

Case Officer: Andrew Lewis

Recommendation: Permitted

Applicant: Heyford Park Commercial Developments Limited

Proposal: Discharge of Condition 20 (proposed external lighting) of 18/00513/REM
- Village Centre North (VCN)

Expiry Date: 24 July 2020

Extension of Time: 24 July 2020

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application seeks approval of condition 20 (external lighting) in relation to the Village Centre (North) at Heyford Park. This was imposed on reserved matters subsequent to the grant of outline planning permission reference 10/01642/OUT for a new settlement. The Proposed Development would form the northern part of the Village Centre proposed at the centre of Heyford Park settlement, together with the Village Centre (South) scheme granted planning permission in 2016 (ref: 16/01000/F).
- 1.2. It was approved to erect two, three storey buildings to the north of Camp Road, located to the east of Building 103 and west of Building 100 following the works to partially demolish this building. At ground floor level, Block A North will provide a single convenience food store (A1 Use Class) of 278.7m with entrance doors located on the south elevation. The ground floor will also provide a refuse area for the residential units above together with entrance and circulation for residents. Block B North will provide five retail units (A1 Use Class) with total floor area of 596.4m² and the same ancillary residential facilities as provided in Block A North.
- 1.3. The two upper floors of both buildings will contain a total of 30 residential units in the form of two and three bedroom flats (Block A North: 12 x two-bedroom flats; Block B North: 16 x two-bedroom flats and 2 x three-bedroom flats).
- 1.4. Building 100 will return near to its original form. The remaining building following demolition works is single storey with a pitched roof and canopy to the eastern elevation. The works will include the erection of walls to enclose openings formed following the demolition works and the installation of a new glazed door to the north elevation. 85.6m² of floorspace in B1 Use would be provided within the building.
- 1.5. The permission includes the provision of two car parking areas. The Western Car Park, located north of Camp Road and immediately to the south of Building 315, would provide a total of 49 parking spaces. This includes 12 x spaces suitable for use by persons with disabilities. Access to this parking area would be taken from an existing road to the north and west of the proposed Village Centre (North) area. The formation of this parking area will require the felling of a number of existing trees.
- 1.6. A total of 76 spaces will be provided on land to the north of Building 100, Blocks A and B North and Building 103. This parking area will be accessed from two points on the highway immediately to the north, which links to Camp Road to both the east and west.

- 1.7. The development is nearing completion. The buildings have been erected and are being fitted out. Work has yet to start on the western car park.

2. CONDITION PROPOSED TO BE DISCHARGED

- 2.1. Condition 20 states:

“Prior to occupation of any of the development hereby approved, and with the exception of adopted highway street lighting, full details of any proposed external lighting shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the lighting shall be carried out and retained in accordance with the approved details.”

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 (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.	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

4. RESPONSE TO CONSULTATION

- 4.1. OCC TRANSPORT DEVELOPMENT CONTROL: **No comments.** The lighting proposals do not relate to highway lighting and are unlikely to affect highway safety.
- 4.2. CDC-CONSERVATION: **Comments** that the key issues are what the visual impacts are on the site from the columns, bollards and downlighters and what the visual impacts are at night from light pollution. In addition to the impact on Heyford itself

some consideration will need to be given to whether there is any light pollution which is likely to impact on William Kent's Picturesque landscape of Rousham (designated a conservation area and adjacent to Heyford) particularly from the key views as identified in the appraisal.

5. APPRAISAL

- 5.1 The condition was imposed for the following reason: "To ensure the satisfactory appearance of the completed development and to comply with Policy C28 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework." In addition, the site was designated a conservation area in 2006 due to its association with the Cold War. Although a brownfield development the site is an isolated rural location. Care and consideration needed to be given therefore to the detailed design and position of external lighting in this, the centre of the settlement, and therefore its commercial heart.
- 5.2 A limited range of lighting modules are proposed which consist of standard low-level bollards through the car park to lanterns of more modern design attached to the main buildings. They appear to be positioned to ensure satisfactory lighting of the VCN whilst at the same time designed not to create overspill lighting or other light pollution. The Conservation Officer has expressed concern about any impact on Rousham, the nearby listed gardens, but this concern is not directly relevant to the VCN and was addressed more at a different lighting scheme to light buildings on the flying field which have a far more open aspect than the village centre.
- 5.3. Officers are satisfied that what is proposed is satisfactory in detail and is proportionate to the overall level of development. The submitted details are consistent with the External Lighting Strategy submitted previously to meet the requirements of Outline Planning Permission ref: 10/01642/OUT Condition 40. It is therefore recommended that this condition be discharged in accordance with the details submitted.

6. RECOMMENDATION

That Planning Condition No. 20 of Reserved Matters approval ref: 18/00513/REM be discharged based upon the following plans and documents:

Condition 20

Approval is given for the details of external lighting in the Village Centre North in accordance with the following details:

- Outdoor Lighting Report, prepared by ASD Lighting PLC: ASD-SE-SL-2019-004 - LR - R2
- Village Centre North Car Park – External Lighting Plan: ASD-SE-SL-2019-004 rev R2
- Block A- Ground Floor Plan Communal Areas Lighting Layout: C1000-A-00-100 Rev C
- Block B- Ground Floor Plan Communal Areas Lighting Layout: C1000-B-00-100 Rev C
- Aurora WallE PIR IP44 Up/Down Wall Light Specification Sheet
- Highway Diamond Elite Specification Sheet
- Lighthouse Root Mounted Specification Sheet

Case Officer: Andrew Lewis

DATE: 22 July 2020

Checked By: Alex Keen

DATE: 24 July 2020
