1. **Application Site and Locality**

Bicester Eco Town Exemplar site was granted planning permission (reference 10/01780/HYBRID) for 393 residential dwellings, a primary school, commercial and retail units. The exemplar site is a development that constitutes part of the larger North West Bicester Eco town, located on the eastern edge.

1. **Description of Proposed Development**

The current application seeks to partially discharge condition 31, 33 and 80 for Residential Phase 1. This condition relates to landscape design, landscaping and treatment of open space and play space, and the purpose built tree pits for each phase.

1. **Relevant Planning History**

|  |  |  |
| --- | --- | --- |
| App Ref | Description | Status |
|  | | |
|  | | |
| 10/01780/HYBRID | Development of Exemplar phase of NW Bicester Eco Town to secure full planning permission for 394 residential units and an energy centre (up to 400 square metres), means of access, car parking, landscape, amenity space and service infrastructure and outline permission for a nursery of up to 350 square metres (use class D2), a community centre of up to 350 square metres (sui generis), 3 retail units of up to 770 square metres (including but not exclusively a convenience store, a post office and a pharmacy (use class A1)), an Eco-Business Centre of up to 1,800 square metres (use class B1), office accommodation of up to 1,100 square metres (use class B1), an Eco-Pub of up to 190 square metres (use class A4), and a primary school site measuring up to 1.34 hectares with access and layout to be determined. | PER |
|  | | |
|  | | |

1. **Publicity**

This application has not been publicised.

1. **Response to Consultation**

Landscape and Arboricultural Officer: a joint comment received with requirements in relation to the following:

* The deletion and swapping of trees, due to many reasons including disease-prone issues, distance/layout issues, and structural damage,
* Girth minimum requirements,
* The deletion of hedges due to structural damage,
* Replacement of vulnerable, soft leaved shrubs and herbaceous with a more robust species,
* One area (plots 385 – 393) is considered quite stark and requires small apple trees and shrubs to provide amenity and visual mitigation units.

After amendments:

In principal the proposals are acceptable though reservations still remain about some tree species/locations/proximity. Further clarification on the type and method of installation of tree soil is required, the document provided gives some information, yet does not entirely inform.

1. **Appraisal**

Condition 31 requires a scheme for the landscape design while condition 33 requires details of the provision, landscaping and treatment of open space/play space within the phase, prior to commencement. Further, condition 80 requires full details, specification and construction methods for all purpose built tree pits and associated ground level surfacing materials within that phase, prior to commencement.

It was stated that these conditions have previously been cleared, however they have only been discharged for earlier phases and not for Residential Phase 1.

There were a number of concerns in relation to landscaping and therefore a meeting was arranged to discuss these.

Following a meeting that took place 25 February 2016, further information was submitted with associated amended plans on 18 March 2016. In summary amendments to planting are:

1. Generally Prunus avium replaced with Pyrus

2. Generally Sorbus aria replaced with Liquidambar

3. All Silver birch multistem changed to single stem

4. Prunus avium in front garden / lawn areas of plots for switched for Pyrus

5. Sorbus aria in front of plots 329 – 330 & 337 – 339 switched for Amelanchier

6. Acer campestre ‘Streetwise’ in front of plots 340 – 341 switched for Amelanchier & Betula

7. Prunus ‘Sunburst’ adjacent to plot 309 switched for alternative species

8. 2 nr Sorbus aria from edge of parking bays relocated to southern end of car park

9. Position of species adjacent to parking bays 303-2 & 304-1 amended

10. Acer campestre and trees adjacent to bin store switched for alternative species

11. Carpinus hedge switched for holly adjacent to plot 315 and root barrier added

12. Carpinus hedges adjacent to all buildings switched for holly / hazel

13. Root barriers for hedges against buildings indicated

In relation to tree pits, plans have been amended to remove the 200mm clean stone from the base and replaced with an additional 200mm of Arbosoil as agreed in the meeting. In addition, further specification detail in relation to the Arborsoil was submitted as requested.

Reservations remain from the Landscaping and Arboricultural team, however I feel the applicant has made changes that largely meet the initial concerns. Further information is sought on the soil specification, however this information was not required previously to satisfy condition 80, therefore I feel it unreasonable to refuse this application on this basis.

