

Case Officer: Sarah Tucker

Recommendation: Approval

Applicant: Mr Samuel Finlay

Proposal: Discharge of condition 26 (Habitat Management and Monitoring Plan) of 24/02058/F

Expiry Date: 3 September 2025

Extension of Time:

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

1.1. The site is Land to the North of Anniversary Avenue, Graven Hill, Bicester. OX25 2BF. The application (24/02058/F) consists of the erection of a two storey building to form a 66no. bedroom care home for older people with parking, access, landscaping and associated ground works. The application was approved on 17th June 2025.

2.1. CONDITIONS PROPOSED TO BE DISCHARGED

2.2 Condition 26 of 24/02058/F is as follows:

No development shall commence until a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with an approved Biodiversity Gain Plan, has been submitted to and approved in writing by the local planning authority. The HMMP shall include:

- a non-technical summary
- the roles and responsibilities of the people or organisation(s) delivering the HMMP
- the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan
- the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the approved completion date of the development
- the monitoring methodology and frequency in respect of the created or enhanced habitat

Notice in writing shall be given to the local planning authority when the:

- HMMP has been implemented
- habitat creation and enhancement work as set out in the HMMP have been completed.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP or such amendments as agreed in writing by the local planning authority.

Monitoring reports shall be submitted to the local planning authority in writing for approval in accordance with the methodology and frequency specified in the approved HMMP.

2. RELEVANT PLANNING HISTORY

- 2.1 The following planning history is considered relevant to the current proposal:
See above para 1.1

3. RESPONSE TO CONSULTATION

- 3.1 Initial comments from CDC Ecology stated:

'As per the condition, the following needs to be included in the HMMP:

- a non-technical summary
- the roles and responsibilities of the people or organisation(s) delivering the HMMP
- the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan
- the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the approved completion date of the development
- the monitoring methodology and frequency in respect of the created or enhanced habitat

These have all been suitably addressed except the point about the roles and responsibilities of the people or organisation(s) delivering the HMMP. The HMMP currently says:

'Funding and roles and responsibilities for the delivery of the management plan are to be confirmed.'

This is a crucial part of the HMMP and we need to have this information at this stage, prior to discharge of the condition. Once this is confirmed and added to the HMMP, please re-consult ecology.'

Following the submission of a revised HMMP the CDC Ecologist made the following comments:

They've added a section on roles and responsibilities:

1.4 Roles and responsibilities

1.4.1 It is understood that LNT Construction will be responsible for carrying out the habitat management prescriptions as set out within this Habitat Management and Monitoring Plan (HMMP). LNT Construction will also be responsible for implementing the monitoring programme as set out in Section 6 of this report.

1.4.2 Advice and support by an appointed suitably qualified ecologist (the 'Project Ecologist') is recommended through the course of the HMMP. The

Project Ecologist may be appointed from Cura Terrae Land and Nature or another appropriately qualified and trusted source.

This meets the requirements of the condition, which can now be discharged.

4. APPRAISAL

- 4.1 The submitted detail of the HMMP has been amended in accordance with the requirements of the Ecologist, who has now stated that it is acceptable for the condition to be discharged.

5. RECOMMENDATION

That Planning Condition(s) 26 of 24/02058/F be discharged based upon the following

- Graven Hill, Bicester- Habitat Management and Monitoring Plan (HMMP), LNT Care Property Developments prepared by Cura Terrae Land and Nature, 05/08/25, 25484-HMMP-V1.1.

Case Officer: Sarah Tucker

DATE: 9 February 2026

Checked By: Caroline Ford

DATE: 11 February 2026
