

Case Officer: Andrew Thompson

Recommendation: Approve

Applicant: Heyford Park Settlements LP

Proposal: Discharge of Condition 4 (Remediation) of 19/00446/F

Expiry Date: 16 March 2020

Extension of Time: 24 February 2023

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. Full planning permission was granted under 19/00446/F for 57 dwellings on three parcels of land for residential development at the former RAF Upper Heyford.
- 1.2. The approved sites comprise three parcels of land within the former RAF Base at Upper Heyford, now known as Heyford Park, with the individual parcels identified as Dorchester Phases 5D and 8C, together with Trenchard Circle.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The submission seeks to discharge Condition 4 of 19/00446/F. Condition 4 sets out:

No development approved by this planning permission shall commence within any phase or sub-phase until a remediation strategy to deal with the risks associated with contamination of the phase or sub-phase in respect of the development hereby permitted, has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:

- The results of a site investigation and detailed risk assessment and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the written consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework.

- 2.2. The application is supported by the following, which has been prepared for the Phase 5C/5D area, following the identification of additional contamination during preliminary site preparation works:

Remediation Strategy (Ref: R1742-R01-v3)

Post Remediation Vapour Risk Assessment (Ref R1742d-R01-v1 Final)

3. RELEVANT PLANNING HISTORY

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

10/01642/OUT Outline - Proposed new settlement of 1,075 dwellings including the retention and change of use of 267 existing military dwellings to residential use Class C3 and the change of use of other specified buildings, together with associated works and facilities, including employment uses, a school, playing fields and other physical and social infrastructure – Approved;

19/00446/F - Erection of up to 57 residential units (Use Class C3) comprising a mix of open market and affordable housing, together with associated works including provision of vehicular and pedestrian accesses, public open space, landscaping, infrastructure and site clearance. Approved.

RESPONSE TO CONSULTATION

3.2. ENVIRONMENTAL PROTECTION - Having read the report provided for the post remediation vapor risk assessment, I am satisfied with its findings and the condition can be discharged providing the recommendations in the report are followed.

4. APPRAISAL

4.1. Taking account of the comments of the Environmental Protection Officers, the details submitted are considered acceptable following the identification of additional contamination during preliminary site preparation works.

4.2. The original application was EIA development. The Environmental Statement continues to be appropriate with no new environmental impacts have been identified and the mitigation detailed within the Environmental Statement are relevant. Therefore, the EIA is considered sufficient for the purpose of considering the information provided for this condition and it has been taken into account in considering this subsequent application.

5. RECOMMENDATION

That Planning Condition 4 of 19/00446/F be discharged based upon the following:

Condition 4

The submitted information within the submitted documents are considered appropriate subject to their recommendations being implemented and followed. The approved documents are:

Remediation Strategy (Ref: R1742-R01-v3)

Post Remediation Vapour Risk Assessment (Ref R1742d-R01-v1 Final)

Case Officer: Andrew Thompson

DATE: 21 February 2023

Checked By: Andy Bateson

DATE: 24th February 2023
