

Case Officer: Clare Whitehead

Recommendation: Approve

Applicant: Heyford Park Settlements LP

Proposal: Discharge of condition 9 (Electric Charging Ducts) of 19/00440/REM

Expiry Date: 6 January 2020

Extension of Time:

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. This application site is a 0.53 hectare parcel of land in the Trident Area on the north side of Camp Road on the former RAF/USAF Upper Heyford base. The surrounding area is a residential development approved as part of an earlier phase of the same outline planning permission in the Trident Area.
- 1.2. Consent was granted in 2019 for twenty-four affordable residential units with associated landscaping, car parking, infrastructure and external works.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The application seeks consent to discharge condition 9 of the 2019 Reserves Matters approval as follows:

"Prior to the commencement of the development hereby approved above slab level, with the exception of works relating to demolition and site clearance, a scheme for the provision of ducting to facilitate the future installation of electric charging points to serve the residential units with on plot parking provision shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be implemented prior to the occupation of the residential unit to which it relates."

- 2.2. In order to discharge the condition, the agent has submitted an application form and an Electric Vehicle Charging Plan (Drawing ref: 0521-PH8A-1001).

3. RELEVANT PLANNING HISTORY

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

08/00716/OUT	OUTLINE application for new settlement of 1075 dwellings, together with associated works and facilities including employment uses, community uses, school, playing fields and other physical and social infrastructure (as amended by plans and information received 26.06.08).	REF but permitted at appeal
10/01642/OUT	Outline - Proposed new settlement of 1075 dwellings including the retention and change of use of 267 existing military dwellings to residential use Class C3 and the change of	PER

	use of other specified buildings, together with associated works and facilities, including employment uses, a school, playing fields and other physical and social infrastructure	
17/00663/F	Construction of roads with associated infrastructure within the Heyford Park development	Application Permitted
18/00825/HYBRID	Demolition of buildings and structures as listed in Schedule 1; Outline planning permission for up to 1,175 new dwellings (Class C3); 60 close care dwellings (Class C2/C3); 929 m2 of retail (Class A1); 670 m2 comprising a new medical centre (Class D1); 35,175 m2 of new employment buildings, (comprising up to 6,330 m2 Class B1a, 13,635 m2 B1b/c, 9,250 m2 Class B2, and 5,960 m2 B8); 2.4 ha site for a new school (Class D1); 925 m2 of community use buildings (Class D2); and 515 m2 of indoor sports, if provided on-site (Class D2); 30m in height observation tower with zip-wire with ancillary visitor facilities of up of 100 m2 (Class D1/A1/A3); 1,000 m2 energy facility/infrastructure with a stack height of up to 24m (sui generis); 2,520 m2 additional education facilities (buildings and associated external infrastructure) at Buildings 73, 74 and 583 for education use (Class D1); creation of areas of Open Space, Sports Facilities, Public Park and other green infrastructure; Change of Use of the following buildings and areas: Buildings 357 and 370 for office use (Class B1a); Buildings 3036, 3037, 3038, 3039, 3040, 3041, and 3042 for employment use (Class B1b/c, B2, B8); Buildings 217, 3102, 3136, 3052, 3053, 3054, and 3055 for employment use (Class B8); Buildings 2010, 3008, and 3009 for filming and heritage activities (Sui Generis/Class D1); Buildings 2004, 2005 and 2006 for education use (Class D1); Buildings 366, 391, 1368, 1443, 2007, 2008 and 2009 (Class D1/D2 with ancillary A1-A5 use); Building 340 (Class D1, D2, A3); 20.3ha of hardstanding for car processing (Sui Generis); and 76.6ha for filming activities (Sui Generis); the continuation of use of areas, buildings and structures already benefiting from previous planning permissions, as specified in Schedule 2; associated infrastructure works including surface water attenuation provision and upgrading Chilgrove Drive and the junction with Camp Road	Pending Consideration

4. APPRAISAL

- 4.1 The original application was EIA development and the EIA is considered sufficient for the purpose of considering the information provided for in this condition discharge and it has been taken into account in considering this subsequent application.
- 4.2 The submitted plan shows one charging spur at a dwelling and two charging spurs at the allocated visitor spaces in the communal shared parking area. Whilst it is disappointing that only three charging spurs have been provided for twenty-four dwellings, it is important to note that the level of provision is heavily influenced by the nature of the parking provision approved for this phase. Parking is primarily provided by way of communal parking areas as is to be expected given the apartment-led nature of the scheme but such parking areas are not easily served by EV infrastructure and present significant technical difficulties to this end.
- 4.3 However, in seeking to overcome these difficulties, the developer has provided ducting to the allocated visitor spaces, which can be readily identified and controlled as part of the future occupation of the scheme, irrespective of how the wider spaces are used or conveyed.
- 4.4 With regard to the charging spur at the plot 441, the relationship of plot 441 to its identified parking spaces, is the only opportunity where direct access to the host unit and its parking space can be achieved. All of the other units on the scheme have detached or off-plot parking, thereby preventing direct EV points to be provided.
- 4.5 Indeed, in this regard it is noted that the wording of the requirement for EV infrastructure set out in Condition 9, is:
- "Prior to the commencement of the development hereby approved above slab level, with the exception of works relating to demolition and site clearance, a scheme for the provision of ducting to facilitate the future installation of electric charging points **to serve the residential units with on plot parking provision** shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be implemented prior to the occupation of the residential unit to which it relates."* [our emphasis]
- 4.6 In this respect, whilst none of the residential units have on plot parking and thus the requirements of condition 9 could be argued not to apply, the arrangement of plot 441 represents the next best option and hence this unit has been provided with charging points.

5. RECOMMENDATION

That Planning Condition 9 of 19/00440/REM be discharged based upon the following:

Drawing no. 0521 PH8A 1001 Electric Vehicle Charging Plan.

Case Officer: Clare Whitehead

DATE: 23 June 2021

Checked By: Andy Bateson

DATE: 23rd June 2021
