

Case Officer: Andrew Lewis

Recommendation: Approval

Applicant: Cat Vince

Proposal: Discharge of conditions 6 (Construction Environment Management Plan) & 7 (Construction Traffic Management Plan) of 16/02446/F

Expiry Date: 6 August 2021

Extension of Time: 6 August 2021

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application site forms part of an allocated site for a new settlement in the Local Plan. The site is also within the emerging Mid-Cherwell Neighbourhood Plan area. It is within the RAF Upper Heyford Conservation Area and lies adjacent to the Rousham, Lower Heyford and Upper Heyford Conservation Area.
- 1.2. Full planning permission was granted last year on this parcel of land at the west end of Camp Road for 296 dwellings (and associated infrastructure). 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. The development will constitute Phase 9 of Heyford Park
- 1.3. It is understood that groundworks have commenced on site, although on this occasion a formal site visit was considered inappropriate and unnecessary during the pandemic lockdown.

2. CONDITIONS PROPOSED TO BE DISCHARGED

2.1. It has been requested the following two conditions are discharged:

- Condition 6: No development shall take place until a Construction Environment Management Plan (CEMP) which shall include details of the measures to be taken to ensure construction works do not adversely affect residential properties on, adjacent to or surrounding the site together with details of the consultation and communication to be carried out with local residents has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with approved CEMP.
- Condition 7: No development shall take place until such time as a detailed Construction Traffic Management Plan (CTMP) has been submitted to and agreed in writing by the Local Planning Authority. It shall cover all construction phases including a timetable for its implementation, routing agreement, details of the measures to be taken to ensure construction traffic does not adversely affect residential properties, together with details of consultation and communication to be carried out with local residents. Thereafter the development shall be carried out in accordance with approved CTMP.

2.2. The following information has been submitted to satisfy these two conditions:

- Construction Environmental Management Plan (CEMP) and Construction Traffic Management Plan (CTMP) for the Development of Phase 9
- Temporary Footpath Camp Road, Phase 9 S278 001 TM_PLAN_001 A
- Heyford Park, Phase 9, Traffic Management Plan TMP 001

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

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

RESPONSE TO CONSULTATION

4.1 The following responses have been received:

- CDC-Environmental Health and Licensing: are satisfied that the condition can be discharged
- Oxfordshire CC-Transport Development Control (OCC TDC)-Recommendation-No objection
 - All comments put forward by the County in its response to this consultation of 16 November 2020 have now been addressed. The highway condition survey is comprehensive and detailed.
 - It should be noted that OCC TDC previously objected and requested additions and amendments to the Traffic Management Plan

4. APPRAISAL

- 4.1. 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.
- 4.2 OCC TDC raised a significant number of concerns on the originally submitted documentation with regard to routing of construction traffic, road closures, traffic management during construction, wheel washing, delivery times, etc
- 4.3. As a result, a revised Construction Environmental Management Plan (CEMP) and Construction Traffic Management Plan (CTMP) for the Development of Phase 9 and a Highways Condition Survey were submitted. These have been re-assessed and are considered by OCC TDC to be comprehensive, detailed and therefore acceptable
- 4.4. The Council's Environmental Officer has also reviewed the report and found its recommendations to be acceptable. It is therefore recommended it should be approved in accordance with the relevant condition.

5. RECOMMENDATION

That Conditions 6 (Construction Environment Management Plan) & 7 (Construction Traffic Management Plan) of planning permission 16/02446/F be discharged based upon the following:

CEMP and CTMP for the development of Phase 9
 Phase 9 TM Plan – TM Plan 003
 Phase 9 TM Plan – TM Plan 003A
 Phase 9 TM Plan – Highways Condition
 Heyford Park Routing Plan

Case Officer: Andrew Lewis

DATE: 29 July 2021

Checked By: Andy Bateson

DATE: 29th July 2021
