

Case Officer: Chris Wentworth

Recommendation: Approve

Applicant: Vistry West Midlands Ltd

Proposal: Discharge of Conditions 8 (Local Area of Play) and 15 (Landscape and Ecology Management Plan) of 17/00983/REM

Expiry Date: 15 February 2024

Extension of Time:

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, is a reserved matters submission (Ref: 17/00983/REM) which itself relates to an outline consent (10/01642/OUT) to provide 29 no. open market and 71 no. affordable dwellings at Heyford Park, specifically land parcels B4A and B4B (to the rear (north) of the shops in the centre of Heyford Park.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. This application seeks consent for the approval of condition 8 (Local Area of Play) and condition 15 (Landscape and Ecology Management Plan) of reserved matters planning permission reference 17/00983/REM.

3. RELEVANT PLANNING HISTORY

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

17/00983/REM – Reserved matters application to outline approval 10/01642/OUT in respect of Bovis Parcels B4A and B4B to provide 29 open market and 71 affordable dwellings (100 in total) – Permitted.

10/01642/OUT – Outline - Proposed new settlement of 1,075 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 – Allowed at Appeal.

Conditions 7 and 16 of 18/00435/DISC – Discharge of Conditions 2 (facing and roofing samples), 3 (door and window details), 7 (tree roof barriers), 9 (access vision splays details), 11 (driveway and turning areas), 12 (parking and manoeuvring areas) and 16 (bat brick/box positions) of 17/00983/REM – Permitted.

4. RESPONSE TO CONSULTATION

4.1 CDC Ecology – The LEMP provided by Cotswold Wildlife Surveys in January 2019 is sufficient to discharge condition 15. The LEMP provides details on tree protection methods, tree retention plans, landscaping design and planting specifications (including a variety of high nectar producing species which will benefit wildlife), and management and monitoring responsibilities. It also includes ecological constraints and considerations. The LEMP shall be carried out in accordance with the approved details.

4.2 CDC Landscape Officer – No response received.

5. APPRAISAL

5.1. This application seeks to discharge condition 8 of reserved matters planning permission reference 17/00983/REM, which relates to the provision of an area of local play. This application has been accompanied by an Area of Play Drawing - Detailed on Plot Landscape Proposals (Dwg. No. B.0285_119 Rev D) which outlines the extent of and location of the area of play in relation to the wider residential development.

5.2. Whilst it is noted that the authorities Landscape Officer has not commented upon the current submission, the drawing as submitted, was also submitted to discharge condition 7 of the reserved matters application under planning reference 18/00435/DISC, which was assessed by the Landscape Officer, deemed to be acceptable and was subsequently approved by the Local Planning Authority.

5.3. On this basis, it is considered that the submitted drawing outlining the local area of play is sufficient to discharge condition 8 of the reserved matters consent.

5.4. This application also seeks to discharge condition 15 of reserved matters planning permission reference 17/00983/REM, which relates to the provision of a Landscape and Ecology Management Plan. This application has been accompanied by a LEMP Landscape & Ecological Management Plan for Parcels B4A & B4B, Heyford Park, Camp Lane, Upper Heyford, Bicester (Cotswold Wildlife Surveys, January 2019).

5.5. The submitted LEMP has been assessed by the Authority' Ecologist who has raised no objections to its content other than to say that the development should be undertaken in accordance with the document's contents. Furthermore, the submitted LEMP was also used to discharge condition 16 of reserved matters permission under a separate discharge of condition application 18/00435/DISC.

5.6. As such, it is considered that the submitted LEMP document is sufficient to discharge condition 15 of the reserved matters consent.

6. RECOMMENDATION

That Planning Conditions 8 and 15 of 17/00983/REM be discharged based upon the following:

Condition 8:

- Detailed On Plot Landscape Proposals – Dwg. No. B.0285_119 Rev D

Condition 15:

- Landscape & Ecological Management Plan for Parcels B4A & B4B, Heyford Park, Camp Lane, Upper Heyford, Bicester (Cotswold Wildlife Surveys, January 2019).

Case Officer: Chris Wentworth

DATE: 14th February 2024

Checked By: Andy Bateson

DATE: 15th February 2024
