

CHERWELL DISTRICT COUNCIL

MEMORANDUM

To: Michael Sackey – Assistant Planning Officer
(Development Management)

From: Paul Evans – Ecology Officer
(Enforcement – Development Management)

Date: 28th September 2018

Ref: 18/01583/Q56 Manor Farm Main Street Wendlebury– Ecology Comments

Having reviewed the submitted details for this application I have the following comments.

The application is not accompanied by an appropriate ecology report assessing the impacts of the proposed development on protected species and habitats this is required prior to the determination of this application to ensure the impacts of the proposed development on protected species are adequately assessed and taken into account as part of the planning decision making process. This is in line with government guidance ODPM Circular 06/2005 Biodiversity and Geological Conservation – Statutory Obligations and their impact within the planning system (paragraph 99) and Natural England standing advice in respect to protected species <https://www.gov.uk/guidance/protected-species-how-to-review-planning-applications>.

Survey should be undertaken for bats following best practice Bat Surveys for Professional Ecologist: Good Practice Guidelines (3rd Edition) and Natural England standing advice. With a preliminary roost assessment carried out in the first instance with any further bat surveys carried out as recommended by the ecologist within this initial assessment. In addition a breeding/nesting bird survey and Barn Owl survey should be carried out following the Barn Owl Trust survey recommendations and carried out a suitably qualified ecologist. The survey report submitted should detail the relevant qualifications of the ecologist and survey methodology followed in relation to these species. As part of the desktop study element of the survey report, data search requests should be submitted to the [Thames Valley Environmental Records Centre \(TVERC\)](#) and any relevant species recording groups who do not have data exchange agreements with the local records centre.

The report should detail any mitigation that maybe required based on the findings of the surveys and previous survey data/records available for the site and protected species licence applications if required. In line with NPPF it should also detail appropriate enhancements for biodiversity to deliver net gain.

In summary, prior to the determination of this application a protected species survey and report covering bats and birds (including Barn Owl) is required to understand the current status of protected species within the development site. The submitted survey report should include an assessment of the impacts on protected species, appropriate mitigation, compensation, whether a licence application will be required and enhancements based on the findings of the surveys and past data available, in line with best practice, policy and government guidance.