

Case Officer: Laura Bell

Recommendation: Approve

Applicant: Albion Land

Proposal: Discharge of condition 13 (landscaping) of 21/03177/F

Expiry Date: 31 August 2023

Extension of Time: n/a

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application site relates to a parcel of land that forms the third phase of an employment scheme on the site known as Axis J9 Business Park, which itself forms part of the proposed Eco Town (North West Bicester).
- 1.2. Planning permission was allowed on appeal for employment development comprising use classes E(g)(iii), B2 and/or B8) comprising 5 units within 3 buildings and associated parking and servicing, landscaping and associated works

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. This submission seeks to discharge the details of the landscaping scheme.

3. RELEVANT PLANNING HISTORY

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

Application: 21/03177/F	Appeal Allowed (Against Refusal)	15 July 2022
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Full planning application for employment development (Use Classes E(g)(iii), B2 and/or B8) comprising 5 units within 3 buildings and associated parking and servicing, landscaping and associated works

Application: 23/01040/DISC	Permitted	15 August 2023
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Discharge of Condition 5 (Construction Environmental Management Plan) of 21/03177/F

Application: 23/01955/NMA	Permitted	29 September 2023
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Non-material amendment to 21/03177/F - Application to amend the wording of condition 8 to reflect the required Tree Protection and Retention Plan

4. RESPONSE TO PUBLICITY

4.1 N/A

5. RESPONSE TO CONSULTATION

- 5.1. CDC Landscape – If the northern boundary is planted in the locations for trees indicated (refer to enclosed drawing), and the landscape planting plan amended to accord with this then I am happy for the condition to be discharged.

I confirm that I am pleased to accept the additional 2 no. *Fagus sylvatica* (Standard) and 3 no. *Quercus robur* (Standard) on the northern boundary, as indicated on the Detailed Planting Plan Drawing No. 0897-RFM-XX-00-DR-L-0004. The trees are positioned correctly and allow enough space to avoid the future road.

6. APPRAISAL

- 6.1. Condition 13 states the following:

Notwithstanding the submitted landscape scheme and prior to the implementation of any landscaping, a scheme for landscaping The Site shall be provided to and approved in writing by the Local Planning Authority which shall include:-

(a) details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas and written specifications (including cultivation and other operations associated with plant and grass establishment i.e. depth of topsoil, mulch etc),

(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 landscaping including hard surface areas, pavements, pedestrian areas and steps.

(d) full details, locations, specifications and construction methods for all purpose-built tree pits and associated above ground features, to include specifications for the installation of below ground, load bearing 'cell structured' root trenches, root barriers, irrigation systems and a stated volume of a suitable growing medium to facilitate and promote the healthy development of the proposed trees.

The approved scheme shall be implemented by the end of the first planting season following occupation of the development.

- 6.2. The agents have clarified and provided additional detail to satisfy the Landscape Officer. The amended proposals are therefore considered acceptable. Whilst the plans do not show trees within the verge along the element of the strategic road which is to be constructed by this consent, it shows landscaping very close to this along the western side of the road. This will ensure the effect of a tree lined route as part of the wider strategic link road. To the east, any future proposals on the land retained would need a similar treatment within its boundary and/ or proposals to complement landscape proposals that may form part of the landscape proposals for the strategic link road to the north and south of that being constructed by this proposal in the future.
- 6.3. The original application was EIA development. This application is not a 'subsequent application' as it is not a pre-commencement requirement. The information

submitted pursuant to the discharge of these conditions was not included within the Environmental Statement submitted with the application although it will support the development of the site to the satisfaction of the local planning authority in consideration of the environmental impacts. For these reasons, the EIA is considered adequate for the purpose of considering the information provided for this condition and it has been taken into account in considering this submission.

7. RECOMMENDATION

That Planning Condition 13 of 21/03177/F be discharged based upon the following:

Condition 13

Landscape Management Plan 0897-RFM-XX-00-RP-L-0003-S2-P04, Planting Schedule 0897-RFM-XX-00-DR-L-0006-S2-P05, Detailed Planting Plan 0897-RFM-XX-00-DR-L-0004-S2-P08, 0897-RFM-XX-00-DR-L-0005-S2-P06 Tree Retention and Protection Plan and 0897-RFM-XX-00-DR-L-8001-S2-P01 Typical Planting details.

Case Officer: Laura Bell

DATE: 22 November 2023

Checked By: Caroline Ford

DATE: 27 November 2023
