

**Building 455 & 457 Heyford Park Camp Road
Heyford Park Bicester OX25 5DQ**

22/00008/DISC

Case Officer: Richard Greig

Recommendation: Approve

Applicant: Heyford Park Commercial Developments Limited

Proposal: Discharge of condition 10 (landscaping) 26 (external lighting) of 16/01000/F

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 parent permission (planning reference 16/01000/F) of November 2016 to which this application relates, secured consent for the Village Centre South phase (no1) to the Heyford Park settlement.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. This application seeks the partial discharge of Condition no.10 (Landscaping Scheme) and Condition no.26 (External Lighting) of planning reference 16/01000/F in respect of phase no.1 (Village Centre South) of the Heyford Park development.
- 2.2. The details pursuant to Condition no.10 were previously discharged in respect of Phase no.1 under application reference 19/00111/DISC. However, revisions are now sought under this application in light of '*several changes that have arisen during the construction delivery process*'.

3. RELEVANT PLANNING HISTORY

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

Application Reference 19/00111/IDSC

- Partial discharge of condition 10 (Landscaping Scheme) 14 (Tree Pits) of 16/01000/F – Phase 1 only.
- Approved July 2020.

Application Reference 16/01000/F

- Development of the Village Centre (south) comprising a Hotel and associated facilities (involving the partial demolition and the refurbishment and extension of Building 455 and its change of use); Bar/Brasserie (involving the partial demolition and refurbishment and extension of Building 457) and a Covered Market (canopy link between Buildings 455 and 457) with associated landscaping and car parking.
- Approved November 2016.

Application Reference 13/00019/DISC

- Discharge of Condition 48 of 10/01642/OUT (Ecological Mitigation Programme)
- Approved June 2013.

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 Conservation No formal consultation response received. Informally, advised that the landscape element falls within the domain of CDC Landscape. The key interest of CDC Conservation being the lighting and how it relates to lighting across the whole site.
- 4.2 CDC Ecology No formal consultation response received. Informally, advised that there are no particular issues with Condition no10. However, there is very little for biodiversity.
- 4.3 CDC Landscape '22/00008/DISC:- *Hard landscape plan Drawing No. 1619 A7 02 O is acceptable Detailed Planting Proposal Drawing No. 1619 A7 04 G is acceptable.*'

5. APPRAISAL

- 5.1 Condition no.10 to planning reference 16/01000/F 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 South phase.
- 5.2 For the avoidance of any doubt Condition no.10 was imposed '*in the interests of the visual amenities of the area, to ensure the creation of a pleasant environment for the development*'. Condition no.10 was not imposed in the interests of biodiversity. Significantly, Condition no.48 to the original outline consent (reference 10/01642/OUT) was imposed to protect habitats of importance to nature conservation from any loss or damage – the details of which were subsequently discharged under application reference 13/00019/DISC. Therefore, whilst the comments from CDC Ecology are duly noted there is no requirement under Condition no.10 to deliver any form of biodiversity enhancement or mitigation measures. Moreover, this scheme relates to the Village Centre, predominantly commercial in nature, characterised by in excess of 1600sqm of floorspace, wherein

the landscaping is limited and has a more formal framework where planting is largely ornamental. Consequently, there is unlikely to be a tangible value to biodiversity.

- 5.3 In response to Condition no.10 the supporting plans and associated 'Landscape Management Plan' includes details of the proposed tree and shrub planting; details of the existing trees and hedgerows to be retained; details of hardsurfacing; details of means of enclosure and street furniture; and, amongst other matters the timing of the implementation of the scheme and associated management responsibilities.
- 5.4 The details provided have met with the satisfaction of CDC Landscape Services and are considered to contribute to the '*visual amenities of the area, to ensure the creation of a pleasant environment for the development*' – in accordance with the requirements of Condition no.10 to the parent permission.
- 5.5 Turning to Condition no.26 (External Lighting) – this requires details of any external lighting to be submitted to and approved in writing to ensure the satisfactory appearance of the completed development.
- 5.6 In response to the above a detailed lighting schedule specifying the lighting source, lamp type/luminaire and manufacturer/product has been submitted, supported by a layout plan identifying the relevant position and numbers.
- 5.7 The comments of CDC Conservation are duly noted. In this instance, the external lighting is sited, positioned and of a scale and form to provide a functional purpose, primarily at ground level/low level, as a directional aid in respect of access, entrance/exit points and parking.
- 5.8 Accordingly, the details are considered to be acceptable, striking an appropriate balance between the functional land use requirements and the visually amenities of the area, helping to ensure the satisfactory appearance of the completed development – as required by Condition no.26.

6. RECOMMENDATION

That Planning Conditions no.10 and no.26 of Application Number 16/01000/F be discharged based upon the following:

Condition no.10:

In accordance with:

- Landscape Management Plan HEYFORD PARK, Village Centre South Dorchester Living March 2019;
- General Arrangement Plan (DWG no.1619 A7 01 O);
- Detailed Planting Proposal (DWG no.1619 A7 04 G);
- Levels Plan (DWG no.1619 A7 03 N); and,
- Hard Landscape Plan (DWG no.1619 A7 02 O).

Condition no.26:

In accordance with:

- 1 General Luminaires
- VCS Area External Lighting Details (DWG no.1032-XX-XX-GA-650-0001 P04).

Case Officer: Richard Greig

DATE: 6 June 2023

Checked By: Andy Bateson

DATE: 6th June 2023
