**From:** Louise Sherwell [mailto:louisesherwell@warwickshire.gov.uk]
**Sent:** 03 July 2017 11:02
**To:** Nathanael Stock
**Subject:** Re: FW: 16/01805/F - Change of use of buildings from sui generis MOD use to various commercial uses as detailed in accompanying Planning Statement with associated physical works and demolition of buildings 101 and 104 and erection of replacement struct...

Hi Nat,

Please find my comments below:

Building 123 - has been identified as a bat roost.  The survey found presence of bat droppings and feeding remains, and states that the droppings were sent away for analysis, however no further details have been provided so at present we don't know the species of bat present, the type of roost (i.e. maternity roost, summer roost, hibernation, transitional), the size of the roost or the potential access points.  As such I do not agree with the conclusion that minor repairs to the roof will have no impact on the roost as there is little information to be able to come to this conclusion.  If the applicant's ecologist could confirm the species present and provide a plan to show the location of the droppings etc, and provide more information on the nature of the proposed repair works to the roof ( I understand it is not to be replaced) then it may be possible to condition further surveys. For example, I understand from the plans that the slated roof is to be repaired/restored.  Should the bats be accessing the roof under missing slates then repair would essentially destroy the roost and this is an offence under the WCA 1981 and Conservation of Habitats and Species Regulations (2010). As such activity surveys will be required to determine the type of roost present and the access points to determine an appropriate mitigation plan and timing of works to avoid the period when bats are present, which is often the summer months, and also ensure that the access points are retained or replaced.  The roof is unlikely just to be used as a hibernation roost as feeding remains (moth wings) were present.

Building 137 - In Appendix A of the Extended Phase 1 Habitat Survey RAF Bicester dated 29th November 2013 completed by Lepus Consulting,  this building has been identified with moderate-high bat roost potential and was identified as a bat roost used by a single pipistrelle during the previous survey work in June 2005.  Although this is now an old roost and the building may not necessarily still be a roost, it clearly shows the bat roosting potential of the building. As building 79 is of similar structure, I would recommend that a bat survey of this building should be undertaken.

In line with the Bat Conservation Trust guidelines (2016), buildings with low bat roosting potential  one bat activity survey should be undertaken to have confidence in a negative result. The initial survey was undertaken in winter so any evidence of droppings on walls etc would have been washed away.

As such I would still recommend that activity surveys are undertaken on any buildings for which works are proposed, including minor repairs, as these could still impact on a bat roost.. Ideally I would recommend the activity surveys should be undertaken prior to determination in line with planning policy. However I could see that in this case it may be possible to mitigate for the "worse case scenario" due to the number of buildings on site and as the roof space of Building 123 will be retained.  The survey should also include a full assessment of any trees which are proposed to be felled, in line with the BCT guidelines (2016).

Thanks and please let me know if you need any further info, happy to discuss,

Kind regards,

Louise

Louise Sherwell

Assistant Ecologist

Ecological Services

Community Services

PO Box 43, Shire Hall

Warwick

CV34 4SX

Tel: 01926 418028

email: louisesherwell@warwickshire.gov.uk

On 29 June 2017 at 19:42, Nathanael Stock <Nathanael.Stock@cherwell-dc.gov.uk> wrote:

Hi Louise,

Hope this finds you well.  I would be grateful for your comments on the agent’s email below.

Kind regards,

Nat

**Nathanael Stock** BA(Hons) DipTP MRTPI

**Team Leader – Householder Plus**

Development Management

Cherwell District Council

Direct Line: 01295 221886

Email: nathanael.stock@cherwell-dc.gov.uk

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**From:** David Burson [mailto:david.burson@jppc.co.uk]
**Sent:** 06 June 2017 16:41
**To:** Nathanael Stock
**Subject:** RE: 16/01805/F - Change of use of buildings from sui generis MOD use to various commercial uses as detailed in accompanying Planning Statement with associated physical works and demolition of buildings 101 and 104 and erection of replacement structures

Dear Nat,

Thank you for your e-mail.

