

Case Officer: Richard Greig

Recommendation: Approve

Applicant: Vistry

Proposal: Discharge of Conditions 5 (Landscaping Scheme) and 12 (Travel Information Pack) of 15/01267/REM

Expiry Date: 7 April 2023

Extension of Time: 7 April 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 parent permission (15/01267/REM) to which this application relates, comprised a reserved matters submission for 44no residential dwellings, garages, highway works, boundary treatments and associated works on land adjacent to Camp Road and Gordon Road.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. This application seeks to discharge Condition no5 (Landscaping Scheme) and Condition no12 (Travel Information Pack) of planning reference 15/01267/REM.

3. RELEVANT PLANNING HISTORY

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

Application Ref: 15/01267/REM

- Reserved Matters to 10/01642/OUT - 44 residential dwellings, garages, highway works, boundary treatments and associated works.
- Approved 23 November 2016.

4. RESPONSE TO CONSULTATION

- 4.1 Below is a summary of the consultation responses received at the time of writing this report.

CDC Landscape Services – 2 March 2023

Hedges - formal hedges against walls should be assessed by structural engineer; and, may be wise to delete sections of hedges which impinge on walls.

Trees – tree pit details necessary; trees to be minimum size of 14-16 cm girth for the initial visual impact; 8-10 cm girth trees are too small for the public realm but acceptable for rear gardens; and root deflectors should be indicated.

Shrub Areas – deemed to be acceptable.

CDC Landscape Services – 10 March 2023

'Since the landscaping has been implemented in accordance with the landscape proposals I feel it unnecessary to formally object. However there is concern about the tree planting close to dwellings, paving/kerbing, and whether root deflectors have been installed. Any potential light reduction to rooms, structural damage to foundations is at the developer/ManCo's risk, which may result in the removal of trees (requiring replacements in open space where appropriate): an event that will require prior consent in writing from this council.'

OCC (Local Highway Authority)

No objection.

5. APPRAISAL

- 5.1 Condition no5 to planning reference 15/01267/REM requires the submission and approval of a landscaping scheme to the southern boundary of the site adjacent to Gordon Road.
- 5.2 In response to the above a landscaping scheme has been submitted, comprising the following:
- (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 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.
- 5.3 It is noted that the landscaping scheme, as submitted and superseded by Rev G (received on 10 March 2023 – landscaping added to frontage of plots 296-298) has now been largely implemented on site and does not include the revisions recommended within the original CDC Landscape Services consultation response. However, the core requirements (i.e. to ensure the creation of a pleasant environment) of the landscaping scheme, as set out under Condition no5, have been delivered. If through the passage of time, elements of landscaping require attention, need to be removed and/or to be replanted to better respond to their built or landscape context, the LPA are able to exercise a degree of control (i.e. written approval required) – as set out under condition no7 to the parent permission.

Moreover, CDC Landscape Services have not objected to the scheme as implemented.

- 5.4 With the above in mind the details, as submitted, are considered to be acceptable.
- 5.5 Condition no12 to planning reference 15/01267/REM requires the submission and approval of a Travel Information Pack (TIP) and subsequent distribution to the first residents of each dwelling.
- 5.6 In response to the above a TIP has been submitted which provides residents with the information and incentives needed to make informed sustainable travel choices. In turn, the submitted TIP has raised no objection from the Local Highway Authority.
- 5.7 With the above in mind the proposals are considered to satisfy the requirements of Condition no12.

6. RECOMMENDATION

That Planning Condition no5 and no12 of 15/01267/REM be discharged based upon the following:

Condition no5:

In accordance with:

- Landscape Proposals Plant Schedule and Specification (DWG no HEYB6.B2B-03-101 REV E);
- Landscape Proposals Sheet 1 of 2 (DWG no HEYB6.B2B-03-100 REV F);
- Landscape Proposals Sheet 2 of 2 (DWG no HEYB6.B2B-03-100 REV G);
- Tree Constraints Plan (DWG no JMK9572-RPS-FIGURE 01-01);
- Tree Constraints Plan (DWG no JMK9572-RPS-FIGURE 01-02);
- Tree Constraints Plan (DWG no JMK9572-RPS-FIGURE 01-03); and,
- Tree Constraints Plan (DWG no JMK9572-RPS-FIGURE 01-04).

Condition no12:

In accordance with:

- Travel Information Pack (Bovis Homes at Heyford Park Upper Heyford, Oxfordshire, OX25 5AB).

Case Officer: Richard Greig

DATE: 21 March 2023

Checked By: Andy Bateson

DATE: 21st March 2023
