

Case Officer: Andrew Lewis

Recommendation: Approve

Applicant: Elgin Investments LLP

Proposal: Discharge of Condition 3 (phasing plan) of 16/02446/F

Expiry Date: 12 November 2020

Extension of Time: 14th December 2020

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. Full planning permission was granted earlier this year on a parcel of land at the west end of Camp Road for 296 dwellings (and associated infrastructure) of which. 89 of the dwellings will be affordable (30%). Vehicular access is from Camp Road with secondary access to Izzard Road. Pedestrian and cycle links are proposed to Kirtlington Road and the existing settlement.
- 1.2. The application site forms part of an allocated site for a new settlement in the Local Plan. The site is also allocated within the emerging Mid-Cherwell Neighbourhood Plan. The site forms part of the RAF Upper Heyford Conservation Area and lies adjacent to the Rousham Conservation Area.
- 1.3. The development will constitute Phase 9 of the development now known as Heyford Park. Work has yet to formally commence.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. Condition no 3 of the permission stated:

No development shall take place until a phasing plan covering the entire application site has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved phasing plan..

- 2.2. A phasing plan has been submitted by the applicant.

3. RELEVANT PLANNING HISTORY

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

07/02350/CAC Demolition of existing structures as part of lasting arrangement of Heyford Park -Allowed at appeal

08/00716/OUT- OUTLINE application for new settlement of 1075 dwellings, together with associated works and facilities including employment uses, community uses, school, playing fields and other physical and social infrastructure- Allowed at appeal

10/01642/OUT-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- Approved

10/01619/CAC Demolition of existing structures (as per Conservation Area Consent Schedule and Drawing No. D.0291 38-1)-Approved

16/02446/F- Erection of 296 residential dwellings (Use Class C3) comprising a mix of open market and affordable housing, together with associated works including provision of new and amended vehicular and pedestrian accesses, public open space, landscaping, utilities and infrastructure, and demolition of existing built structures and site clearance works Approved

18/00825/HYBRID

Demolition of buildings and structures as listed ; Outline planning permission for up to 1,175 new dwellings; 60 close care dwellings; 929 m2 of retail; 670 m2 comprising a new medical centre; 35,175 m2 of new employment buildings, (comprising up to 6,330 m2 Class B1a, 13,635 m2 B1b/c, 9,250 m2 Class B2, and 5,960 m2 B8); 2.4 ha site for a new school; 925 m2 of community use buildings; and 515 m2 of indoor sports, if provided on-site ; 30m in height observation tower with zip-wire with ancillary visitor facilities; energy facility/infrastructure with a stack height of up to 24m; additional education facilities (buildings and associated external infrastructure) at Buildings 73, 74 and 583 for education use; creation of areas of Open Space, Sports Facilities, Public Park and other green infrastructure; Change of Use of buildings and areas: 20.3ha of hardstanding for car processing; and 76.6ha for filming activities ; the continuation of use of areas, buildings and structures already benefiting from previous planning permissions, associated infrastructure works including surface water attenuation provision and upgrading Chilgrove Drive and the junction with Camp Road-Approved subject to securing s106 agreement

4. RESPONSE TO PUBLICITY

- 4.1 The final date for comments was **1st December 2020**, although comments received after this date and before finalising this report have also been taken into account.
- 4.2 The comments raised by third parties are summarised as follows
- OCC Transport Development Control- The phasing plan shows a logical progression of the proposed build out of Phase 9 from east to west.
- 4.3 The comments received can be viewed in full on the Council's website, via the online Planning Register

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 requires a phasing plan to be submitted and approved. This has been shown on a drawing for the whole of phase 9.
- 5.3. The County transport control officer comments on its logic, a view shared by the Planning Officer. It is therefore recommended this condition be discharged.

6. RECOMMENDATION

That Planning Condition 3 (phasing plan) of Application Number 16/02446/F be discharged based upon the following drawing:

- Heyford Park - Phase 9, Phasing Plan-D.0341_157 REV: A

Case Officer: Andrew Lewis

DATE: 7 December 2020

Checked By: Caroline Ford

DATE: 14 December 2020