We note the Ecology Officer’s comments and welcome their observations.  Prior to undertaking further surveys it seems worthwhile to clarify the extent of the proposed works and the nature of the buildings proposed for conversion.

The Officer notes that no surveys have been undertaken of buildings 79, 108, 113 and 135.  Buildings 79, 108 and 113 (along with 137) are the hangars on the site.  No physical works are proposed to buildings 108 and 113 under this application, the structures are in good repair and the proposal solely relates to the technicality of change of use.

Minor works are proposed to the smaller hangars (79 and 137) these however amount to repairs.  They are included on a precautionary basis for consideration as part of the listed building consent rather than because they amount to development requiring planning permission.  The Building 79 is identical to Building 137 which has been surveyed and found to be of low suitability for bats; the same conclusion can logically be drawn for the twin structure.

Building 135 is a flat roofed building of a matching style to the petrol tanker sheds.  These buildings (105 and 94) have all been subject of planning applications for conversion in a manner similar to that now proposed.  In the previous applications these buildings have been accepted as being of low suitability for bats with no need for ecological surveys; we do not see any difference in form or circumstance in this case which would justify the survey.

We note the comment raised with regard to Building 123, however we can confirm that the roof is not being replaced.  The only roof works proposed are minor repairs, these are noted in the assessment to be pose no risk if undertaken between April and October.  The applicants certainly hope to have completed repairs before the close of this seasonal window.  The only development undertaken on the building is to the habitable floors which are noted to have low suitability for bats.

We hope the above clarifications are of assistance to you and the Ecology Officer and enable their support of the application without need for further surveys.

If additional surveys are required we would request pragmatism in the requirements, where possible making use of planning conditions.  The applicants have obviously awaited the Ecology response for a significant period and do not wish to be further delayed.

I welcome your early response and would be pleased to discuss this further.

All the best,

David

**David Burson** LLB MSc
Senior Planner

**T**: 01865 326823 **DD**: 01865 322358
**A**: Bagley Croft, Hinksey Hill, Oxford OX1 5BD

Error! Filename not specified.**@JPPCPlanning**

**From:** Nathanael Stock [mailto:Nathanael.Stock@Cherwell-DC.gov.uk]
**Sent:** 05 June 2017 14:41
**To:** David Burson <david.burson@jppc.co.uk>
**Subject:** RE: 16/01805/F - Change of use of buildings from sui generis MOD use to various commercial uses as detailed in accompanying Planning Statement with associated physical works and demolition of buildings 101 and 104 and erection of replacement structures

Hi David,

Many thanks for your email re the above.  I have just received the following response from our ecology adviser:

Thanks for sending through the further information in the bat survey report and sorry about the delay.  Although the report does include an initial inspection of some of the buildings which are the subject of the planning application which does help, it does not include them all  i.e. Building 79, 108, 113 and 135 don't appear to have been surveyed. It also does not include any assessment of the trees proposed to be affected.  As such I would recommend that an initial bat survey will need to be submitted in relation to these buildings and the trees to address this. In addition, bat activity surveys will be required of the buildings with bat roosting potential, in line with the Bat Conservation Guidelines, this includes at least one activity survey of buildings with low potential (ie. Buildings 103, 129, 130, 131 and 137). There is evidence of a bat roost in Building 123 and it is considered to have 'high' bat roosting potential.  The bat survey is not very clear as it recommends that in relation to Building 123:

*"When working on buildings 123, 130, 131 and 137, contractors should ‘proceed with caution’ to ensure any bats that may be using the buildings are not disturbed. "*

As I understand that a new slate roof is proposed for the roof of building 123,  bat activity surveys will be required of this building, and definitely proceeding with caution only is not considered to be adequate and could result in the disturbance or destruction of a roost.  It could be that this building number is a typo in the report.

As such given the roosting potential of the buildings and in light of the nature of the proposed works, I would recommend that bat activity surveys of all of the buildings which are being affected and which have bat roosting potential are undertaken prior to determination of the application. Please let me know if you need any further information,

I would agree with the ecology adviser’s response and would be grateful for your attention to this matter.  I look forward to hearing from you shortly.

