**From:** Charlotte Watkins   
**Sent:** 04 February 2019 11:52  
**To:** James Kirkham  
**Subject:** 18/02147/OUT

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Stone Pits

Hempton Road

Deddington

James

The ecological assessment in itself is fine. There are no major protected species issue on this site and the suggested mitigation measures are all appropriate including those to avoid disturbance to mammals, reptiles, birds and lighting proposals sympathetic to bats. A separate lighting strategy would be required however. The proposals do however result in the loss of some habitat and hedgerow (a priority habitat) and it is not clear whether there will be an overall net gain on site for biodiversity which we are due to seek under local policy and National guidance. Ideally the Ecological appraisal should have included a biodiversity impact assessment using a metric and the illustrative layout (given the outline status) to give us confidence that an overall net gain is possible to achieve on site – currently I think this is marginal given the limited open space for planting etc... The final layout should be prepared with information from such a metric in place to ensure space is left for biodiversity gain.

We could condition this as part of an enhancement scheme for example but this leaves open the possibility that they struggle to fit in the agreed features and have to seek off site land as compensation. If you are minded to condition this aspect that I have included a possibility below. Please feel free to reword or discuss it further however.

Bat and bird boxes proposed on site should include integrated provisions on the new dwellings to ensure their long term retention.

I would suggest the following conditions to any permission:

**K15         Carry Out in Accordance with Survey**

The development hereby approved shall be carried out in accordance with the recommendations set out in section MM1 – MM5 inclusive of the Ecological Appraisal carried out by Aspect Ecology dated June 2018.

[Reason KR1](#JR1)

**K17         Biodiversity Enhancement**

Prior to the commencement of the development hereby approved, including any demolition, and any works of site clearance, a full method statement for enhancing biodiversity on site, incorporating the recommendations within sections EE1 – EE8 of the Ecological Appraisal, prepared by Aspect Ecology, dated June 2018, with full details of the locations and types of all proposed bat and bird provisions and to include a Biodiversity Impact Assessment to show how a clear net gain for biodiversity will be achieved 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 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](#JR2)

Kind regards

Charlotte

**Dr Charlotte Watkins**

**Ecology Officer**

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