

**Buildings 485 & 488 Phase 6 Heyford Park Camp
Road Upper Heyford**

18/00347/DISC

Case Officer: Andy Bateson

Recommendation: Approve

Applicant: Heyford Park Developments Ltd

Proposal: Discharge of condition 19 (LEMP) of 16/00263/F

Expiry Date: 23 October 2018

Extension of Time:

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. This application relates to the site of former Buildings 485 and 488 on the former RAF/USAF airbase and the surrounding land in the Phase 6 development of Heyford Park, on the north side of Camp Road, at Heyford.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The application seeks to discharge Condition 19 of 16/00263/F, which granted planning permission for the Phase 6 development of Heyford Park that comprised demolition of former airbase buildings 485 and 488 and the construction of 43 dwellings with associated parking, infrastructure, public open space and landscaping.

3. RELEVANT PLANNING HISTORY

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

16/00263/F - Demolition of former airbase buildings 485 and 488 and the construction of 43 dwellings on their site and surrounding land with associated parking, infrastructure, public open space and landscaping.

4. RESPONSE TO PUBLICITY

- 4.1 The application has been publicised by way of a site notice displayed near the site, by advertisement in the local newspaper, and by letters sent to all properties immediately adjoining the application site that the Council was able to identify from its records. The final date for comments was **27 September 2018**, although comments received after this date and before finalising this report have also been considered.

- 4.2 No comments have been raised by third parties.

5. RESPONSE TO CONSULTATION

- 5.1. **CDC Landscape Officer** – Did not object but commented that: current legislation and industry standards, such as Section 211 of the 1990 Town & Country Planning Act and the Nesting Birds guidance given in the 1981 Wildlife & Countryside Act should be referenced in the LEMP. It was noted that Retained Mature Tree Management relates only to two trees and that Native Hedgerow Maintenance effectively relates only to one Hornbeam hedge whereas it should also cover the

non-native Escallonia 'Donald Seedling' species that is proposed. Insofar as Play Space Maintenance is concerned, it was suggested that weekly rather than monthly maintenance inspections be carried out for the Phase 6 development.

- 5.2. **CDC Ecology Officer** – Did not object but commented that: Para.4.3 should not only reference 'best working practice' published by The Bat Conservation Trust but should also reference the Trust's 'Bat Survey for Professional Ecologists: Good Practice Guidelines' Third Edition; Para.5.2.2 should include the following additional wording – 'the removal of trees should only be carried out following appropriate bat surveys, updated mitigation measures and following a successful application to Natural England to modify the existing licence; Para.5.3.2 does not reference native or local provenance hedgerow species; Para.5.5.5 grass snake hibernaculum's should be located in areas of low species diversity; Sections 6.1-6.3 & Appendix 1 should specify locations for proposed bird and bat boxes and log piles; and the LEMP would benefit from a schedule of maintenance/works and monitoring of approved works.

6. APPRAISAL

- 6.1. The demolition of former RAF/USAF buildings 485 and 488 and erection of 43 dwellings in the phase 6 development at Heyford Park took place over four years ago and is therefore exempt from any enforcement action.
- 6.2. No objections have been raised by either the CDC Ecologist or Landscape Architect to the discharge of the LEMP for the Phase 6 development, which is now complete with all houses occupied. Accordingly, the suggestions made in comment by the two CDC consultees for potential improvements to the LEMP can only be appropriately added as Informatives alongside the condition discharge.
- 6.3. The original application was EIA development, and the EIA is considered sufficient for the purpose of considering the information provided for this condition and it has been taken into account in considering this subsequent application.

7. RECOMMENDATION

That Planning Condition 19 of 16/00263/F be discharged based upon the following:

Condition 19:

The 'Landscape and Ecological Management Plan, Heyford Park, Bicester, Parcel 6' for Dorchester Living, prepared by Liz Lake Associates and dated 'January 2017 (Updated October 2018)'.

Informatives:

1. LEMP references to Hedgerow Maintenance effectively relate only to one Hornbeam hedge whereas it should also cover the non-native Escallonia 'Donald Seedling' species that is proposed.
2. Play Space Maintenance should ideally take place on a weekly rather than monthly basis.
3. Any tree removal should be carried out following appropriate bat surveys, updated mitigation measures and following a successful application to Natural England to modify the existing licence, in accordance with guidance contained in the Bat Conservation Trust's publication: 'Bat Survey for Professional Ecologists: Good Practice Guidelines' Third Edition.

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DATE: 30 May 2023