Kind regards,

Nat

**Nathanael Stock** BA(Hons) DipTP MRTPI

**Team Leader – Householder Plus**

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**From:** David Burson [mailto:david.burson@jppc.co.uk]
**Sent:** 31 May 2017 08:43
**To:** Nathanael Stock
**Subject:** FW: 16/01805/F - Change of use of buildings from sui generis MOD use to various commercial uses as detailed in accompanying Planning Statement with associated physical works and demolition of buildings 101 and 104 and erection of replacement structures

Hi Nat,

My apologies for attaching the wrong e-mail- a case of more haste, less speed!

Please find the ecology survey I referred to attached.

All the best,

David

**David Burson** LLB MSc
Senior Planner

**T**: 01865 326823 **DD**: 01865 322358
**A**: Bagley Croft, Hinksey Hill, Oxford OX1 5BD

Error! Filename not specified.**@JPPCPlanning**

**From:** David Burson
**Sent:** 11 April 2017 12:24
**To:** Nathanael Stock <Nathanael.Stock@Cherwell-DC.gov.uk>
**Subject:** RE: 16/01805/F - Change of use of buildings from sui generis MOD use to various commercial uses as detailed in accompanying Planning Statement with associated physical works and demolition of buildings 101 and 104 and erection of replacement structures

Dear Nat,

Thank you for your e-mail.

Having reviewed the Ecologist’s comments they appear a duplicate of those previously submitted.  I am concerned she has not had site of the Bat Survey supplied in January, more recently re-submitted to you via e-mail on 28/03/17.

Could you confirm if she has reviewed this?

All the best,

David

**David Burson** LLB MSc
Senior Planner

**T**: 01865 326823 **DD**: 01865 322358
**A**: Bagley Croft, Hinksey Hill, Oxford OX1 5BD

Error! Filename not specified.**@JPPCPlanning**

**From:** Nathanael Stock [mailto:Nathanael.Stock@Cherwell-DC.gov.uk]
**Sent:** 11 April 2017 12:27
**To:** David Burson <david.burson@jppc.co.uk>
**Subject:** FW: 16/01805/F - Change of use of buildings from sui generis MOD use to various commercial uses as detailed in accompanying Planning Statement with associated physical works and demolition of buildings 101 and 104 and erection of replacement structures

Dear David,

Further to our recent correspondence, I have just received comments from our ecology officer.  I would welcome your attention to this matter and your comments.

Kind regards,

Nat

**Nathanael Stock** BA(Hons) DipTP MRTPI

**Team Leader – Householder Plus**

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**From:** Louise Sherwell [mailto:louisesherwell@warwickshire.gov.uk]
**Sent:** 11 April 2017 10:32
**To:** Planning
**Cc:** Nathanael Stock
**Subject:** Re: 16/01805/F - Change of use of buildings from sui generis MOD use to various commercial uses as detailed in accompanying Planning Statement with associated physical works and demolition of buildings 101 and 104 and erection of replacement structures

Dear Nat,

Apologies for the delay in my comments.  It appears that the Extended Phase 1 Habitat Survey submitted does not include all of the buildings subject to this planning application and the survey was undertaken in 2013. Although the Technical Note provides an update this does not include the buildings subject to this application. As such I would recommend that an updated bat scoping survey will be required prior to determination of the application to provide an up to date baseline of survey information and assessment of the potential of the works to impact on bats. The survey should include both the existing buildings and also an assessment of the existing trees which are proposed to be removed.   The previous surveys have identified evidence of bat roosts on site within buildings which are subject to proposed works, and further activity surveys are therefore also likely to be required in order to inform appropriate mitigation measures.  A licence from Natural England may also be required prior to works commencing.

Kind regards,

Louise

Louise Sherwell

Assistant Ecologist

Ecological Services

Community Services

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email: louisesherwell@warwickshire.gov.uk