**From:** Louise Sherwell   
**Sent:** 05 January 2018 17:10  
**To:** Planning  
**Cc:** Caroline Ford; Haidrun Breith  
**Subject:** 17/00569/DISC - Bicester Eco Town Exemplar Site Banbury Road Bicester

Hi Caroline,

Apologies for the late response for the above, and please find comments below regarding the conditions. If you need any further information please let me know:

**Condition 83 - Ecological construction method statement**

The Construction Environmental Management Plan submitted has been supported by updated survey of the site and includes details of appropriate species and habitat (i.e. fencing) safeguards to take place prior to any site clearance work commencing.  There is one tree with bat roosting potential on the southern boundary hedgerow of Phase 4 which is in close proximity to section of hedgerow proposed to be removed. It states in the CEMP that this tree will be retained and protected so providing this is the case and there is no light spill there is no expected impact on a bat roost. However, should the tree require removal, then a further survey of the tree at height by a licenced bat ecologist, or soft-felling of the tree under ecological supervision will be required. I am happy to recommend discharge of the condition in line with the details submitted.

**Condition 81 - Ecology pre-contruction survey and mitigation scheme**

Updated survey work on site has been undertaken in particular for badger, reptile (identification of suitable habitat) and roosting bats and details included within the Ecology Pre-construction survey and mitigation scheme report.  I am happy to recommend discharge of the condition in line with the report submitted.

**Condition 82 – Faunal Enhancement Scheme**

The Faunal Enhancement Scheme report details the provision of 16 bat boxes, 17 bird boxes and 25 invertebrate boxes within phases 3 and 4. There are additional boxes in phases 3 and 4 to those previously agreed as shown on Drawing 701-122-UA001881-01 in Appendix 5192/1. The proposed location of the barn owl box in western corner of the site appears fine, however it should be cited with the supervision of an ecologist, and should the location need to be moved, it should not be cited in close proximity to the A4100 to avoid risk of collision with traffic.  Whilst the barn owl box is welcomed, if it is possible to locate the box within a suitable building this would be preferable in line with Barn Owl Trust guidance, as it will last longer and affords extra shelter. The report gives options for installation of the bat and bird boxes on buildings (e.g bat tubes, swift boxes etc). I would recommend that the bat boxes and bird boxes be built into the walls of the buildings, rather than installed on the buildings as they will last longer and that this should be clarified within the report. I would then be happy to recommend discharge of the condition.

**Condition 26 - Lighting scheme**

The external lighting strategy (Drawing No 13741-1-A) proposes low level lighting, and largely is appears to be in keeping with the biodiversity strategy in retaining a 20m buffer zone either side of hedgerows with 'dark corridor'. However, the lux levels appear reach up to 6-7 lux in places within 20m of the hedgerows. It is a little difficult to interpret the lighting strategy and it would be useful if it would be possible for the applicant to provide an overlay map with the proposed landscaping and a 20m buffer zone as this would help to interpret the lighting levels along the existing hedgerows.  The southern boundary hedgerow of Phase 3 is a key foraging corridor for bats (ACD Environmental report) and there should be a minimum 10m wide buffer zone either side of the hedgerows so this would also be useful to demonstrate this has been achieved within the proposed layout.  This would assist in confirming that the lighting strategy is in line with the North West Bicester SPD. Development Requirement 9 (c) states that *"All planning applications should provide plans showing how wildlife corridors of all sorts will be maintained within the site and also connect with neighbouring sites in accordance with the North West Bicester masterplan and Biodiversity Strategy. A plan showing protected dark corridors across the site must be included."*

Kind regards,

Louise

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