

Case Officer: Richard Greig

Recommendation: Approve

Applicant: Bovis Homes Ltd

Proposal: Discharge of Conditions 2 (facing and roofing samples), 3 (door and window details), 7 (tree root 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

Expiry Date: 31 December 2018

Extension of Time: 12 May 2023

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 17/00983/REM) to which this application relates secured consent for 29no. open market and 71no. affordable dwellings to Heyford Park– known as Parcel B4A and Parcel B4B respectively.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. This application seeks to discharge: Condition no.2 (facing and roofing samples); Condition no.3 (door and window details); Condition no.7 (tree root barriers); Condition no.9 (access vision splays details); Condition no.11 (driveway and turning areas); Condition no.12 (parking and manoeuvring areas); and, Condition no.16 (bat brick/box positions) of planning reference 17/00983/REM.

3. RELEVANT PLANNING HISTORY

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

Application Reference: 17/00983/REM

- Reserved matters application to 10/01642/OUT - In respect of Bovis Parcels B4A and B4B to provide 29 open market and 71 affordable dwellings;

- Parcels B4A & B4B, Heyford Park, Camp Road, Upper Heyford, Bicester;
- Approved August 2018.

4. RESPONSE TO CONSULTATION

4.1 CDC Arboriculture

'With reference to condition 7 tree root barriers - Overall I'm happy with the detail given, however would like to request further clarity on a few items bullet pointed for ease of reading:

- *The plan does not specify the shape of the tree pits, confirmation needed to ensure a pit design that discourages root girdling is to be used.*
- *Mona relief tree irrigation to be used as per submitted plan. Or equivalent system.*
- *Ground anchor detail required, as this will likely alter required tree pit depth.*
- *In circumstances where a tree grille, or seat is to be installed what measures will be taken to ensure tree irrigation pipes are still accessible?*
- *Please confirm that the tree cage/sacking protecting the root ball on delivery is to be removed before planting.*
- *There is no detail given to minor pruning/repair work required upon planting the trees.'*

4.2 OCC (Local Highway Authority)

'Condition 2 facing and roofing materials - No Comment.

Condition 3 doors, windows, etc - No Comment.

Condition 7 tree root barriers - No information is supplied regarding tree root barriers. The County cannot recommend discharge of this condition until this information is supplied for review.

Condition 9 access and vision splays - No vision splays are shown for the northern most access point on parcel B4A giving access to units 358 – 369. No vision splays are shown for any of the accesses to parcel B4B. The County can not recommend discharge of this condition until this information is supplied for review.

Condition 11 accesses, driveways and turning areas - The plans appear to be mainly drainage designs and there is insufficient detail for the County to comment. The County cannot recommend discharge of this condition until further information is supplied for review.

Condition 12 parking and manoeuvring areas - The quantum of parking per dwelling meets the requirements set out in the Heyford Park Design Code. No vehicle tracking is included in the application documents for the discharge of this condition. However, vehicle tracking is included in the application documents for 17/00983/REM and is acceptable. No objection.

Condition 16 swift bricks, etc - No comment.'

4.3 Historic England

Did not wish to offer any comments.

4.4 CDC Landscape

'I confirm that the enclosed Detailed Soft Landscape Proposals are now acceptable.'

5. APPRAISAL

- 5.1 Firstly, it should be noted that the scheme permitted under the parent permission to which the said conditions relate, has now been fully implemented.
- 5.2 Having regard to Condition no.2 (facing and roofing samples), an appropriate materials schedules has been submitted, wherein the specified materials are understood to have been implemented on site, delivering a '*satisfactory appearance*', as required by Condition no.2.
- 5.3 With regards to Condition no.3 (door and window details, balconies and meter cupboards) the requisite details, inclusive of form, finish and style (e.g., casement windows), have been specified within the submitted materials schedules and door and window types schedule. In turn, the details are understood to have been implemented on site, delivering a form of development consistent with the design characteristics of the parent permission and of a standard appropriate to the historic context, as required by Condition no.3.
- 5.4 Turning to Condition no.7 (tree root barriers) this submission, inclusive of detailed soft landscape proposals, highlights the locations, specifications and construction methods for all tree root barriers, in the interests of the visual amenities of the area, wherein the said details have been endorsed by CDC Landscape and satisfy the basis for Condition no.7.
- 5.5 In respect of Condition no.9 and the consultation response issued by OCC as the Local Highway Authority (LHA), additional information in the form of the respective engineering layouts have been submitted, specifying the requisite vision splays, as required under Condition no.9. The details as submitted are understood to have been delivered on site, in the interests of highway safety.
- 5.6 The engineering layouts submitted in response to the LHA comments to Condition no.11 and no.12, detail the appropriate vehicular accesses, driveways and turning areas to serve the respective dwellings and parking and manoeuvring areas, in the interests of highway safety and are understood to have been implemented on site in accordance with the submitted details.
- 5.7 Finally, Condition no.16 (bat brick/box positions). The submitted Landscape Ecology Management Plan (LEMP) specifies a series of bat, bird, owl and invertebrate boxes, which are since understood to have been delivered on site, in the interests of biodiversity, in accordance with the requirements of Condition no.16.

6. RECOMMENDATION

That Planning Conditions 2, 3, 7, 9, 11, 12 and 16 of planning reference 17/00983/REM be discharged based upon the following:

Condition 2 and 3:

Materials Schedule Sheet 1 of 2 (Dwg. No. UPP4-01-310)
Materials Schedule Sheet 2 of 2 (Dwg. No. UPP4-01-311)
Door and Window Type Schedule (Dwg. No. UPP4-01-312)
B4A/B4B Trident Materials Plan (Dwg. No. B.0285_105D)

Condition 7:

Detailed On Plot Landscape Proposals (Dwg. No. B.0285_119 Rev D)
Typical Tree Pit Details (Dwg. No. B.0285_123 Rev B)

Conditions 9, 11 and 12:

Proposed Engineering Layout (Parcel B4a) (DWG noHEYF-5-697 A)

Proposed Engineering Layout (Parcel B4b) (DWG noHEYF-5-706 A)

Typical Drainage Details (DWG noHEYF-5-708)

Hard Landscape Proposals (DWG noB.0285_122 Rev B)

Private Construction Details (DWG noHEYF-5-707)

Highway Details Sheet 1 of 2 (DWG noHEYF-5-698)

Highway Details Sheet 2 of 2 (DWG noHEYF-5-699)

Condition 16:

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

Case Officer: Richard Greig

DATE: 4 May 2023

Checked By: Andy Bateson

DATE: 5th May 2023
