

Case Officer: Andrew Thompson

Recommendation: Approve

Applicant: Upper Heyford LP

Proposal: Discharge of condition 30 (portway drawings) of 08/00716/OUT

Expiry Date: 6 April 2020

Extension of Time:

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application site relates to the redevelopment of the former RAF Upper Heyford and its development for a sustainable community of c.1,075 dwellings and associated works and infrastructure.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The application is to discharge condition 30 of 08/00716/OUT. The condition states:

“Aves Ditch and Portway: Within 3 months of the date of this permission, details of the surface treatment of the linking sections across the runway of Aves Ditch “optional route” and of Portway, as indicated on Plan Ref L10B, shall be submitted to and approved in writing by the Local Planning Authority. Within 18 months of the date of the approval of those details the Aves Ditch and Portway sections identified on Plan Ref: L10B and L10A shall be implemented in accordance with such approved details and thereafter made available for use by the general public.”

- 2.2. Since the time of the previous approval, the proposals have been amended to fully accord with the obligations set out within the Unilateral Undertaking dated 23rd January 2009 attached to outline planning permission 08/00716/OUT and corresponding obligations specified in the S.106 Agreement dated 22nd December 2011 attached to permission 10/01642/OUT. The majority of the submitted documentation was previously approved as part of approval 11/00282/DISC and has been resubmitted accordingly as part of this revised submission. The revised drawings merely indicate amendments to the provision of enhanced grass verge areas to either side of the bridleway, within which the previously approved path lies together with minor amendments to its construction specification.

- 2.3. The submitted plans are an update to previously approved details under 11/00282/DISC:

- Proposed Bridleway routes - drawing ref D.0342_51 Sheet 1 Rev K received 11 February 2020
- Proposed Northern fencing details-drawing ref D.0342_51 sheet no 3 Rev D received 11 February 2020
- Proposed fencing details-drawing ref D.0342_51 sheet no 4 Rev C received 11 February 2020
- Road layout preferred option-drawing ref: 39304/5501/sk47 Rev A received 11 February 2020

3. RELEVANT PLANNING HISTORY

- 3.1. There is considerable planning history which ties back to the original permission. The relevant permissions and history are considered to be:

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). Approved

10/00106/DISC - Discharge of Condition nos.25 (Strategies for Parking, Lighting, Signage, Waste Management and Fencing), 30 (Details of Aves Ditch and Portway), 33 (Contamination) & 46 (Ground Water Protection) of 08/00716/OUT – Withdrawn

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 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 22/12/2011

11/00282/DISC - Partial Discharge of Condition 30 of 08/00716/OUT-Aves Ditch and Portway – Part Discharged 18 January 2019

The application approved the following details and specification for Portway shown on drawings:

- o Proposed bridleway routes-drawing ref D.0342_51 sheet no 1 Rev F received 7th November 2018
- o Proposed Northern fencing details-drawing ref D.0342_51 sheet no 3 Rev C received 21st June 2018
- o Proposed fencing details-drawing ref D.0342_51 sheet no 4 Rev C received 21st June 2018
- o Road layout preferred option-drawing ref: 39304/5501/sk47 Rev A received 21st June 2018
- o Arboricultural Statement-Landarb Solutions Limited dated 11th June 2018

This consent shall relate to the specification for the Portway bridleway

4. RESPONSE TO CONSULTATION

- 4.1 OCC Highways - No objection

- The applicant is urged to implement these works as soon as possible.
- The applicant is further encouraged to bring forward the implementation of the reopening of the Aves Ditch bridleway.
- The Western Airfield Road Layout Preferred Option would require improvement if it is to be adopted.

5. APPRAISAL

- 5.1 Having regard to the comments of OCC Highways it is noted that the application is supported and, given the many years of delay, the applicant is urged to implement these works as soon as possible in 2020 in order to deliver public benefit and achieve a positive news story of the reconnection of one side of the airfield. In this respect the applicant is reminded that part of condition 30 states that “*Within 18 months of the date of the approval of those details the Aves Ditch and Portway*

sections identified on Plan Ref: L10B and L10A shall be implemented in accordance with such approved details and thereafter made available for use by the general public.” The County has no objection to the partial discharge of Condition 30 of 08/00716/OUT in respect of the reopening of the Portway bridleway.

- 5.2 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.

6. RECOMMENDATION

That Planning Condition 30 of 08/00716/OUT be discharged based upon the following:

Condition 30:

The details submitted under this submission as amendments to the approved details previously approved under 11/00282/DISC are considered acceptable and the applicant is urged to implement these works as soon as possible. The applicant is further encouraged to bring forward the implementation of the reopening of the Aves Ditch bridleway. The approved details for implementation are shown on the following drawings:

- Proposed Bridleway routes - drawing ref D.0342_51 Sheet 1 Rev K received 11 February 2020
- Proposed Northern fencing details-drawing ref D.0342_51 sheet no 3 Rev D received 11 February 2020
- Proposed fencing details-drawing ref D.0342_51 sheet no 4 Rev C received 11 February 2020
- Road layout preferred option-drawing ref: 39304/5501/sk47 Rev A received 11 February 2020

Case Officer: Andrew Thompson

DATE: 10 February 2023

Checked By: Andy Bateson

DATE: 10th February 2023
