1. **Application Site and Locality**
	1. Building 103 is constructed of red brick under a gabled slated roof. Built in the late 1920’s it is one of the oldest remaining buildings on the base although its history is not as well documented as others. It has served as a power station and housed emergency vehicles. For several years it was used by a company who repair, upgrade and convert narrow boats who have now relocated to their main base at Enslow.
	2. Planning permission was granted for the use of building 103 for a Heritage Centre (permission 16/01545/F refers).
2. **Description of Proposed Development**
3. The current application seeks the discharge of Condition 15 (Landscaping Scheme) of 16/01545/F.
4. **Appraisal**

Condition 15 requires a landscaping scheme (including details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas; 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; and details of the hard surface areas, including pavements, pedestrian areas, reduced-dig areas, crossing points and steps) for Building 103 and its curtilage to be submitted to and approved in writing by the Local Planning Authority.

Drawing number D.0341\_137 was submitted in regard to the discharge of this condition. Further information was submitted on 13/10/2017 showing a ‘second phase’ of landscaping (although it is state that this is for information only and has not yet been agreed).

The ‘Phase 1’ scheme which has been submitted to discharge this condition is a ‘do nothing’ approach to the landscaping of this site (the plan only shows trees to the western part of the site being retained). No details have been provided of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas; details of the 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; and details of the hard surface areas, including pavements, pedestrian areas, reduced-dig areas, crossing points and steps. This clearly does not meet the requirements of the above condition and the specific wording of that condition. Whilst it is appreciated that a fuller landscaping scheme may follow, the LPA is yet to see any evidence of this (the development under 17/00895/F is still undetermined). Furthermore, the covering letter of the information provided on 13/10/2017 states: ‘*the details of the wider landscaping scheme for the Village Centre North area are yet to be agreed. However, the current draft proposals are provided at Appendix 2 for information only’*.

The Landscape Officer was consulted on this application and advises that:

*“… hard and soft landscaping is required for the Heritage building. This is an opportunity to design/upgrade surfaces and incorporate and trees and formal hedges(car park area a to the north of the building), to provide amenity and enhance the visitor experience, and satisfy Condition 15. The current landscape scheme does not achieve this.”*

The LPA has tried to work with the applicant proactively and has requested revised information since the submission of this application (including on 07/03/2017, 09/03/2017, 13/04/2017, 23/05/2017, 26/06/2017, 30/08/2017, 13/10/2017 and 13/11/2017). The applicants were given a final two weeks extension to finalise and submit this information (expiring on 27/11/2017). The applicants advised that this information would be submitted by 24/11/2017. Unfortunately, no information has been forthcoming. Additionally, the

Having regard to all of the above, the details submitted for the discharge of this condition are considered to be inadequate and therefore should be refused accordingly.

1. **Recommendation**

**Refuse**

Condition 15:

The submitted landscaping scheme is deficient and inadequate to demonstrate the creation of a high quality, pleasant environment for the development. In particular, there is a lack of information relating to: the proposed tree and shrub planting (including their species, number, sizes and positions, together with grass seeded/turfed areas); the 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); the hard surface areas (including pavements, pedestrian areas, reduced-dig areas, crossing points and steps). Therefore, the submitted landscaping scheme does not comply with Policy ESD15 of the Cherwell Local Plan 2011 - 2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

Case Officer: Matthew Coyne DATED: 28 November 2017