

**Case Officer:** Rebekah Morgan**Recommendation:** Approve**Applicant:** Bicester Motion**Proposal:** Discharge of Conditions 5 (Construction Environmental and Travel Management Plan), 6 (surface water drainage scheme), 7 (contamination scheme,) 8 (Landscape and Ecology Management Plan), 9 (Tree Removal Plan, Tree Protection Plan and an Arboricultural Method Statement) and 13 (Reptile Mitigation Strategy) of 18/01253/F**Expiry Date:** 4 November 2022

## **1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT**

- 1.1. The application site comprises the former RAF Bicester Airfield which is located to the north of Bicester on the outskirts of the town. The site is now occupied by Bicester Heritage, a company specialising in historic motoring and aviation. The site occupied by Bicester Heritage comprises the main 'technical site' area (where most of the buildings are located) and the flying field which extends to the north and east of the main technical site area, totalling around 141.5 hectares.
- 1.2. For the purposes of this application, the site area and redline relates to a parcel of land situated on the northern edge of the former technical site totalling 4.5 hectares. This parcel of land is therefore bounded by existing buildings of the technical site to the south and south-west, the airfield to the north and east and residential properties to the west.
- 1.3. Consent was granted for the construction of a hotel with restaurant, conference and leisure facilities including an aparthotel.
- 1.4. The proposal included a new vehicular access from the Buckingham Road leading to a small mini roundabout within the site. The car park is to be located to the western edge of the site adjacent to the boundary with Buckingham Road accessed from the northern arm of the internal roundabout. The plans shown provision of 311 car parking spaces (including 30 disabled spaces and 10 EV charging spaces), 26 of these are for feature display car parking (including 2 disabled) immediately outside the hotel with 4 spaces to be provided directly outside the aparthotel.

## **2. CONDITIONS PROPOSED TO BE DISCHARGED**

- 2.1. Condition 5 – Construction Environmental and Travel Management Plan

*No development shall take place until a Construction Environmental and Travel Management Plan (CETMP) has been submitted to and approved in writing by the Local Planning Authority. The CETMP shall incorporate details of the following:*

- Routing of construction traffic and delivery vehicles · Loading and unloading of plant and materials*
- Details of and approval of any road closures needed during construction · Details of and approval of any traffic management needed during construction · Details of wheel cleaning/wash facilities*
- Measures to control the emission of dust and dirt during construction*

- A scheme for recycling/ disposing of waste resulting from demolition and construction works
  - Delivery, demolition and construction working hours
  - Details of appropriate signing for pedestrians during construction works, including any footpath diversions
  - The erection and maintenance of security hoarding / scaffolding if required
  - A regime to inspect and maintain all signing, barriers
  - Contact details of the Project Manager and Site Supervisor responsible for on-site works
  - The use of appropriately trained, qualified and certificated banksmen for guiding vehicles/unloading
  - Details of parking for site related vehicles (site operatives and visitors)
  - Layout plan of the site that shows structures, roads, site storage, compound, pedestrian routes
  - A before-work commencement highway condition survey and evidence of agreement with the Local Highway Authority
  - Details of how local residents will be kept informed of significant deliveries and liaised with through the project. Contact details for person to whom issues should be raised with in first instance to be provided and a record kept of these and subsequent resolution
  - Any temporary access arrangements to be agreed with and approved by the Local Highway Authority
  - Details of times for construction traffic and delivery vehicles, which must be outside network peak and school peak hours
  - The mitigation measures recommended at section 5 the Ecological Assessment carried out by Ecological Solutions dated July 2018.
- The approved Construction Environmental and Travel Management Plan shall be adhered to throughout the construction period for the development’.

