

Case Officer: Richard Greig

Recommendation: Approve

Applicant: Heyford Park Developments Ltd

Proposal: Discharge of Condition 11 (Phase 10 only) (Landscape and Ecology Management Plan) of 18/00825/HYBRID

Expiry Date: 26 January 2023

Extension of Time: 10 March 2023

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 parent permission to which this application relates, was a hybrid submission (Ref: 18/00825/HYBRID) which included, in part, an outline consent for 1175no new dwellings.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. This application seeks to partially discharge Condition no11 (Landscape and Ecology Management Plan - LEMP) of planning reference 18/00825/HYBRID – relating to Phase no10 only, which is located to the southwest of the airfield site, on the northern side of Camp Road.
- 2.2. Following the grant of planning permission in respect of reference 22/02255/REM, issued on 27 February 2023, the LEMP has been amended to reflect the layout as approved under reference 22/02255/REM.

3. RELEVANT PLANNING HISTORY

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

Application Ref: 18/00825/HYBRID

- Hybrid Planning Application - Approved 9 September 2022.

4. RESPONSE TO PUBLICITY

- 4.1 This application has been publicised by way of a site notice displayed near the site. The final date for comments was **3 February 2023**.
- 4.2 No comments have been raised by third parties.

5. RESPONSE TO CONSULTATION

- 5.1. Below is a summary of the consultation responses received at the time of writing this report.
- 5.2. CDC Landscape: *'I have reviewed the LEMP and confirm it to be acceptable (the condition should be discharged).'*

6. APPRAISAL

- 6.1. The parent permission (Ref: 18/00825/HYBRID) was the subject of an Environmental Impact Assessment. The environmental information (as set out under Condition no4), approved under reference 18/00825/HYBRID remains adequate to assess the environmental effects of the development and is considered sufficient for the purpose of this application.
- 6.2. Condition no11 to reference 18/00825/HYBRID requires the submission and approval in writing by the LPA of a Landscape and Ecology Management Plan (LEMP) for each phase of development – in this instance Phase 10.
- 6.3. The LEMP, as amended and submitted on 17 January 2023, addresses each of the following:
- a) Description and evaluation of features to be managed;
 - b) Ecological trends and constraints on site that might influence management;
 - c) Aims and objectives of management;
 - d) Appropriate management options for achieving aims and objectives;
 - e) Prescriptions for management actions;
 - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);
 - g) Details of the body or organization responsible for implementation of the plan;
 - h) Ongoing monitoring and remedial measures.
- 6.4 With the above in mind, the updated LEMP is considered sufficient to protect habitats of importance to biodiversity conservation from any loss or damage, having regard to Phase 10 only, in accordance with the requirements of Condition no.11 to planning permission reference 18/00825/HYBRID.

7. RECOMMENDATION

That Planning Condition no11 of 18/00825/HYBRID to Phase 10 be partially discharged based upon the following:

Condition 11 (Phase 10 only):

In accordance with Landscape Management Plan Upper Heyford Phase 10, dated November 2022 but revised and submitted under cover of the agents email of 17 January 2023.

Case Officer: Richard Greig

DATE: 3 March 2023

Checked By: Andy Bateson

DATE: 6 March 2023
