

Land to the north of Camp Road, including buildings 100, 101, 102 and 103. Heyford Park Camp Road Upper Heyford Bicester OX25 5HD

20/01811/DISC

Case Officer: Richard Greig

Recommendation: Approve

Applicant: Heyford Park Commercial Developments Limited

Proposal: Discharge of condition 8 (Landscaping Scheme) of 18/00513/REM

Expiry Date: 16 June 2023

Extension of Time: 16 June 2023

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The former USAF/RAF Upper Heyford airbase site is located 7km northwest of Bicester, in an isolated rural location, within the parishes of Upper Heyford, Somerton and Ardley.
- 1.2. The former airbase is located at the top of a plateau and is set within otherwise open countryside. Land to the west falls sharply to the Cherwell valley and Oxford Canal (the Canal itself has been designated a Conservation Area). The Grade I listed Rousham Park is located in the valley to the southwest of the site. The Rousham, Lower Heyford and Upper Heyford Conservation Area adjoins the airbase site, whilst the airbase itself has been designated a Conservation Area in view of the international importance of the site and the significant Cold War heritage interest.
- 1.3. There are several designated Scheduled Monuments and listed buildings, and other non-designated heritage assets of national importance on the former airbase site, as well as other unlisted buildings that make a positive contribution to the character or appearance of the conservation area, and much of the airfield is also of ecological importance including a Local Wildlife Site.
- 1.4. The reserved matters permission (planning reference 18/00513/REM) of July 2018 to which this application relates, secured consent for the Village Centre North phase to the Heyford Park development.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. This application seeks the partial discharge Condition no.8 (Landscaping Scheme) of planning reference 18/00513/REM in respect of the Village Centre North phase.
- 2.2. The details pursuant to Condition no.8 were previously discharged under application reference 19/00021/DISC. In light of '*engineering matters*' encountered during construction, further revisions are now sought, hence the current submission.

3. RELEVANT PLANNING HISTORY

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

Application Reference 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.
- Approved July 2018.

4. RESPONSE TO CONSULTATION

4.1 CDC Landscape Services

'20/01811/DISC:- The same detailed hard and soft landscape proposals are used for 20/01810/DISC and therefore acceptable.'

5. APPRAISAL

5.1 Condition no8 to planning reference 18/00513/REM requires the submission and approval in writing by the Local Planning Authority of a scheme for landscaping for the respective phase, in this instance the Village Centre North phase.

5.2 In response to the above, supporting plans have been submitted illustrating the following:

- a) Details of the proposed tree and shrub planting;
- b) Details of the hard surfacing; and,
- c) Details of the means of enclosure and street furniture.

5.3 For the avoidance of any doubt a landscape management plan, including 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, has previously been approved under application reference 19/00021/DISC.

5.4 The details provided have met with the satisfaction of CDC Landscape Services and are considered to contribute to the creation of a pleasant environment, in the interests of visual amenity – in accordance with the requirements of Condition no18 to the parent permission.

6. RECOMMENDATION

That Planning Condition no8 be discharged based upon the following:

Condition no8:

In accordance with:

- General Arrangement Plan (DWG no.1619 A13 01 J)
- Detailed Hard Landscaping Proposals Sheet 1 of 4 (DWG no.1619 A13 02 B)
- Detailed Hard Landscaping Proposals Sheet 2 of 4 (DWG no.1619 A13 03 D)
- Detailed Hard Landscaping Proposals Sheet 3 of 4 (DWG no.1619 A13 04 D)
- Detailed Hard Landscaping Proposals Sheet 4 of 4 (DWG no.1619 A13 05 G)
- Detailed Planting Proposals Sheet 1 of 2 (DWG no.1619 A13 06 F)
- Detailed Planting Proposals Sheet 1 of 2 (DWG no.1619 A13 07 E)

Case Officer: Richard Greig

DATE: 5 June 2023

Checked By: Andy Bateson

DATE: 5th June 2023