## 2.2. Condition 6 – Surface Water Drainage Scheme

‘No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include:

- Discharge Rates Application No.: 18/01253/F 4 of 15
- Discharge Volumes • Infiltration in accordance with BRE365 (To include infiltration testing; seasonal monitoring and recording of groundwater levels)
- SuDS (Underground geo-cellular soakaway, Swale, Permeable Paving)
- Maintenance and management of SuDS features (To include provision of a SuDS Management and Maintenance Plan)
- Detailed drainage layout with pipe numbers
- Network drainage calculations
- Phasing • Flood Flow Routing in exceedance conditions (To include provision of a flood exceedance route plan)’

## 2.3. Condition 7 – Contamination Scheme

‘No development shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site, has been submitted to and approved, in writing, by the Local Planning Authority:

- 1) A preliminary risk assessment which has identified: • all previous uses • potential contaminants associated with those uses • a conceptual model of the site indicating

*sources, pathways and receptors • potentially unacceptable risks arising from contamination at the site.*

*2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.*

*3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.*

*4) A verification plan providing details of the data that will be collected, in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identify any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.*

*Any changes to these components require the express w written consent of the Local Planning Authority. The scheme shall be implemented as approved'.*

#### 2.4. Condition 8 – Landscape and Ecology Management Plan

*'No development shall take place until a Landscape and Ecology Management Plan (LEMP) including a timetable for its implementation has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the LEMP shall be carried out in accordance with the approved details'.*

#### 2.5. Condition 9 – Tree Removal Plan, Tree Protection Plan and Arboricultural Method Statement

*'No development shall take place until a Tree Removal Plan, Tree Protection Plan and an Arboricultural Method Statement (AMS), undertaken in accordance with BS:5837:2012 and all subsequent amendments and revisions, has been submitted to and approved in writing by the Local Planning Authority. Thereafter, all works on site shall be carried out in accordance with the approved AMS and Plans'.*

#### 2.6. Condition 13 – Reptile Mitigation Strategy

*'No development shall take place until a Reptile Mitigation Strategy including clearance methodology and a habitat manipulation exercise has been submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the agreed Strategy'.*

### **3. RELEVANT PLANNING HISTORY**

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

18/01253/F: Erection of hotel and conference facility with associated access, parking, and landscaping. APPROVED

### **4. RESPONSE TO CONSULTATION**

4.1 OCC HIGHWAYS: No objection.

4.2 LEAD LOCAL FLOOD AUTHORITY (LLFA): No objection following the submission of amended and additional information.

4.3 CDC ARBORICULTURAL OFFICER: I'm content the submitted AMS covers the necessary detail to allow the condition to be discharged.

#### 4.4 CDC ECOLOGY OFFICER:

##### Initial Response

I am happy for the reptile mitigation strategy to be discharged.

The LEMP (condition 13) is a particularly complicated one in terms of what is being proposed and the level of ecological input that will be required as habitats are established. This makes some of the management a little vague referring to % of grassland to do different tasks with. For this reason I think that the annual monitoring checks specified should be by a qualified ecologist for the first five years to ensure the habitats are achieving their objectives and to check that landscaping contractors are interpreting the work schedule as intended. In addition, a plan of the different habitats and a key should be appended to the LEMP so we can see which habitats and locations they are referring to, where enhancements for birds and bats will be located and those using the work schedule also know this without looking at additional documents. Apart from these small amendments, I am generally happy with the document.

##### Re-consultation response

Regarding the LEMP - there have been the necessary small amendments to the text in the revised version and the only other issues stemmed from not having received the appendices which are now submitted to view. I am therefore happy for the condition to be discharged on the basis of these documents.

#### 4.5 CDC LANDSCAPE OFFICER:

The ecological and landscape topologies indicated on plans (to be appended to the document) should be keyed into the relevant parts of the text for clarity to avoid confusion.

#### 4.6 CDC ENVIRONMENTAL PROTECTION OFFICER:

Condition 5 (CEMP) – I am pleased to note the changes to the workings hours as recommended by Trevor have been made and am happy for the condition to be discharged.

Condition 7 – Having read the technical note provided by Hydrock I agree that a partial discharge of the condition is appropriate in this situation. An application for the full discharge should be made once the bulk excavation of the site has been completed. If contamination is found during these works, the works should be suspended and a remediation strategy and validation plan should be agreed with the LPA.

