

**Case Officer:** Richard Greig

**Recommendation:** Approve

**Applicant:** Mr Martin Huggins

**Proposal:** Discharge of condition 9 (bat, bird, owl and invertebrate boxes) of 17/02006/REM

**Expiry Date:** 4 August 2023

**Extension of Time:** 4 August 2023

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## 1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The former USAF/RAF Upper Heyford airbase site is located 7km northwest of Bicester, in an isolated rural location, within the parishes of Upper Heyford, Somerton and Ardley.
- 1.2. The former airbase is located at the top of a plateau and is set within otherwise open countryside. Land to the west falls sharply to the Cherwell valley and Oxford Canal (the Canal itself has been designated a Conservation Area). The Grade I listed Rousham Park is located in the valley to the southwest of the site. The Rousham, Lower Heyford and Upper Heyford Conservation Area adjoins the airbase site, whilst the airbase itself has been designated a Conservation Area in view of the international importance of the site and the significant Cold War heritage interest.
- 1.3. There are several designated Scheduled Monuments and listed buildings, and other non-designated heritage assets of national importance on the former airbase site, as well as other unlisted buildings that make a positive contribution to the character or appearance of the conservation area, and much of the airfield is also of ecological importance including a Local Wildlife Site.
- 1.4. The initial overarching outline permission (planning reference 10/01642/OUT) of December 2011 secured outline consent, in part, for 1,075 dwellings to the initial Heyford Park settlement. The subsequent reserved matters application (planning reference 17/02006/REM) to which this application relates, secured consent for 21 plots within what was known as parcel B3 of the Heyford Park development.

## 2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. This application seeks to retrospectively discharge Condition 9 (scheme for the location of bat, bird, owl and invertebrate boxes) of planning reference 17/02006/REM in respect of parcel B3 of the approved Heyford Park development.

## 3. RELEVANT PLANNING HISTORY

- 3.1. The following planning history is considered relevant to the current proposal:

### Application Reference 10/01642/OUT

- Outline - Proposed new settlement of 1,075 dwellings including the retention and change of use of 267 existing military dwellings to residential use Class C3 and the change of use of other specified buildings, together with associated works and facilities, including employment uses, a school, playing fields and other physical and social infrastructure;

- Heyford Park Camp Road Upper Heyford Bicester Oxfordshire OX25 5HD;
- Approved December 2011.

#### Application Reference 15/01209/REM

- Reserved Matters to 10/01642/OUT - 68 residential dwellings, garages, highways works, boundary treatments, LAP and associated works;
- Parcel B3, Adjacent to Camp Road and North of, Dacey Drive, Upper Heyford;
- Approved June 2017.

#### Application Reference 17/02006/REM

- Reserved Matters application to 10/01642/OUT - 21 plots within the B3 parcel following approved reserved matters application 15/01209/REM;
- Heyford Park, Camp Road, Upper Heyford, Bicester Oxfordshire;
- Approved July 2018.

## **4. RESPONSE TO CONSULTATION**

### **4.1 CDC Ecology**

No comments received.

## **5. APPRAISAL**

5.1 Condition 9 to reserved matters approval 17/02006/REM was specifically requested by the Council's Ecologist and requires the submission and approval in writing of a scheme for the location of bat bricks, bird, owl and invertebrate boxes and thereafter, prior to occupation, for their installation in accordance with the approved details, to protect habitats of importance to biodiversity conservation from any loss or damage.

5.2 Having regard to the above it must be noted that the 21 plots permitted under the parent permission are now completed and understood to be occupied. However, as confirmed by the photographic details submitted on 27 July 2023, bat bricks have been installed to the gable ends of 4 of the 21 plots (Plots 240, 244, 245 & 248). This is considered a proportionate response to the approved development, assisting in protecting habitats of importance to biodiversity conservation from any loss or damage in accordance with the requirements of Condition 9. Moreover, the 4 bat boxes are situated in proximity to the landscape belt to the north, which consists of trees and hedgerows, where bats are likely to feed and use as a navigation aid.

## **6. RECOMMENDATION**

That Planning Condition no.9 of Application Reference 17/02006/REM be retrospectively discharged based upon the following:

### Condition 9:

In accordance with:

- Location of bat boxes/bricks (received on 27 July 2023).

Case Officer: Richard Greig

DATE: 1 August 2023

Checked By: Andy Bateson

DATE: 1<sup>st</sup> August 2023

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