

**Case Officer:** Richard Greig

**Recommendation:** Approve

**Applicant:** Heyford Park Developments Ltd

**Proposal:** Partial discharge of condition 8 (landscaping scheme) (Relates to Phase 10 only) of 18/00825/HYBRID

**Expiry Date:** 16 June 2023

**Extension of Time:** 16 June 2023

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## **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 18/00825/HYBRID) of September 2022 to which this application relates, secured outline consent, in part, for 1,175no dwellings to the Heyford Park settlement, including 140 in Phase 10.

## **2. CONDITIONS PROPOSED TO BE DISCHARGED**

- 2.1. This application seeks the partial discharge of Condition no.8 (Landscaping Scheme) of planning reference 18/00825/HYBRID in respect of Phase 10 only of the Heyford Park development.

## **3. RELEVANT PLANNING HISTORY**

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

Application Reference 18/00825/HYBRID

- Hybrid planning application wherein permission was granted for, in part, 1,175no new dwellings.
- Approved September 2022.

## **4. RESPONSE TO CONSULTATION**

### **4.1 CDC Landscape (first response received 22 November 2022)**

*'A scaled-up A3 plan of the play area is required to show the appropriate level of detail to indicate the position of seats (with arm and back rests), litter bins, dog exclusion signage, signage (with ManCo contact details). Please note that signs must not be secured to gates or fencing because this is a hazard to children (opening gates and figure entrapments and sharp edges). A third access for pedestrian and maintenance is required (in case play equipment needs to be replaced etc). The entrance will require a double gate where one leaf is secured with a padlock and the other a self-closing pedestrian gate. This access should be located on the western boundary to allow another means of escaping from an enclosure if children feel threatened in some way.*

*Construction details of the wet pour safer surfaces and macadam paths with pin kerb retaining edges are necessary to ensure robust construction methods are followed.*

*With the exception of the play area the Landscape Proposals, sheets 1 and 2, (including implementation specification) and the Tree Plan Soil Volumes drawing are acceptable. The comprehensively written LEMP is also acceptable.'*

NOTE: amended plans received to address comments of CDC Landscape.

### **4.2 CDC Landscape (second response received on 1 June 2023)**

*'22/02695/DISC:- Tree Planting Plan Soil Volumes - Sheet 1 of 2 & Sheet 2 of 2 Dwg. No. LAS 242 05 B are acceptable.  
Landscape Proposals Plan Sheet 1 of 2 & sheet 2 of 2 Dwg No. LAS 242 03 F are also acceptable.'*

## **5. APPRAISAL**

5.1 Condition no.8 to planning reference 18/00825/HYBRID requires submission and approval in writing by the Local Planning Authority of a scheme for landscaping for each respective phase, in the interests of visual amenity - in this instance phase 10.

5.2 In response to the above supporting plans have been submitted illustrating the following:

- a) Details of the proposed tree and shrub planting;
- b) Details of the existing trees and hedgerows to be retained;
- c) Details of the hard landscaping;
- d) Details of soft landscaping; and,
- e) Details of laying out of Public Open Space.

5.3 The details provided have met with the satisfaction of CDC Landscape Services and are considered to contribute to the creation of a pleasant environment, in the interests of visual amenity – in accordance with the requirements of Condition no.8 to the parent permission.

## **6. RECOMMENDATION**

That Planning Condition no.8 of Application Reference 18/00825/HYBRID be discharged based upon the following:

Condition no.8

In accordance with:

- Tree Planting Plan Soil Volumes - Sheet 1 of 2 (Dwg. No. LAS 242 05 B)
- Tree Planting Plan Soil Volumes - Sheet 2 of 2 (Dwg. No. LAS 242 05 B)
- Landscape Proposals Plan - Sheet 1 of 2 (Dwg. No. LAS 242 03 F)
- Landscape Proposals Plan - Sheet 2 of 2 (Dwg. No. LAS 242 03 F)
- EXTERNAL WORKS LAYOUT (SHEET 1 OF 3) Dwg. No. 0521-PH10-104-1 D
- EXTERNAL WORKS LAYOUT (SHEET 2 OF 3) Dwg. No. 0521-PH10-104-2 D
- EXTERNAL WORKS LAYOUT (SHEET 3 OF 3) Dwg. No. 0521-PH10-104-3 C

Case Officer: Richard Greig

DATE: 6 June 2023

Checked By: Andy Bateson

DATE: 6<sup>th</sup> June 2023

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