

**Case Officer:** Andrew Lewis

**Recommendation:** Approve

**Applicant:** Elgin Investments LLP

**Proposal:** Discharge of conditions 14 (roads, footpaths and cycle paths details) and 15 (vehicular accesses, driveways, parking spaces and turning areas) of 16/02446/F

**Expiry Date:** 14 December 2020

**Extension of Time:** 21<sup>st</sup> January 2022

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## **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 in 2020 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 groundwork has already commenced on site.

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

- 2.1. It has been requested the following conditions be discharged:
  - Condition 14 states: Except for works relating to demolition and site clearance, no development shall take place within a phase or sub-phase hereby approved until full specification details of the roads, footpaths and cycle paths including construction, surfacing, layout, drainage, lighting and road markings within that phase or sub-phase, have been submitted to and approved in writing by the Local Planning Authority. Thereafter each residential unit within that phase or sub-phase, shall be provided with the approved highway infrastructure in accordance with the approved specification details, prior to its first occupation.
  - Condition 15 states: Except for works relating to demolition and site clearance, no development shall take place within a phase or sub-phase hereby approved until full specification details of the vehicular accesses, driveways, parking spaces and turning areas to serve the dwellings within that phase or subphase, which shall include construction, layout, surfacing and drainage, have been submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the first occupation of a residential unit, the accesses, driveways, parking spaces and turning areas necessary to serve that residential unit shall be constructed in accordance with the approved details and shall be retained unobstructed except for the parking and manoeuvring of vehicles at all times thereafter.

2.2. To satisfy the conditions the following information has been submitted (including updated specifications):

- Phase 9 S38 typical road details HEYF-5-1227 (Rev E) Construction specification details and sections
- Phase 9 Surface Finishes HEYF-5-1263 (Rev E) Road Surfacing details
- Phase 9 Section 38 Adoption Plan HEYF-5-1279 (Rev E) Drainage Details
- Phase 9 White Lining and Signing HEYF-5-1282 (Rev B) Road White Lining and Signage Details
- Phase 9 New Street Lighting Section 28 A4890 (Sheet 1 of 2) Road Lighting Details
- Phase 9 New Street Lighting Section 38 A4890 (Sheet 2 of 2) Road Lighting Details
- Phase 9 External Works Layout 0521-PH9-104-1 (Rev E) Driveway Location and Surfacing Details
- Phase 9 External Works Layout 0521-PH9-104-2 (Rev F) Driveway Location and Surfacing Details
- Phase 9 External Works Layout 0521-PH9-104-3 (Rev E) Driveway Location and Surfacing Details
- Phase 9 External Works Layout 0521-PH9-104-4 (Rev E) Driveway Location and Surfacing Details

### 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; 929m<sup>2</sup> of retail; 670m<sup>2</sup> comprising a new medical centre; 35,175m<sup>2</sup> of new employment buildings, (comprising up to 6,330m<sup>2</sup> Class B1a, 13,635m<sup>2</sup> B1b/c, 9,250m<sup>2</sup> Class B2, and 5,960m<sup>2</sup> B8); 2.4ha site for a new school; 925m<sup>2</sup> of community use buildings; and 515m<sup>2</sup> 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 – Resolution to approved subject to securing s106 agreement, which is still outstanding but nearing completion.

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

4.1 The following responses have been received:

OCC Highway Authority - No objection.

#### **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. There has been much discussion about the details of parts of the scheme but the Phase 9 S38 Technical Audit Certificate and the Phase 9 S278 Technical Certificate have now been issued clearly indicating that the Highway Authority is satisfied with the details of the roads, paths and cycleways and their construction of which much of is now standard through the rest of the emerging settlement.
- 5.3. It is considered the specified details are acceptable for use on this development and should be approved in accordance with the relevant condition.

#### **6. RECOMMENDATION**

That Planning conditions 14 (roads, footpaths and cycle paths details) and 15 (vehicular accesses, driveways, parking spaces and turning areas) of 16/02446/F be discharged based upon the following:

- Phase 9 S38 typical road details HEYF-5-1227 (Rev E) Construction specification details and sections.
- Phase 9 Surface Finishes HEYF-5-1263 (Rev E) Road Surfacing details
- Phase 9 Section 38 Adoption Plan HEYF-5-1279 (Rev E) Drainage Details
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Case Officer: Andrew Lewis

DATE: 14<sup>th</sup> January 2022

Checked By: Andy Bateson

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