

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

**20/01810/DISC**

**Case Officer:** Richard Greig

**Recommendation:** Approve

**Applicant:** Heyford Park Commercial Developments Limited

**Proposal:** Discharge of condition 12 (landscaping scheme) of 10/01642/OUT –  
Village Centre North phase

**Expiry Date:** 16 June 2023

**Extension of Time:** 16 June 2023

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## **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 parent permission (planning reference 10/01642/OUT) of December 2011 to which this application relates, secured outline consent for the initial 1,075no dwellings to the Heyford Park settlement.

## **2. CONDITIONS PROPOSED TO BE DISCHARGED**

- 2.1. This application seeks the partial discharge Condition no.12 (Landscaping Scheme) of planning reference 10/01642/OUT in respect of the Village Centre North phase.
- 2.2. The details pursuant to Condition no.12 were previously discharged under application reference 19/00024/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 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.

- Approved December 2011.

#### **4. RESPONSE TO CONSULTATION**

##### **4.1 CDC Landscape Services**

*'20/01810/DISC:- Detailed Planting Proposals Sheets 1 of 2 and Sheet 2 of 2 Drawing Nos. 1619 A13 0 6 F & 1619 A13 07 E are acceptable.*

*Detailed Hard Landscape Proposals 1 to 4 Sheet 3 of 4 Drawing Nos 1619 A13 0 2 B, 1619 A13 0 3 D, 1619 A13 0 4 D & 1619 A13 0 5 G are also acceptable.'*

#### **5. APPRAISAL**

5.1 Condition no.12 to planning reference 10/01642/OUT 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 existing trees and hedgerows to be retained;
- c) Details of the hard landscaping;
- d) Details of soft landscaping; and,
- e) Details of laying out of Public Open Space.

5.3 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 no12 to the parent permission.

#### **6. RECOMMENDATION**

That Planning Condition no.12 of Application Reference 10/01642/OUT be discharged based upon the following:

##### Condition no12:

- 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: 5<sup>th</sup> June 2023

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