### **5. APPRAISAL**

- 5.1. Condition 5 (Construction Environment and Management Plan): The Local Highways Authority has raised no objection to the discharge of the condition. The Council's Environmental Protection Officer requested some minor amendments which have been addressed by the applicant. The amended CEMP is acceptable, and the condition is recommended to be discharged.
- 5.2. Condition 6 (Surface Water Drainage Scheme): The applicant has submitted additional and amended information in response to comments received from the LLFA. The drainage officer has now confirmed they raise no objection to the

discharge of the condition and have provided a list of the details agreed (that will need to be implemented).

- 5.3. Condition 7 (Contamination Scheme): The Council's Environmental Protection Officer has reviewed the submitted information and has advised the condition can be discharged. The comments included reference to any further (unidentified contamination) that could be found on site, however, following further discussions, the Environmental Protection Officer has confirmed that any further contamination found during excavation would be considered 'unexpected contamination' would be covered by Condition 33. Therefore, the condition can be discharged.
- 5.4. Condition 8 (Landscape and Ecology Management Plan): The applicant submitted a revised LEMP in response to the ecologists initial comments. This has addressed the issues raised and the Council's Ecologist and Landscape Officer are both content with the submitted information. Therefore, the condition is recommended to be discharged.
- 5.5. Condition 9 (Tree Removal Plan, Tree Protection Plan and Arboricultural Method Statement): The Council's Arboricultural Officer is content with the submitted AMS and recommends the condition can be discharged.
- 5.6. Condition 13 (Reptile Mitigation Strategy): The Council's Ecologist satisfied with the details included in Reptile Mitigation Strategy. It is recommended the condition is discharged.

## **6. RECOMMENDATION**

That Planning Condition(s) 5, 6, 7, 8, 9 and 13 of 18/01253/F be discharged based upon the following:

### Condition 5

Construction and Environment Management Plan prepared by the Bicester Motion Project Management Team dated April 2022.

### Condition 6

Surface water drainage scheme to be implemented in accordance with the following approved details:

- Discharge Rates - Proposed Drainage Strategy, 0500 Rev P01
- Discharge Volumes - Proposed Drainage Strategy, 0500 Rev P01
- Infiltration in accordance with BRE365 (To include infiltration testing; seasonal monitoring and recording of groundwater levels) – Completed
- SuDS (Underground geo-cellular soakaway, Swale, Permeable Paving) - Proposed Drainage Strategy, 0500 Rev P01
- Maintenance and management of SuDS features (To include provision of a SuDS Management and Maintenance Plan) - Technical Note, 5017396-TN-0001 Rev A
- Detailed drainage layout with pipe numbers - Proposed Drainage Strategy, 0500 Rev P01
- Network drainage calculations - Calculations produced
- Phasing - Development is single phase
- Flood Flow Routing in exceedance conditions (To include provision of a flood exceedance route plan) - 5017396-RDG-XX-ST-DR-C-0501 Rev-.

### Condition 7

Desk Study Review and Ground Investigation Report (doc ref: 22457-HYD-XX-XX-RP-GE-1001-S2-P01) prepared by Hydrock dated May 2022.

Technical Note – Planning Condition 7 rationalisation (doc ref: 22457-HYD-XX-XX-RP-GE-XX-S2-P01) prepared by Hydrock dated November 2022.

Condition 8

Landscape and Ecology Management Plan (doc ref: 7884M.HotelLEMP.vf1) prepared by Ecology Solutions dated December 2022.

Condition 9

Site Specific (Arboricultural) Method Statement prepared by Higginson Associates Arboricultural Consultants dated February 2022.

Condition 13

Reptile Mitigation Strategy prepared by Ecology Solutions dated February 2022 (reference: 7884M.RMP.vf)

Case Officer: Rebekah Morgan

DATE: 20 February 2023

Checked By: Paul Ihringer

DATE: 20/2/23

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