

**Land East of Evenlode Crescent
and South of Langford Lane,
Kidlington**

Report to Inform the Discharge
Condition 15 of Planning Application
Number: 14/02067/OUT

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1 Introduction

- 1.1 The Site, is an area of land approximately 7.7 ha in size located to the east of Evenlode Crescent and to the south of Langford Lane in Kidlington, Oxfordshire at Ordnance Survey (OS) grid reference SP4760 1466.
- 1.2 Outline planning permission was granted on 27 September 2016 by Cherwell District Council for “a new build Technology Park comprising 40,362 sq. m. of office, research and development, laboratory, storage and ancillary space”. Twenty one planning conditions have been attached to the outline planning permission, three of which relate to ecology.
- 1.3 BSG Ecology was commissioned by Hill Street Holdings Ltd on behalf of Oxford Technology Park Ltd to provide information to enable the formal of discharge Condition 15 attached to the outline planning permission.
- 1.4 Condition 15 states “*Prior to the commencement of development hereby approved, a reptile method statement shall be submitted to and approved in writing by the LPA. Thereafter, all works shall be carried out in accordance with the approved details*”.

2 Methodology and Results

Walkover Survey

- 2.1 The Site was visited by Principal Ecologist Guy Miller MCIEEM on 10 June 2016 to assist with the preparation of this document to inform the discharge of Condition 15. Following this Site visit and an assessment of the habitats, it was considered appropriate to undertake reptile presence/absence surveys, in advance of producing a Method Statement for careful Site clearance.

Reptile Surveys

- 2.2 The survey methods followed the direct observation method set out in the Froglife guidelines (1999). These guidelines state that, to determine presence/absence of reptiles, seven survey visits should be undertaken when air temperatures are between 9°C and 18°C. Reptiles are generally active from March to October; however, April, May and September are identified as the most profitable times for reptile survey. For surveys between these times it is recommended that earlier and later survey visits are undertaken in order to have air temperatures of between 9°C and 18°C.
- 2.3 30 artificial reptile refugia (bituminous roofing felt) were placed in suitable locations within the Site on 9 September 2016.
- 2.4 Seven visits to survey the Site for reptiles were carried out in September 2016. Personnel, dates, times and weather conditions during the surveys can be found in Table 1.
- 2.5 Each survey visit consisted of a check of the refugia present and a transect route which was devised to include suitable reptile habitat within the Site. Particular attention was paid to natural basking spots and refugia that were already present on Site. Binoculars were used to look ahead and inspect suitable basking locations during the transect which was walked at a slow pace and treading lightly.

Table 1: Reptile Survey Details and Results

Visit	Date	Time	Weather Conditions	Personnel	Results
1	15/09/16	16:00 - 17:05	17°C, 3/8 cloud rising to 4/8, strong sun.	Elly Patullo	No reptiles recorded
2	19/09/16	09:35 – 10:20	15°C, 5/8 cloud cover, light breeze.	Glyn Brown	No reptiles recorded
3	22/09/16	9:20 – 10:15	14°C, 5/8 cloud cover, light breeze.	Glyn Brown	No reptiles recorded
4	23/09/16	9:30 – 10:30	14°C, 1/8 cloud cover, still.	Mark Norriss	No reptiles recorded
5	26/09/16	8:50 – 9:50	11°C, 7/8 cloud cover, still.	Mark Norriss	No reptiles recorded
6	28/09/16	9:15 – 10:15	14-16°C, 0/8 cloud cover, dry, still.	Sarah Joscelyne	No reptiles recorded
7	30/09/16	12:15 – 13:15	15-17°C, 4/8 cloud cover, dry, light breeze.	Elly Patullo	No reptiles recorded

3 Potential Impacts and Recommendations

- 3.1 All British reptiles are protected under the Wildlife and Countryside Act 1981 (as amended) against intentional killing or injury and against sale. In addition, all British reptiles are Species of Principal Importance under the provisions of the NERC Act 2006.
- 3.2 The survey work has not identified any reptiles on the Site so the proposed development of the Site is considered unlikely to have an adverse impact. The preparation of a specific method statement is therefore not considered to be necessary for the Site.
- 3.3 Despite the survey work not revealing the presence of any reptiles, it is recommended as a precautionary measure that the Site is cleared from north to south to allow any individuals to escape to suitable off-site habitat, in the unlikely event that they are present.