

Case Officer: Lewis Knox

Recommendation: Approve

Applicant: Heyford Park Developments Ltd

Proposal: Partial discharge of condition 25 (verification report) of 10/01642/OUT - (Dorchester Phases 5C/5 Replan and 5D only)

Expiry Date: 14 September 2020

Extension of Time: 24 February 2023

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 19/0446/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 applicant seeks to discharge condition 25 (Verification Report) of 10/01642/OUT in respect of Phases 5C/5 and 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

- 4.1. **CDC Conservation:** Raised no objection.

5. APPRAISAL

- 5.1. Condition 25 – This condition required a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation to be submitted to and approved, in writing by the local planning authority.
- 5.2. This submission included Dorchester Phase 5, Contamination Hotspot: Phase 4 Remediation Works Verification Report Completed by Smith Grant LLP, dated July 2020. Ref: R1742-R19-v2 Final.
- 5.3. The condition was imposed on the advice of the Council's Environmental Health Officer who has liaised closely with the applicant's consultant on the verification report. They consider the report to be satisfactory and that the condition can be discharged.
- 5.4. The original application was EIA development. 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 25 of 10/01642/OUT be discharged based upon the following:

Condition 25

In accordance with Dorchester Phase 5, Contamination Hotspot: Phase 4 Remediation Works Verification Report Completed by Smith Grant LLP dated July 202. Ref: R1742-R19-v2 Final.

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DATE: 22 February 2023

Checked By: Andy Bateson

DATE: 24th February 2023
