Proposed Himley Village North West Bicester Phase 2A Middleton Stoney Road Bicester **25/00108/DISC**

Case Officer: Suzanne Taylor **Recommendation:** Approve

Applicant: Cala Homes (Chiltern) Ltd

Proposal: PARTIAL DISCHARGE of Condition 10 part 2 (Phased Biodiversity Strategy Statement and Net Biodiversity Gain) of 14/02121/OUT (as amended by 22/03492/NMA) for Phase 2A

Expiry Date: 14 March 2025 **Extension of Time:**

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1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

1.1. The application site is situated to the northwest of Bicester, north of Middleton Stoney Road and west of Howes Lane and it forms part of the wider NW Bicester Eco Town area within the extent of the site allocated by Local Plan Policy Bicester 1. The land sits detached from the Western extent of the town and is separated from it by Howes Lane and the Axis J9 employment site (which also forms part of the wider NW Bicester allocation). A private residence called Lovelynch House lies adjacent to the southern site boundary. Outline permission Ref: 14/02121/OUT granted up to 1,700 residential dwellings with associated facilities including a retirement village, commercial floorspace, community facilities and primary school on the land. The site is mainly comprised of agricultural land and native species field hedgerows.

1.2. The first reserved matters applications for the site accesses off the Middleton Stoney Road/B4030 and Phase 1B (infrastructure for the first 500 dwellings) and Phase 2A (first 123 dwellings) have already been approved. The Design Code and Masterplan for the site have also been approved along with numerous other condition discharge applications and several S106 obligation discharges. Work has commenced on these phases.

2. CONDITION PROPOSED TO BE DISCHARGED

2.1. This application seeks to partially discharge the second part of Condition 10 of 14/02121/OUT (as amended by 22/03492/NMA). This requires the submission of a statement for each reserved matter application to set out how the proposed development will contribute to achieving the approved overall biodiversity strategy. A biodiversity statement for Phase 2A has been submitted in support of this application. The site wide Biodiversity Strategy for part 1 of condition 10 was previously approved under reference 23/00207/DISC and this proposal is consistent with that earlier approval.

3. RELEVANT PLANNING HISTORY

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

- 14/02121/OUT - Development to provide up to 1,700 residential dwellings (Class C3), a retirement village (Class C2), flexible commercial floorspace (Classes A1, A2, A3, A4, A5, B1, C1 and D1), social and community facilities (Class D1), land to accommodate one energy centre and land to accommodate one new primary school (up to 2FE) (Class D1). Such

development to include provision of strategic landscaping, provision of new vehicular, cycle and pedestrian access routes, infrastructure and other operations (including demolition of farm buildings on Middleton Stoney Road) **–** APPROVED.

- 22/03492/NMA – Non-material amendment to conditions of permission 14/02121/OUT - Due to time constraints, the applicants sought to meet the deadline for submitting a reserved matter application whilst not triggering the need to provide the masterplan and design code. It was agreed that the first reserved matter could be made for a discrete piece of infrastructure only (e.g. the site accesses) which would not necessitate wider site design details or prejudice the future layout/design. This NMA was granted to allow the rewording of conditions to provide this flexibility/distinction – APPROVED.

4. RESPONSE TO PUBLICITY

4.1 No publicity required as this is not a pre-commencement condition subsequent to an EIA.

5. RESPONSE TO CONSULTATION

5.1. CDC WARD COUNCILLORS: No comments received to date.

5.2. CDC ECOLOGY: Officers content that this condition can be partially discharged for Phase 2A on the basis of the submitted statement.

6. APPRAISAL

6.1. The submitted statement setting out how the development of Phase 2A complies with the approved Biodiversity Strategy is acceptable to the Council's Ecology Officer and the condition can therefore be discharged.

6.2. The outline permission was granted in 2020 and is therefore considered to be recent enough and adequate to consider this DISC application concerning the landscape edge treatments. Therefore, the EIA is considered sufficient for the purpose of considering the information provided for this condition discharge and it has been taken into account in considering this application.

7. RECOMMENDATION

That Planning Condition 10 of 14/02121/OUT (as amended by 22/03492/NMA) be PARTIALLY discharged based upon the following:

Condition 10:

Biodiversity strategy statement Phase 2A TG report no 15525_ROX_JS, dated 16th Jan 2025.

Case Officer: Suzanne Taylor DATE: 21 July 2025

Checked By: Andy Bateson DATE: 21st July 2025