

Case Officer: Richard Greig

Recommendation: Approve

Applicant: Heyford Park Developments Ltd

Proposal: Partial discharge of condition 9 (tree protection) (Relates to Phase 10 only) of 18/00825/HYBRID

Expiry Date: 14 April 2023

Extension of Time: 14 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 to which this application relates, was a hybrid submission (Ref: 18/00825/HYBRID) which included, in part, an outline consent for 1175no new dwellings.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. This application seeks to partially discharge Condition no9 (Scheme for Protection of Existing Trees, Shrubs and other Landscape Features) of planning reference 18/00825/HYBRID – relating to Phase no10 of the Heyford Park development, which is located to the southwest of the airfield site, on the northern side of Camp Road.

3. RELEVANT PLANNING HISTORY

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

Application Ref: 18/00825/HYBRID

- Hybrid Planning Application

- Approved 9 September 2022.

4. RESPONSE TO CONSULTATION

4.1 CDC Arboriculture – response dated 28 October 2022

'Overall the AMS covers items required to discharge the condition. The report highlights a requirement for arboricultural supervision during the installation of inspection chamber F290. I'd like to add an advisory onto this DISC that the project Arboriculturalist is to report to CDC when they are consulted on this, in order to agree with CDC the proposed impact of installation before proceeding.'

4.2 In response to the consultation comments of CDC Arboriculture an updated Arboricultural Impact Statement was submitted to include the recommended advisory note in respect of inspection chamber F290.

4.3 CDC Arboriculture – response dated 31 March 2023

Further response received confirming condition to be discharged.

5. APPRAISAL

5.1 The parent permission (Ref: 18/00825/HYBRID) was the subject of an Environmental Impact Assessment. The environmental information (as set out under Condition no4), approved under reference 18/00825/HYBRID remains adequate to assess the environmental effects of the development and is considered sufficient for the purpose of this application.

5.2 Condition no9 to reference 18/00825/HYBRID requires the submission and approval in writing by the LPA of a scheme for the protection of the existing trees, hedgerows or such other landscape features as may exist that are identified for retention under Condition 10, in respect of each phase of development – in this instance Phase 10.

5.3 The scheme for the protection of existing landscape features, submitted in the form of an Arboricultural Impact Statement, as amended and submitted on 25 January 2023, addresses each of the following:

- a) the position, crown spread and root protection area of each retained tree;
- b) the details of each retained tree;
- c) a schedule of tree works;
- d) credentials of arboricultural contractor;
- e) details and positions of ground protection zones;
- f) details and positions of the tree protection barriers;
- g) details and positions of the construction exclusion zones;
- h) details and positions of the underground service runs;
- i) details of changes in levels/excavations within 5m of root protection areas;
- j) details of any engineering required to accommodate the protection of retained trees;
- k) details of working methods within root protection areas;
- l) details of working methods for heavy plant;
- m) details of working methods for site logistics;
- n) details pertaining to site cabins;
- o) tree protection for hard landscaping; and
- p) timing of the various phases of work.

5.4 With the above in mind, the updated scheme for the protection of landscape features is considered sufficient to ensure the continued health of retained trees and in the interests of the visual amenity of the area, to ensure the integration of the development into the existing landscape (of phase 10 only) in accordance with the requirements of Condition no9 to planning permission reference 18/00825/HYBRID.

6. RECOMMENDATION

That Planning Condition no9 of 18/00825/HYBRID to Phase 10 be partially discharged in respect to Phase 10 only based upon the following:

Condition no9 (Phase 10 only):

In accordance with Arboricultural Impact Statement (Ref: LAS_242_C) dated 23 January 2023.

Case Officer: Richard Greig

DATE: 5 April 2023

Checked By: Andy Bateson

DATE: 5th April 2023
