

**Case Officer:** Lewis Knox

**Recommendation:** Approve

**Applicant:** Heyford Park Developments Ltd

**Proposal:** Partial discharge of condition 8 (verification report of phases) of  
19/00446/F - Phase 5D Only

**Expiry Date:** 14 September 2020

**Extension Date**

24 February 2023

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

1.1. This land parcel fronts Camp Road just off the village centre of Heyford Park and is part of an island of 31 units known as Phase 5 consisting of houses and flats, and market and affordable units. Outline planning permission was granted in 2011 (Ref: 10/01642/OUT) and subsequently two detailed reserved matters submissions were made and approved. However, things got slightly more complicated when the site, together with other land parcels at Heyford Park, were subject of a further detailed full application to intensify the scale of development as part of the Oxfordshire Growth deal.

1.2. Phase 5D is a site of 0.29 hectares and comprises 11 dwellings located on the northern side of the internal east-west estate road of the previously approved proposals for the wider Phase 5 development, as well as on the Dow Street and Camp Road frontages. The units comprise a pair of semi-detached 4-bed units fronting onto Camp Road with a second 4-bed pair fronting Dow Street together with a detached 3-bed unit. A further 3-bed detached unit and two pairs of semi-detached 3-bed units would be located to the northern side of the previously approved internal estate road on Phase 5. The remaining 3-bed unit on this frontage, forms the western end of a terrace of 3 identical units, with the central and eastern end units falling within the proposed Phase 5C development.

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

2.1. The applicant seeks to discharge condition 8 (verification report of phases) of 19/00446/F for Phase 5D only.

## **3. RELEVANT PLANNING HISTORY**

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

**Application: 19/00446/F**

Permitted

24 December 2019

Erection of up to 57 residential units (Use Class C3) comprising a mix of open market and affordable housing, together with associated works including provision of vehicular and pedestrian accesses, public open space, landscaping, infrastructure and site clearance.

#### **4. RESPONSE TO CONSULTATION**

4.1. **CDC Environmental Health:** Raised no objection.

#### **5. APPRAISAL**

5.1. Condition 8 – This condition required a verification report for the different phases of the development, demonstrating completion of 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 prior to the occupation of that phase of development.

5.2. 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.

5.3. 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 8 of 19/00446/F be discharged based upon the following:

##### Condition 8

In accordance with Dorchester Phase 5, Contamination Hotspot: Phase 4 Remediation Works Verification Report completed by Smith Grant LLP, dated July 2020, Ref: R1742-R19-v2 Final.

Case Officer: Lewis Knox

DATE: 22 February 2023

Checked By: Andy Bateson

DATE: 24<sup>th</sup> February 2023

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