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7884M: Innovation Quarter, Bicester Motion

UPDATED SITE WALKOVER

1. Ecology Solutions was commissioned to undertake a site walkover of the Innovation Quarter, Bicester Motion in November 2023. The walkover was undertaken in relation to planning condition 24 of the above consented scheme. Condition 24 states:

'Prior to, and within two months of, the commencement of the development, the site shall be thoroughly checked by a suitably qualified ecologist to ensure that no protected species, which could be harmed by the development, have moved on to the site since the previous surveys were carried out. Should any protected species be found during this check, full details of mitigation measures to prevent their harm 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 mitigation scheme.'

2. As such, this walkover assessed whether protected species, which could be harmed by the development, have moved on to the site since the previous surveys were undertaken.
3. During the walkover specific faunal surveys were also undertaken, including an updated badger survey and a ground-based assessment of trees/buildings with regards to bat potential. Any conspicuous faunal activity or evidence of the presence, or potential presence, of protected species was also noted where appropriate.
4. The walkover identified that no protected species have moved onto the site since the 2019 surveys were undertaken, nor was any potential presence of protected species recorded. Moreover, no evidence of badger activity or new evidence of roosting bats was recorded within the application site boundary during specific survey work.
5. It is noted that vegetation clearance and habitat management has been undertaken in the site in accordance with the 2019 Ecological Assessment. This includes the clearance of scrub and scrubby woodland, as well as grassland management. Hedgerows, treelines, grassland and some areas of scrub/scrubby woodland have been retained. The grassland is currently subject to a management regime (as recommended in the Ecological Assessment).
6. It is considered that, due to the management, the habitats on-site are of sub-optimal value to protected species.

7. As such, it is considered that there are no material changes in terms of protected constraints within the site, and the proposed mitigation and enhancements (as recommended within the Ecological Assessment 2019) are also still appropriate.
8. As per Condition 24, an additional updated site walkover will be required two months prior to commencement of the development to again assess the site for presence of protected species in order to discharge the condition.

Ecology Solutions

November 2023