

**Case Officer:** Richard Greig

**Recommendation:** Approve

**Applicant:** Heyford Park Estates Limited

**Proposal:** Discharge of condition 2 (landscaping scheme) 4 (landscape management plan) 6 (tree pits) of 17/00610/REM

**Expiry Date:** 10 May 2023

**Extension of Time:** 10 May 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 (reference 17/00610/REM) to which this application relates secured consent for '*Access for Camp Road Village Centre Highway Infrastructure Works*'.

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

- 2.1. This application seeks to discharge: Condition no.2 (Landscaping Scheme); Condition no.4 (Landscape Management Plan); and, Condition no.6 (Tree Pits) of planning reference 17/00610/REM.

## **3. RELEVANT PLANNING HISTORY**

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

Application Reference: 17/00610/REM

Reserved Matters to Approval 10/01642/OUT - Access for Camp Road Village Centre Highway Infrastructure Works. The original outline application was accompanied by an Environmental Statement.

Heyford Park, Camp Road, Upper Heyford, Bicester OX25 5HD

Approved April 2018.

#### 4. RESPONSE TO CONSULTATION

##### 4.1 CDC Arboriculture

*'regarding the use of Pedula Pubescens on Camp Road immediately adjacent to the bus stop. My main concerns being, Betulas often do not compartmentalise wounds well, therefore may have a decreased longevity as the proposed location will likely mean regular pruning will be required so to prevent interference with the bus stop. Furthermore I have concerns 3 trees within this small grass area may be too dense, potentially causing competition for nutrients/moisture within the soil reducing vitality.*

*Has there been a prior agreement to use Betula Pubescens? If not could I suggest an alternative street tree of a hardy nature, with ideally a thin streetwise canopy that should prevent the need for regular pruning in the future?*

*Regarding the tree pit detail, I am content with the information provided, and have no further comments to make.'*

#### 5. APPRAISAL

- 5.1 Having regard to Condition no.2 the scheme for landscaping specifies details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas; and, details of the hard surface areas. Significantly, the proposals have been amended in response to the CDC Arboriculture comments – providing a tree of a more 'hardy nature' to minimise future maintenance.
- 5.2 Turning to Condition no.4, the Landscape Management Plan addresses the requisite points inclusive of management responsibilities, maintenance schedules and procedures for the replacement of failed planting for all landscape areas.
- 5.3 Finally, the proposals in respect of Condition no.6 provide details, locations, specifications and construction methods for all purpose-built tree pits and associated above-ground features.
- 5.4 With the above in mind, the details as submitted are considered acceptable and in the interests of the visual amenities of the area, helping to create a pleasant environment for the development – as required by Conditions no.2, no.4 and no.6 to planning reference 17/00610/REM.

#### 6. RECOMMENDATION

That Planning Conditions no.2, no.4 and no.6 to planning reference 17/00610/REM be discharged based upon the following:

##### Conditions no.2, no.4 and no.6:

In accordance with:

- Planting Proposal, Camp Road. Sheet 1 of 2 (DWG ref: 1619 A12 01 C)
- Planting Proposal, Camp Road. Sheet 2 of 2 (DWG ref: 1619 A12 02 C)
- Landscape Specification & Details. (DWG ref: 1619 A12 10 B).

Case Officer: Richard Greig

DATE: 3 May 2023

Checked By: Andy Bateson

DATE: 3<sup>rd</sup> May 2023

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