Furthermore the applicant confirms that ‘the supply, handling, planting and maintenance operations for the proposed trees will be in accordance with BS8545:2014.’ This along with the changes that have been made by the applicant since the meeting are now satisfactory to meet the requirements to discharge the condition.

1. **Recommendation**

The Local Planning Authority considers that the details submitted pursuant to Condition 31, 33 and 80 of planning permission 10/01780/HYBRID are acceptable, and as such it is recommended that the said Condition is partially discharged to cover Residential Phase 1 ONLY.

Condition 31

The details of the landscape design scheme for Residential Phase One Only, as shown in the following drawing numbers, submitted as an amendment with covering letter, dated 08 April 2016:

* UA001881-701-1103-08 – Planting Schedule

Submitted as an amendment with covering letter, dated 18 March 2016:

* UA001881-701-815-04 – Tree Pit Details – Hard NRC
* UA001881-701-905-06
* UA001881-701-906-06
* UA001881-701-907-06
* UA001881-701-908-06
* UA001881-701-909-06
* UA001881-701-910-07
* UA001881-701-911-06
* UA001881-701-915-06
* UA001881-701-916-06
* UA001881-701-917-06
* UA001881-701-918-06
* UA001881-701-919-07

Submitted with application:

* 12-1196-07-COM1-C3\_Community Street 1\_Construction
* 12-1196-07-COM2-C3\_Community Street 2\_Construction
* 12-1196-07-COM3-C7\_Community Street 3\_Construction
* 12-1196-07-COM4-C4\_Community Street 4\_Construction
* 12-1196-07-COM5-C3\_Community Street 5\_Construction
* 12-1196-20-C07\_Adoptable Highway Details\_Construction
* UA001881-701-801-12 – Tree Pit Details – Soft NRC
* UA001881-701-913-05 – Phase 1 – Planting Plan 9 NRC
* UA001881-701-914-05 – Phase 1 - Planting Plan 10 NRC
* UA001881-701-929-12 Perimeter Planting Plan

Condition 33

The details of the provision, landscaping and treatment of open space/play space for Residential Phase One Only, as shown in the following drawing numbers, submitted as an amendment with covering letter, dated 08 April 2016:

* UA001881-701-1103-08 – Planting Schedule

Submitted as an amendment with covering letter, dated 18 March 2016:

* UA001881-701-815-04 – Tree Pit Details – Hard NRC
* UA001881-701-905-06
* UA001881-701-906-06
* UA001881-701-907-06
* UA001881-701-908-06
* UA001881-701-909-06
* UA001881-701-910-07
* UA001881-701-911-06
* UA001881-701-915-06
* UA001881-701-916-06
* UA001881-701-917-06
* UA001881-701-918-06
* UA001881-701-919-07

Submitted with application:

* 12-1196-07-COM1-C3\_Community Street 1\_Construction
* 12-1196-07-COM2-C3\_Community Street 2\_Construction
* 12-1196-07-COM3-C7\_Community Street 3\_Construction
* 12-1196-07-COM4-C4\_Community Street 4\_Construction
* 12-1196-07-COM5-C3\_Community Street 5\_Construction
* 12-1196-20-C07\_Adoptable Highway Details\_Construction
* UA001881-701-801-12 – Tree Pit Details – Soft NRC
* UA001881-701-913-05 – Phase 1 – Planting Plan 9 NRC
* UA001881-701-914-05 – Phase 1 - Planting Plan 10 NRC
* UA001881-701-929-12 Perimeter Planting Plan

Condition 80

The details of the purpose built tree pits as shown on following drawing numbers,

Submitted as an amendment, dated 18 March 2016 with further clarification in covering letter, dated 08 April 2016:

* UA001881-701-815-04 – Tree Pit Details – Hard NRC
* Tim O’Hare Associates covering letter RE Amenity Tree Soil dated 28 August 2007

Submitted with application:

* UA001881-701-801-12 – Tree Pit Details – Soft NRC
* UA001881-701-1100-07 - Tree Pit Specification

**Planning Notes**

The applicant is reminded that the details submitted pursuant to Condition 31, 33 and 80 of planning permission 10/01780/HYBRID for future phases of the development will require submission to satisfy condition 31, 33 and 80.

Case Officer: Leanne Turner DATED: 14 April 2016