

**Phase 5 West Of Wellington Road And Adj To
Dow Street Heyford Park**

20/01144/DISC

Case Officer: Lewis Knox

Recommendation: Approve

Applicant: Heyford Park Settlements LP

Proposal: Partial discharge of condition 13 (Site Contamination) (Phase 5C/Phase 5 Replan and 5D) of 13/01811/OUT

Expiry Date: 26 June 2020

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

1.1. This application site is a parcel of land on the former RAF/USAF Upper Heyford base measuring 0.27 hectares in total on land south of Camp Road. It is part of an island site created to the west of the village centre south with frontage to two new roads including a new circulatory road that serves the village green (to the southeast) and the wider settlement area.

2. CONDITIONS PROPOSED TO BE DISCHARGED

2.1. The application seeks to partially discharge condition 13 (Site Contamination) of 13/01811/OUT.

3. RELEVANT PLANNING HISTORY

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

Application: 13/01811/OUT Permitted 31 March 2016

OUTLINE - Up to 60 dwellings and public open space with associated works.

4. RESPONSE TO CONSULTATION

4.1. **CDC Environmental Protection:** Raised no objections.

5. APPRAISAL

5.1 Condition 13 – This condition required full details of a remediation strategy detailing how unsuspected contamination shall be dealt with to be submitted to and approved in writing by the Local Planning Authority.

5.2 Previously unidentified contamination was found at the site following the commencement of works, this submission has included a Post remediation Vapour Risk Assessment dated March 2020 which outlines the risks and includes actions to mitigate against the contamination found.

5.3 CDC Environmental Protection were consulted on the application, and they are satisfied that the condition can be partially discharged as requested as the mitigation proposed is appropriate.

6. RECOMMENDATION

That Planning Condition 13 of 13/01811/OUT be partially discharged based upon the following:

Condition 13:

In accordance with Vapour Risk Assessment, Ref R1742d-R01-v1 Final, dated March 2020 prepared by Smith Grant LLP on behalf of Dorchester Heyford Park Group Ltd.

Case Officer: Lewis Knox

DATE: 29 September 2022

Checked By: Andy Bateson

DATE: 29 September 2022
