

Case Officer: Andrew Lewis

Recommendation: Permit

Applicant: Heyford Park Commercial Developments Limited

Proposal: Partial discharge of condition 55 (non residential parking strategy) of  
10/01642/OUT

Expiry Date: 31 July 2022

Extension of Time: 31 July 2022

## 1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1 The development area is the northern part of the Village Centre which together with the Village Centre (South), are at the heart of Heyford Park settlement (see plan below). The reserved matters were approved in 2018. It consists of two, three storey buildings, to the north of Camp Road, located to the east of Building 103 and west of Building 100.

Figure 1-1 - Village Centre North and Phase 1 Village Centre South Layout Plan



- 1.2 At ground floor level, Block A North will provide a single convenience food store (A1 Use Class) of 278.7m<sup>2</sup> with entrance doors located on the south elevation. The ground floor will also provide a refuse area for the residential units above, together with entrance and circulation for residents. Block B North will provide five retail units (A1 Use Class) with total floor area of 596.4m<sup>2</sup> and the same ancillary residential facilities as provided in Block A North. The two upper floors of both buildings will contain a total of 30 residential units in the form of two and three-bedroom flats (Block A North: 12 x two-bedroom flats; Block B North: 16 x two-bedroom flats and 2 x three-bedroom flats).
- 1.3 Building 100 is retained and 85.6m<sup>2</sup> of floorspace in B1 Use would be provided within the building.

- 1.4 The Centre includes the provision of two car parking areas. The Western Car Park is located north of Camp Road and immediately to the south of Building 315. A 76-space car park will be provided on land to the north of Building 100, Blocks A and B North and Building 103. This parking area will be accessed from two points on the highway immediately to the north, which links to Camp Road to both the east and west.
- 1.5 Work on the main structure of the buildings and the car parks is complete and currently being fitted out ready for occupation.

## 2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. Condition 55 states: *"Prior to the implementation of any change of use of or operational development to construct any non-residential building, a parking strategy shall be provided for vehicles operating in association with the use of the non-residential buildings. A plan showing car parking provision for vehicles to be accommodated within the site together with any areas for manoeuvring, shall be submitted to and approved in writing by the Local Planning and such parking and manoeuvring facilities shall be laid out, surfaced, drained and completed in accordance with the approved plan prior to occupation of any non-residential building. The car parking spaces shall be retained for the parking of vehicles at all times thereafter."*
- 2.2. This application seeks approval (now retrospective) for that part of the northern part of the Village Centre. A strategy was set down in a report to cover parking provision, layout and enforcement for this area, although it has been subsequently revised, amended and updated.

## 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  | Application Permitted |
| 16/01000/F   | Development of the Village Centre (south) comprising a Hotel and associated facilities (involving the partial demolition and the refurbishment and extension of Building 455 and its change of use); Bar/Brasserie (involving the partial demolition and refurbishment and extension of Building 457) and a Covered Market (canopy link between Buildings 455 and 457) with associated landscaping and car parking | Permitted             |

|              |  |           |
|--------------|--|-----------|
| 18/00513/REM | Reserved matters to 10/01642/OUT - Village Centre (North) comprising retail units, B1 Use, 30 residential units, involving the erection of 2 three-storey buildings, partial demolition and change of use of Building 100 to provide B1 Use and demolition of buildings 101 and 102, plus the formation of vehicle parking and associated landscaping works. | Permitted |
|--------------|--|-----------|

#### 4. RESPONSE TO CONSULTATION

- 4.1 Oxfordshire County Council - Transport DC made a comprehensive objection initially on several grounds advising that the Car Park Management Plan (CPMP) contained a number of inconsistencies, inaccuracies and shortcomings which needed to be addressed before it could be considered acceptable, although the swept path analysis presented in drawing No. HEYF-5-224 D was considered acceptable in principal.
- 4.2 Following submission of a revised CPMP OCC Highways advised “*all outstanding items raised in the County's responses of 29 April 2020 and 17 July 2020 have now been addressed*” and their objection was withdrawn.

#### 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 The condition was imposed at the request of the County Council “*in the interests of highway safety, to ensure the provision of satisfactory car parking, to ensure the development is in keeping with and conserves the special character of this part of the Conservation Area in accordance with Policy C23 and C28 of the adopted Cherwell Local Plan, and to comply with Government advice in PPG13: Transport and Policy T4 of the South East Plan 2009.*” The revised details are considered acceptable by them.
- 5.3. It is therefore recommended that the agreed details should be approved in accordance with the relevant conditions.

#### 6. RECOMMENDATION

That Planning Condition 55 (non residential parking strategy) of 10/01642/OUT shall be discharged in part for the Village Centre (North) based upon the following report:

- Car Park Management Plan-Heyford Park Village Centre-Calibro Ref: BR-545-0002-Revision: 06-Issue Date: 19th October 2020

And drawings:

- Village Centre North Car and Delivery Tracking, No. HEYF-5-224 D;
- Trident Roads General Arrangement /Tracking, No. HEYF-5-1000 N;
- Trident Roads Surface Finishes, No. HEYF-5-1002 W.

Case Officer: Andrew Lewis

DATE: 13 July 2022

Checked By: Andy Bateson

DATE: 15<sup>th</sup> July 2022

---