**From:** Louise Sherwell [mailto:louisesherwell@warwickshire.gov.uk]
**Sent:** 05 June 2017 14:38
**To:** Nathanael Stock
**Subject:** Re: FW: Bicester Heritage site wide application- ecology

Hi Nat,

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,

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 May 2017 at 19:59, Nathanael Stock <Nathanael.Stock@cherwell-dc.gov.uk> wrote:

Ref. 16/01805/F

Hi Louise,

I hope this finds you well.  Please can you confirm whether your comments (attached) on the planning application ref. above are addressed by the attached survey?

I look forward to hearing from you shortly.

Kind regards,

Nat

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

**Team Leader – Householder Plus**

Development Management

Cherwell District Council

Direct Line: 01295 221886

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Website: [www.cherwell.gov.uk](http://www.cherwell.gov.uk/)

Details of applications are available to view through the Council’s Online Planning Service at <http://www.publicaccess.cherwell.gov.uk/online-applications>

Instructions on how to use the Public Access service to **view, comment on and keep track of applications** can be found at <http://www.cherwell.gov.uk/viewplanningapp>

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**From:** David Burson [mailto:david.burson@jppc.co.uk]
**Sent:** 28 March 2017 09:48
**To:** Nathanael Stock
**Subject:** Bicester Heritage site wide application- ecology

Dear Nat,

I hope this e-mail finds you well.

I have checked the application online and note the bat survey for the application does not appear.  I am unsure whether this made it through to you so resend now to be sure you have it when considering the scheme.

I trust this is in order, please let me know if you have any questions.

All the best,

David

**David Burson** LLB MSc
Senior Planner

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

**@JPPCPlanning**

---------- Forwarded message ----------
From: Louise Sherwell <louisesherwell@warwickshire.gov.uk>
To: Planning <Planning@cherwell-dc.gov.uk>
Cc: Nathanael Stock <nathanael.stock@cherwell-dc.gov.uk>
Bcc:
Date: Tue, 11 Apr 2017 10:31:48 +0100
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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