

Case Officer: Andrew Lewis

Recommendation: Permitted

Applicant: Heyford Park Commercial Developments Limited

Proposal: Partial discharge of condition 10 (Landscaping Scheme) 14 (Tree Pits) of 16/01000/F – Phase 1 only

Expiry Date: 24 July 2020

Extension of Time: 24 July 2020

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1 The application site for this proposal is part of the former RAF/USAF Upper Heyford base. It is located on the south side fronting Camp Road. In terms of the uses on site, the military use ceased in 1994. The base was designated a conservation area in 2006, its primary architectural and social historic interest being its role during the Cold War.
- 1.2 A revised masterplan was submitted as part of an outline application for a “Proposed new settlement for 1075 dwellings, together with associated works and facilities, including employment uses, a school, playing fields and other physical and social infrastructure” and was granted permission on 22nd December 2011 (ref 10/01642/OUT). The planning permission included a number of plans with which compliance was required including a masterplan, a retained buildings plans and other plans showing layouts all of which included the retention of Buildings 455 and 457, both being proposed for a commercial use, Class A1-A5, and D1 with C3 uses as well.
- 1.3 In 2016, permission was granted (ref 16/01000/F) to retain the two buildings, 455 and 457, extend and link them, then refurbish and convert Building 455 to a hotel with associated facilities, Building 457 to a bar/brassiere with additional space in the link providing an internal multi use area but primarily as a Covered Market. The total floorspace was 1,642m² Use Class C1 (Building 455); 636m² Use Class A3-A5 (Building 457) and in the new Covered Link 403 m² Class A1-A3 and D1. In addition, there were to be 86 parking spaces created in three areas, two to the west and one to the east, and an area around the buildings consisting of the framework to form a village square, terraces for sitting out relaxing and landscaping. This would in effect form the Village Centre South (VCS); later permission was granted on the other side of Camp Road for a commercial/residential scheme to form the Village Centre North (VCN).
- 1.4 The current application seeks to discharge conditions imposed on the permission for VCS ref 16/01000/F and for the first phase of development.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The following conditions no 10 and 14 are sought to be discharged. They come from the original full application for VCS (ref: 16/01000/F):

Condition 10 states:

“Prior to the commencement of each phase of the development hereby approved, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme for landscaping for each phase of the site shall include:-

a) details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas,

b) details of the existing trees and hedgerows to be retained (if any) as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation,

c) details of the hard surface areas, including pavements, pedestrian areas, reduced-dig areas, crossing points and steps.

d) full design details of the railings, means of enclosures, seats, bollards, tree grills, cycle hoops and any other street furniture.

e) a landscape management plan, to include the timing of the implementation of the plan, design objectives, management responsibilities, maintenance schedules and procedures for the replacement of failed planting for all landscape areas,

Thereafter the landscape scheme relating to that phase shall be carried out in accordance with the approved details.”

Condition 14 states:

“Prior to the commencement of each phase of the development hereby approved, and notwithstanding the submitted details, full details, locations, specifications and construction methods for all purpose built tree pits and associated above ground features for that phase, to include specifications for the installation of below ground, load-bearing 'cell structured' root trenches, root barriers, irrigation systems and a stated volume of a suitable growing medium to facilitate and promote the healthy development of the proposed trees, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development for each phase shall be carried out in accordance with the approved details and specifications.”

3. RELEVANT PLANNING HISTORY

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

10/01642/OUT	Outline - Proposed new settlement of 1075 dwellings including the retention and change of use of 267 existing military dwellings to residential use Class C3 and the change of use of other specified buildings, together with associated works and facilities, including employment uses, a school, playing fields and other physical and social infrastructure	PER
16/01000/F	Development of the Village Centre (south) comprising a Hotel and associated facilities (involving the partial demolition and the refurbishment and extension of Building 455 and its change of use); Bar/Brasserie	PER

