

Case Officer: Samantha Taylor

Recommendation: Approve

Applicant: Bovis Homes Limited

Proposal: Discharge of Conditions 4 (landscape management plan) and 9 (sports pitches barrier) of 14/01833/REM

Expiry Date: 1 March 2019

Extension of Time:

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application relates to the Sports Pitches and Community Park, part of the residential development on Longford Park, a large residential scheme with country park, primary school, open space and leisure facilities.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The conditions which this application seeks to confirm details are acceptable for are Conditions 4 and 9 of application 14/01833/REM. In summary these conditions require details to be submitted and approved in respect of:

- Condition 4 – Landscape Management Plan
- Condition 9 – Sports Pitches Barrier

3. RELEVANT PLANNING HISTORY

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

14/01833/REM – Reserved matters approval for the community park adjacent to Bankside including play, recreation, education and biodiversity features, footpath, cycle network and other public amenities

4. RESPONSE TO CONSULTATION

- 4.1 BANBURY TOWN COUNCIL – No objection
- 4.2 CDC ARBORICULTURE – No objections
- 4.3 CDC LANDSCAPING – No response received
- 4.4 OCC – No response received

5. APPRAISAL RESPONSE TO CONSULTATION

- 5.1. Condition 4 requires the submission and approval of a landscape management plan for the country park, to include the timing of the implementation of the plan, long term design objectives, management responsibilities, maintenance schedules and procedures for the replacement of failed planting for all landscape areas. The reason for the condition is in the interests of ensuring that the community park provides a well-managed natural landscaped park for the local community in the

future as well as to deliver the long term biodiversity enhancements required as part of the wider development.

- 5.2. Condition 9 requires details of a barrier feature to be erected between the pitches and Bankside (that reduces the risk of errant balls straying onto the road) to be submitted for approval. A barrier was erected in 2019, in accordance with the details contained in this application.
- 5.3. It is noted that no objections have been received regarding either the proposed barrier or the management plan. Therefore, in the absence of any evidence or reasoning to the contrary, the documents provided are considered to satisfy the requirements of the conditions, noting in particular that the barrier has been constructed as shown on the plan and the management plan has been drafted by an established landscape and ecology consultancy with extensive experience of drafting such documents.

6. RECOMMENDATION

That Planning Conditions 4 and 9 of 14/01833/REM be discharged based upon the following:

Condition 4 - Landscape Management Plan

Habitat Creation and Management Plan 5205/HCMP.006a

Condition 9 - Sports Pitches Barrier

Sports Pitches AAH5266 SP1

Case Officer: Samantha Taylor

DATE: 10 August 2020

Checked By: Alex Keen

DATE: 23 August 2020
