

**Case Officer:** Lewis Knox

**Recommendation:** Approve

**Applicant:** Heyford Park Settlements LP

**Proposal:** Partial discharge of condition 26 (Site Contamination) (Phase 5C/Phase 5 Replan and 5D) of 10/01642/OUT

**Expiry Date:** 26 June 2020

**Extension of Time:** 27 March 2023

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## **1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT**

- 1.1. This application site is a parcel of land in the Trident Area on the north side of Camp Road, on the former RAF/USAF Upper Heyford air 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, although subsequent applications were submitted as part of a series of amended schemes that sought to provide additional housing as part of the Growth Deal for Oxfordshire. As a result, the Council received four amended reserved matters applications that provided the requisite number of units to comply with the original outline planning permission with a s106 agreement for social housing, 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 approved in 2010 under the outline planning permission (Ref: 10/01642/OUT).

## **2. CONDITIONS PROPOSED TO BE DISCHARGED**

- 2.1. The application seeks to discharge condition 26 (Site Contamination) of 10/01642/OUT in respect of Phase 5C, Phase 5 Replan and Phase 5D.

## **3. RELEVANT PLANNING HISTORY**

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

**Application: 10/01642/OUT** Permitted 22 December 2011

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

## **4. RESPONSE TO CONSULTATION**

- 5.1. **CDC Environmental Protection:** Raised no objections.

## 5. APPRAISAL

- 5.1. Condition 26 – This condition required an addendum to the approved method statement to be submitted to and approved by the LPA if contamination which had not been previously identified was found during the development of the approved scheme.
- 5.2. This addendum to the method statement specified that it shall detail how this unsuspected contamination would be remediated and thereafter would be carried out as approved before any development within 20m recommenced. Following completion of any such additional remediation, a verification report shall be submitted within 3 months of the completion of the works for the approval of the Local Planning Authority in writing.
- 5.3. The submission included the Dorchester Phase 5C – Post Remediation Vapour Risk Assessment March 2020. CDC Environmental Protection were consulted on the discharge of conditions application, and they were satisfied that the amended assessment contained within the submitted risk assessment document was satisfactory and fulfilled the requirements of the condition.
- 5.4. It is therefore recommended that the application be discharged based on the information and recommendations contained within the submitted document.

## 6. RECOMMENDATION

That Planning Condition 26 of 10/01642/OUT be discharged based upon the following:

Condition 26 (Phase 5C, Phase 5 Replan and Phase 5D only)::

In accordance with Dorchester Phase 5C – Post Remediation Vapour Risk Assessment, March 2020.

Case Officer: Lewis Knox

DATE: 23 March 2023

Checked By: Andy Bateson

DATE: 23<sup>rd</sup> March 2023

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