (amended to meet requirements as per my last response – including at least 1 bat/bird box per dwelling - submitted and approved at REM stage)

- Pre-commencement badger survey, mitigation plan, and licence (pre-commencement condition)
- Dormice Mitigation Plan (this should make it very clear that if dormice, or evidence of dormice, are found on site, all works must stop until a licence is obtained from Natural England, pre-commencement condition)
- Lighting design for biodiversity, in line with ILP Guidance Note 08/23 (to be submitted and approved at REM stage)
- Updated ecological walkover surveys submitted at REM stage where ecological data is out of date, in line with CIEEM advice note on the lifespan of ecological reports & surveys (April 2019)

We will also need to secure the following through s106:

- Farmland Bird Mitigation Plan – broadly in line with the requirements outlined in ES Addendum Technical Appendix E
- HMMP and monitoring fees for BNG

Kind Regards,

Megan Belanger
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