

Case Officer: Andrew Lewis

Recommendation: Approve

Applicant: Heyford Park Settlements LP

Proposal: Discharge of Condition 5 (CEMP) of 19/00446/F

Expiry Date: 31 January 2022

Extension of Time: 31 January 2022

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The original permission for this application was submitted as part of a series of amended schemes that sought to provide additional housing at Heyford Park as part of the Growth Deal for Oxfordshire. As a result, the Council received 4 amended reserved matters applications, that provided the requisite number of units to comply with the original outline planning permission for Heyford Park (Ref: 10/01642/OUT), together with a detailed application (Ref: 19/00446/F) for 57 units that amended the number of units around Trenchard Circle and provided an uplift of 41 additional units above what was originally approved in 2011 under the outline planning permission.
- 1.2. In effect, application 19/00446/F obtained planning permission to develop three separate parcels of land. For clarity these are identified below.

Phase 5D

- 1.3. The first parcel fronts Camp Road, just off the village centre of Heyford Park and is part of an island of 31 units known as Phase 5 consisting of houses and flats, and market and affordable units. Outline planning permission was granted in 2011 (Ref 10/01642/OUT) and subsequently two detailed reserved matters submissions were made and approved. However, planning permission histories became somewhat more complicated when the site, together with other parcels at Heyford Park, were the subject of a further detailed full application that intensified the scale of development permitted, as a consequence of the Oxfordshire Growth deal.
- 1.4. Phase 5D is a site of 0.29 hectares and comprises 11 dwellings located on the northern side of the internal east-west estate road of the previously approved proposals for the wider Phase 5 development, as well as on the Dow Street and Camp Road frontages. The units comprise a pair of semi-detached 4- bed units fronting onto Camp Road with a second 4-bed pair fronting Dow Street, together with a detached 3-bed unit. A further 3-bed detached unit and two pairs of semi-detached 3-bed units would be located to the northern side of the previously approved internal estate road on Phase 5. The remaining 3-bed unit on this frontage, forms the western end of a terrace of 3 identical units, with the central and eastern end units falling within the proposed Phase 5C development.
- 1.5. Following approval of conditions, work started on site last year.

Phase 8C

- 1.6. The second parcel is on Phase 8, in the Trident area. Here the Phase 8C proposals comprise the erection of 15 apartment units, with associated landscaping and car parking on a site of 0.25 hectares. All the units would be of affordable tenures of which 9 would be 1-bed flats for rent and 6 intermediate of which 3 would be 1-bed and 3 would be 2-bed. The apartments would be provided by way of two 3-storey linked apartment blocks set back from the adjacent Trident Road 3. The apartment blocks would form the southern half of a series of four similar buildings, creating a courtyard of units served by an open car parking court to the east, accessed from the adjacent road.
- 1.7. The northern apartment blocks and areas of the car parking court would be provided in conjunction with amended proposals for the adjacent sub-phase 8A of the wider Phase 8 scheme. Pedestrian access to the apartments would be taken via a series of footpaths created within the retained and enhanced open landscape areas, with access to the surrounding facilities proposed in the Village Centre all readily achievable.

Trenchard Circle

- 1.8. The third parcel is in Trenchard Circle, a relatively self-contained site on the eastern fringe of Heyford Park.
- 1.9. The permission for Trenchard Circle comprises the erection of 31 dwellings with associated car parking and landscaping on a 1ha site. The dwellings would be located on the western side of Trenchard Circle immediately along the western and northern site boundaries, opposite the existing retained bungalows in the central part of the wider site.
- 1.10. The dwellings would be laid out via a series of detached, semi-detached and short terraced units, orientated along a linear access road running through the site. Parking for the dwellings would be provided by way of a combination of detached garaging set to the side and rear of units together with open parking to the front of other units. The proposals include the visitor parking at both the northern and southern ends of the internal road, with tree planting along the length of the road and within the open parking areas.
- 1.11. The proposals include that the accommodation would be provided by way of three 4-bed detached units, two 3-bed detached units, seven pairs of semi-detached 3-bed units and four terraces of three 3-bed units. Of these 29 will be market housing with 26 3-bed and 3 4-bed. There will be 2 3-bed affordable intermediate units.

2. RELEVANT PLANNING HISTORY

- 2.1 The following planning history is considered relevant to the current proposal:
 - 08/00716/OUT - Outline application for a new settlement of 1,075 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) - Initially refused but subsequently permitted at appeal.
 - 10/01642/OUT – Outline proposal for a 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.