	(involving the partial demolition and refurbishment and extension of Building 457) and a Covered Market (canopy link between Buildings 455 and 457) with associated landscaping and car parking.	
17/00091/NMA	Non-Material Amendment to 16/01000/F - Minor design changes to Buildings 455, 457 and canopy link. Change to required timing for submission and approval of revised car parking layout plan (Condition 17).	PER
18/00043/NMA	Non Material Amendment to 16/01000/F - Minor design changes and the introduction of a phased development	PER
18/00513/REM	Reserved matters to 10/01642/OUT - Village Centre (North) comprising retail units, B1 Use, 30 residential units, involving the erection of two, three storey buildings, partial demolition and change of use of Building 100 to provide B1 Use and demolition of buildings 101 and 102, plus the formation of vehicle parking and associated landscaping works.	PER
19/00110/DISC	Discharge of Condition 12 (Details of Services) of 16/01000/F	PER

4. RESPONSE TO CONSULTATION

- 4.1 The Council's Arboriculturalist was content with the tree planting pits.
- 4.2 The Council's Landscape Officer considered 19/00100/DISC and 19/00111/DISC together and expressed concern initially over the drainage plan and requested a single feature tree replace three Persian Ironwoods. Following receipt of amended plans his concerns have been addressed.

5. APPRAISAL

- 5.1. Although this application is concerned primarily with landscaping, it has been submitted contemporaneously with an application to discharge the service details underground that may affect them (ref 19/00110/DISC).
- 5.2. To overcome the concerns of the landscape officer, plans were revised to show an extended retaining wall and slight change in levels. The three Persian Ironwood trees are retained in the proposals. A single large tree was considered but is not possible here as it would need to be planted into the ground affecting the drainage system (as opposed to the trees as shown which are placed in planters, not affecting the drainage system).
- 5.3. The primary objective for the landscape areas is to "create and maintain a functional, attractive and sustainable space, to increase the sense of site unity and to increase the visual appeal and emphasise the site's characteristics". It also seeks to "maintain ecological connectivity within the site and create a range of habitats to serve as resting, shelter, foraging and commuting habitat for a range of species. To

this end, wild areas that interconnect without habitat fragmentation i.e. interlinking green corridors within and around the site will be maintained.”

- 5.4. Alongside the landscaping drawings is a management plan to cover the first 10 years of the scheme’s life following which there will be a review. The main aim of the Management Plan is to set mechanisms in place which ensure that the open space is well managed, for the benefit of the residents so that it does not become degraded through neglect, inappropriate management or misuse.
- 5.5. Bearing in mind the scheme is for the village centre, the landscaping has a formal framework with a diverse range of plants with trees in substantial planters. The following 16 trees are proposed which are largely ornamental. They are to be planted as heavy or extra heavy standard.

TREES

Number	Plant Name	Abbreviation	Height	Girth	Specification
1 No.	Parrotia persica	P p	400-450cm	14-16cm	Extra Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm
2 No.	Pyrus calleryana 'Chanticleer'	P c 'Ch'	450-500cm	18-20cm	Extra Heavy Standard; clear stem minimum 200cm
3 No.	Parrotia persica	P p	350-425cm	12-14cm	Heavy Standard: 5 brks: C: Clear Stem 175-200cm
2 No.	Amelanchier lamarckii	A lam	300-350cm	14-16cm	Extra Heavy Standard: 5 brks: C: Clear Stem 175-200cm
2 No.	Magnolia grandiflora 'Ferruginea'	MaGrFe	175-200cm	8-10cm	Multi-stem : Bushy: 3 brks: C
6 No.	Ligustrum lucidum 'Excelsum Superbum'	LI es	350-400cm	18-20cm	Extra Heavy Standard: C: Clear Stem min 200cm

Total :16 No.

The car park will be framed by shrubs, bamboo and grasses to act as a screen to the adjacent residential property.

- 5.6. The application is considered acceptable and it is recommended the conditions be discharged.

6. RECOMMENDATION

That Planning Conditions 10 and 14 of Application ref 16/01000/F.be discharged in respect of Phase 1 only based upon the following

Condition 10 and 14

Approval is given for the landscaping scheme, landscape management plan and details of all purpose built tree pits as shown on the following revised drawings:

General Arrangement Plan	1619 A7 01	L
Hard Landscape Plan	1619 A7 02	L
Levels Plan	1619 A7 03	L
Detailed Planting Proposal	1619 A7 04	D
Landscape Management Plan	1619 A7 LMP	
Landscape Specification & Details	1619 A7 07	

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DATE: 23 July 2020

Checked By: Alex Keen

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