

AJ/D.0371

3rd December 2021

FAO Andrew Lewis
Planning Services
Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA

Planning Portal Reference: PP-10451302

Dear Sir,

Discharge of Conditions 10 (Landscaping) and 26 (External Lighting) of Planning Permission ref: 16/01000/F (as amended) in relation to Village Centre (South) Heyford Park, Camp Road, Upper Heyford, Oxfordshire, OX25 5HD

I write on behalf of the applicant, Heyford Park Commercial Developments Limited, seeking formal discharge of Conditions 10 (Landscaping) and 26 (External Lighting) of planning permission ref: 16/01000/F.

Background

Planning permission ref: 16/01000/F relates to the development of the Village Centre (south) to support the Heyford Park development and comprises a hotel and associated facilities within Building 455, the partial demolition and refurbishment of Building 457 to provide a bar/brasserie and the erection of a canopy link between these buildings to provide a covered market, together with associated landscaping and car parking.

Three non-material amendments have been approved in connection with the above application (17/00091/NMA, 18/00043/NMA & 21/02714/NMA) resulting in minor design amendments to the scheme, a change to the timing of submission, the introduction of a phased development and confirmation of approved plans. The subject application relates to Phase 1.

Discharge of Conditions

Condition 10 (Landscaping) states:

“Prior to the commencement of the development hereby approved, a landscaping scheme shall be submitted to and approved in writing

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by the Local Planning Authority. The scheme for landscaping the site shall include:-

(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 (if any) 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.

(d) full design details of the railings, means of enclosures, seats, bollards, tree grills, cycle hoops and any other street furniture.

(e) a landscape management plan, to include 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,

Thereafter the landscape scheme shall be carried out in accordance with the approved details.

Reason - In the interests of the visual amenities of the area, to ensure the creation of a pleasant environment for the development and to comply with Policy C28 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework."

As Officers will be aware, Condition 10 (Landscaping) was originally discharged on 24th July 2020 under reference 19/00111/DISC. However, this application constitutes a revised submission seeking an alternative landscaping arrangement, following several changes that have arisen during the construction delivery process.

Accordingly, please find enclosed the following revised plans to meet the requirements of Condition 10 (Landscaping):

Document Title	Document Reference
General Arrangement Plan	1619_A7_01_O
Hard Landscape Plan	1619_A7_02_O
Levels Plan	1619_A7_03_N
Detailed Planting Proposals	1619_A7_04_G
Landscape Management Plan	1619 A7 LMP VCS

Condition 26 (External Lighting) states:

“Prior to the commencement of the development hereby approved, 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.

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.”

Accordingly, please find enclosed the following plans to meet the requirements of Condition 26 (External Lighting):

Document Title	Document Reference
General Luminaires	1032-SCH-XX-XX-LTG-REV P02
External Lighting Details	1032-XX-XX-GA-650-0001 P04

The planning application fee has been paid directly to the Planning Portal.

I trust that the above and enclosed are sufficient to validate this application and progress it towards determination. However, please do not hesitate to contact me should you have any questions or comments.

Yours faithfully,



Adam Jones
Planner

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