

Consultee Comment for planning application 15/01357/F

Application Number	15/01357/F
Location	Land East Of Larsen Road Heyford Park
Proposal	Erection of 89 dwellings, creation of new access arrangement from Camp Road, creation of open space, hard and soft landscaping and associated ancillary works and infrastructure
Case Officer	Andrew Lewis
Organisation	Ecology (CDC)
Name	Charlotte Watkins (Ecology Officer)
Address	Ecology Cherwell District Council Bodicote House White Post Road Bodicote Banbury OX15 4AA
Type of Comment	Comment
Type	
Comments	<p>Andrew I have reviewed the updated ecological appraisal for this site. It is satisfactory in scope and depth in terms of assessing the species and habitats present. There are no major protected species issues on site. They are pursuing a district licence for Great Crested Newts for which the certificate has been obtained. The conditions within the certificate must be attached to any permission. A CEMP for biodiversity should also be conditioned to ensure construction does not harm GCN, reptiles, nesting birds and other species listed within the report. A lighting strategy including bat sensitive lighting will be required to ensure corridors used by foraging bats remain dark and to encourage use of any enhancements for bats included in the design. No badgers were found on site during the survey however an updated badger survey will be required prior to any works commencing. There are some enhancements proposed within Section 6.2 of the appraisal which are generally appropriate however CDC usually seeks the equivalent of one bat/bird/invertebrate provision per dwelling (albeit these may be clustered as appropriate). These suggestions fall a little short of that. In addition we look for provisions to be integrated when on buildings as this ensures their retention for the lifetime of the development. A biodiversity enhancement scheme should be produced outlining the type of boxes/tubes etc.. that will be provided and their locations so they are not missed out during construction. Currently the hard landscaping plan shows close board fencing across the development garden spaces. Where close board fencing is used these must include hedgehog highways through the gravel boards or fence panel to ensure that the boundaries are permeable to these and other species so they can forage and move within gardens. Without these the proposals constitute an unacceptable loss of habitat and opportunity to this species. The current layout provides for some small areas of open space alongside hedgerows. Further thought is required however as to the long term maintenance of the ecological value of the hedgerows, particularly to the North where they look to be squashed up against garden fences with only a narrow strip between which is likely to take garden rubbish or if the hedgerows are to be incorporated into gardens they are unlikely to be managed sympathetically and could be removed. A LEMP should address these sorts of issues and ensure that the current layout leaves appropriate space for maintenance and sympathetic management of ecological features. There has been no Biodiversity Impact Calculation carried out for the site. This is now standard practice for a site of this size. CDC currently seeks an overall net gain for biodiversity of 10% as demonstrated by a metric therefore I would request that they submit a calculation to demonstrate that they have achieved this level on site. It is important that this is demonstrated prior to a decision so we know whether it is necessary for the applicant to seek off site compensatory habitat or if the layout needs to be altered. Kind regards Charlotte</p>
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Attachments	