

Case Officer: Andrew Lewis

Recommendation: Approval

Applicant: Elgin Investments LLP

Proposal: Discharge of condition 5 (Landscape and Ecology Management Plan) of 16/02446/F (Phase 9)

Expiry Date: 21 January 2022

Extension of Time: 21 January 2022

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1 The application site forms part of an allocated site for a new settlement in the Local Plan. The site is also within the emerging Mid-Cherwell Neighbourhood Plan area. It is within the RAF Upper Heyford Conservation Area and lies adjacent to the Rousham, Lower Heyford and Upper Heyford Conservation Area.
- 1.2 Full planning permission was granted last year on this parcel of land at the west end of Camp Road for 296 dwellings (and associated infrastructure). Vehicular access is from Camp Road with secondary access to Izzard Road. Pedestrian and cycle links are proposed to Kirtlington Road and the existing settlement. The development will constitute Phase 9 of Heyford Park.
- 1.3 It is understood groundwork has already commenced on site.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. It has been requested the following condition is discharged:

Except for works relating to demolition, site clearance and infrastructure, no development shall take place until a Landscape and Ecology Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The LEMP should include a landscape management plan, to include timing of the implementation of the plan, long term design objectives, management responsibilities, maintenance schedules and procedures for the replacement of failed planting for all landscape areas, other than for privately owned, domestic gardens. Thereafter the LEMP shall be carried out in accordance with the approved details.

- 2.2. To comply with the condition a Heyford Park Phase 9 – Landscape and Ecology Management Plan has been submitted.

3. RELEVANT PLANNING HISTORY

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

07/02350/CAC - Demolition of existing structures as part of lasting arrangement of Heyford Park - Allowed at appeal.

08/00716/OUT - Outline application for new settlement of 1075 dwellings, together with associated works and facilities including employment uses, community uses, school, playing fields and other physical and social infrastructure - Allowed at appeal

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.

10/01619/CAC - Demolition of existing structures (as per Conservation Area Consent Schedule and Drawing No. D.0291 38-1) – Approved.

16/02446/F - Erection of 296 residential dwellings (Use Class C3) comprising a mix of open market and affordable housing, together with associated works including provision of new and amended vehicular and pedestrian accesses, public open space, landscaping, utilities and infrastructure, and demolition of existing built structures and site clearance works – Approved.

18/00825/HYBRID - Demolition of buildings and structures as listed; Outline planning permission for up to 1,175 new dwellings; 60 close care dwellings; 929m² of retail; 670m² comprising a new medical centre; 35,175m² of new employment buildings, (comprising up to 6,330m² Class B1a, 13,635m² B1b/c, 9,250m² Class B2, and 5,960m² B8); 2.4ha site for a new school; 925m² of community use buildings; and 515m² of indoor sports, if provided on-site; 30m in height observation tower with zip-wire with ancillary visitor facilities; energy facility/infrastructure with a stack height of up to 24m; additional education facilities (buildings and associated external infrastructure) at Buildings 73, 74 and 583 for education use; creation of areas of Open Space, Sports Facilities, Public Park and other green infrastructure; Change of Use of buildings and areas; 20.3ha of hardstanding for car processing; and 76.6ha for filming activities; the continuation of use of areas, buildings and structures already benefiting from previous planning permissions, associated infrastructure works including surface water attenuation provision and upgrading Chilgrove Drive and the junction with Camp Road – Resolution to approved subject to securing s106 agreement, which is still outstanding but nearing completion.

4. RESPONSE TO CONSULTATION

4.1 The following responses have been received:

- CDC-Landscape Architect: Comprehensive LEMP, approve
- CRC-Ecology Officer-management, reporting and monitoring are all appropriate, discharge condition

5. APPRAISAL

5.1. The original application was EIA development. Therefore, 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.

5.2. The Council's Ecology and Landscape Officers have reviewed the report and found its recommendations to be acceptable. It is therefore recommended it should be approved in accordance with the relevant condition.

6. RECOMMENDATION

That Planning condition 5 (Landscape and Ecology Management Plan) of 16/02446/F (Phase 9) be discharged based upon the following:

- Heyford Park Phase 9 – Landscape and Ecology Management Plan

Case Officer: Andrew Lewis

DATE: 13 January 2022

Checked By: Andy Bateson

DATE: 14th January 2022