- 10/01619/CAC - Demolition of existing structures (as per Conservation Area Consent Schedule and Drawing No. D.0291 38-1) – Approved.
- 13/01811/OUT - Up to 60 dwellings and public open space with associated works – Approved.
- 13/00153/DISC - Discharge of Condition 8 of 10/01642/OUT (Design Codes) – Approved.
- 16/00627/REM - Reserved Matters to 13/01811/OUT - Erection of 60 dwellings and public open space with associated works – Approved.
- 16/00196/F - Demolition of existing bungalows and erection of 13 dwellings with associated car parking and landscaping – Approved.
- 16/00864/REM - Reserved Matters Application for 10/01642/OUT - Dorchester Phase 8 (Trident) only. The application represents the provision of 91 residential units of mixed type (dwellings and apartments) and tenure (open market and affordable) with associated gardens, access roads, car parking, landscaping, a local area of play (LAP), utilities and infrastructure - Approved.
- 17/00663/F - Construction of roads with associated infrastructure within the Heyford Park development – Approved.
- 17/00973/REM - Reserved Matters application to 10/01642/OUT - Dorchester Phase 5C, comprising the provision of 17 residential units of mixed type (dwelling houses and flats) and tenure (open market and affordable) with associated landscaping, car parking, infrastructure and external works – Approved.
- 17/00983/REM - Reserved matters application to 10/01642/OUT - In respect of Bovis Parcel B4A and B4B to provide 29 open market and 71 affordable dwellings – Approved.
- 19/00438/REM - Reserved matters to 10/01642/OUT - Dorchester Phase 5C, comprising the provision of 13 residential units (5 open market and 8 affordable) with associated landscaping, car parking, infrastructure and external works. Pending Consideration 19/00439/REM Reserved matters to 10/01642/OUT - Dorchester Phase 7A, comprising the provision of eleven, two bed affordable dwellings with associated landscaping, car parking, infrastructure and external works - Approved.
- 19/00440/REM - Reserved Matters to 10/01642/OUT - Dorchester Phase 8A, comprising the provision of twenty-four affordable residential units with associated landscaping, car parking, infrastructure and external works – Approved.
- 20/03640/NMA - Non-material amendment to 19/00438/REM - amended drawings, amended plot numbers – Approved.
- 20/03625/NMA - Non-material amendment to 19/00441/REM - amended drawings, amended plot numbers – Approved.
- 21/00181/NMA - Non-material amendment to 19/00440/REM - Amended roof design to apartment type SPF2(A) via introduction of additional roof gables to add interest; Amended roof design to apartment type SPF3 via introduction of additional roof gables to key elevations; Enlarged lobby area to apartment SPF3 and associated elevational changes; Substitution of cladding for grey render on elevations. Phase 8A only – Pending.

3. CONDITIONS PROPOSED TO BE DISCHARGED

3.1 Condition 5 requiring discharge states:

“Prior to the commencement of the development within any phase or sub-phase, a Construction Environment Management Plan (CEMP) for that phase, which shall include details of the measures to be taken to ensure construction works do not adversely affect residential properties on, adjacent to or surrounding the site together with details of the consultation and communication to be carried out with local residents shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with approved CEMP.”

The applicant has submitted a revised Construction Environmental Management Plan (CEMP) for Phase 5D, Phase 8C and Trenchard Circle (Ref: Version 2, dated Jan 2022).

4. RESPONSE TO CONSULTATION

4.1 The final date for comments was **18 February 2021.The comments raised by third parties are summarised as follows:**

- OCC – Highways - No objections to the revised document having objected originally as the Construction Environmental Management Plan did not make provisions for the management of construction related traffic.
- CDC - Environmental Health Officer: Condition can be discharged.

5. APPRAISAL

5.1. The original application was EIA development. 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.

5.2. This CEMP is designed to implement appropriate mitigation measures and good practice measures in respect of the construction of Phases 5C, 5D, 5R and Phases 8A, 8C and Trenchard Circle at Heyford Park. It forms an over-arching document to cover all the project activities including those carried out by subcontractors. The aim is that the document will evolve as the project does. The CEMP is viewed as a moving document that will be revised during the process of construction and should be read in conjunction with the Construction Phase Health and Safety Plan and Waste Management Plans. It is stated that the broad purposes of the CEMP are to provide: appropriate method statements for construction; to ensure that best practice standards are adopted throughout the works; Codes of Construction Practice for particular activities; and to provide a framework for avoiding impacts that may be unforeseen (e.g. due to accidents, etc.) or unidentified until construction is underway.

5.3. In its revised form the CEMP is considered acceptable to both the Council's Environmental Health Officer and also to Officers of the Highway Authority.

5.4. It is therefore recommended that the condition be discharged

6. RECOMMENDATION

That Planning Condition 5 of Application reference 19/0446/F be discharged based upon the Construction Environmental Management Plan (CEMP) for Phases 5C, 5D, 5R and Phases 8A, 8C and Trenchard Circle Rev 2 – dated 13/01/2022

Case Officer: Andrew Lewis

DATE: 21 January 2022

Checked By: Andy Bateson

DATE: 21st January 2022
