**From:** Charlotte Watkins
**Sent:** 10 December 2015 23:28
**To:** Matthew Parry
**Subject:** 15/01326/OUT Land West of White Post Road, Bodicote

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Matthew

The submitted ecological appraisal for the application is fine with the appropriate aspects surveyed in appropriate depth. The field to the East bordering the road is not used for parking and recreation as stated however – it is currently used for sheep grazing, sometimes for horses and is probably more accurately described as pasture.

There are no major ecological issues on site. The most valuable features are the hedgerows, however breeding birds, badgers, herptiles and bats also need consideration. There doesn't seem to be an assessment of the cumulative impact on ecology of this development and neighbouring developments - unless I missed this. Some of the species of open arable landscape (brown hare and farmland birds), which is also being lost adjacent, are largely dismissed as being necessarily displaced  or mitigated through sub-optimal habitat provision. When considered in the context of neighbouring developments I would like to see greater effort to mitigate for the effects on these species, or where not possible, to compensate off site. Brown hares in particular are a Priority Species and as such we need to have regard for to their conservation.

In general the recommendations in the ecological report are appropriate. To retain the value of the hedgerows however I would hopefor a wider buffer than the 2m suggested (this is anyway inconsistent with the 3m recommended later for retaining the hedgerow's value to and mitigating for reptiles). In hedgerows where there are trees a 5m buffer would be better to avoid root damage and in general more generous buffers to hedgerows would be better for wildlife. There are other indirect effects on wildlife using the hedgerows not assessed, such as an increase in domestic pets and dog walking, which a wider buffer would help ameliorate.

A scheme of biodiversity enhancementsboth within the proposed open space and the built environment (the ecological appraisal makes some appropriate suggestions for the built areas including green roofs and incorporation of bird and bat boxes into dwellings) should be conditioned. It should aim to show how a net gain will be achieved on site in line with National and Local policy. A CEMP should include measures for removal of any trees with bat potential, protection of the hedgerows and The Saltway and restrictions on lightingduring construction. A lighting design scheme should be submitted which is in line with the Bat Conservation Trust guidelines and shows in terms of light spill how dark corridors will be maintained.

I would suggest the following conditions to any permission:

**K12 Nesting Birds: No Works Between March and August Unless Agreed**

No removal of hedgerows, trees or shrubs, shall take place

between the 1st March and 31st August inclusive, unless the Local Planning

Authority has confirmed in writing that such works can proceed, based on

health and safety reasons in the case of a dangerous tree, or the submission

of a recent survey (no older than one month) that has been undertaken by a

competent ecologist to assess the nesting bird activity on site, together with

details of measures to protect the nesting bird interest on the site.

Reason KR1

**K14 Badgers: Mitigation Strategy**

Prior to the commencement of the development hereby approved, including

any demolition and any works of site clearance, a mitigation strategy for

badgers, which shall include details of a recent survey (no older than six

months), whether a development licence is required and the location and

timing of the provision of any mitigation or protective fencing around setts/commuting

routes, shall be submitted to and approved in writing by the Local Planning

Authority. Thereafter, the development shall be carried out in accordance with

the approved details.

Reason KR1

**K17 Biodiversity Enhancement**

Prior to the commencement of the development hereby approved, including

any demolition, and any works of site clearance, a method statement for

enhancing biodiversity on site which includes assessment of net gain shall be submitted to

and approved in writing by the Local Planning Authority. Thereafter, the

biodiversity enhancement measures shall be carried out and retained in

accordance with the approved details.

Reason KR3

**K20 Landscape and Ecological Management Plan (LEMP)**

Prior to the commencement of the development

hereby approved, a full Landscape and Ecology Management Plan (LEMP) shall

be submitted to and approved in writing by the Local Planning Authority.

Thereafter, the LEMP shall be carried out in accordance with the approved

details.

Reason KR2

**K21 Construction Environmental Management Plans (CEMP) for Biodiversity**

Prior to the commencement of the development hereby approved, including

any demolition and any works of site clearance, a Construction Environmental

Management Plan (CEMP), which shall include details of the measures to be

taken to ensure that construction works do not adversely affect biodiversity,

shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter, the development shall be carried out in accordance with the

approved CEMP.

Reason KR2

**K23 Use of Native Species**

All species used in the planting proposals associated with the development

shall be native species of UK provenance.

Reason KR3

**Lighting**

Prior to the commencement of the development hereby approved, alighting design scheme shall

be submitted to and approved in writing by the Local Planning Authority.

Thereafter, lighting shall be installed and operated in accordance with the approved

details.

Reason KR2

Regards

Charlotte

Dr Charlotte Watkins

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