

**Case Officer:** Andrew Lewis

**Recommendation:**

**Applicant:** Elgin Investments LLP

**Proposal:** Discharge of Condition 8 (access vision splays) of 16/02446/F

**Expiry Date:** 15 March 2021

**Extension of Time:** 23<sup>rd</sup> April 2021

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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 allocated within the emerging Mid-Cherwell Neighbourhood Plan. It is within the RAF Upper Heyford Conservation Area and lies adjacent to the Rousham Conservation Area.
- 1.2. Full planning permission was granted last 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. The development will constitute Phase 9 of Heyford Park of which this application seeks approval for use of materials on the first two sub-phases of seven.
- 1.3. It is understood groundwork has commenced 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. Condition no 8 of the permission stated:

*Except for works relating to demolition and site clearance, no development shall take place until full details of the main access vision splays, including layout and construction, have been submitted to and approved in writing by the Local Planning Authority. The vision splays shall be constructed and provided in accordance with the approved details prior to the first occupation of any residential units served from the main access and the land and vegetation within the vision splays shall not be raised or allowed to grow above a maximum height of 1m above carriageway level thereafter.*

- 2.2. The application included road details and several engineering drawings that were supplemented by a plan showing all the vision splays for the whole of phase 9.

## **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 1175 new dwellings; 60 close care dwellings; 929m<sup>2</sup> of retail; 670m<sup>2</sup> comprising a new medical centre; 35175m<sup>2</sup> of new employment buildings, (comprising up to 6330m<sup>2</sup> Class B1a, 13635m<sup>2</sup> B1b/c, 9250m<sup>2</sup> Class B2, and 5960m<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-Approved subject to securing s106 agreement

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

4.1 OCC-Transport Development Control: 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 The County have confirmed that this section of Camp Road is currently being audited under Section 278 and that proposed visibility splays are acceptable.

5.3 It is considered the vision splays are acceptable for use on this parcel and should be approved in accordance with the relevant condition.

**6. RECOMMENDATION**

That the vision splays shown on the following drawings be approved in accordance with condition 8 of application reference 16/02446/F:

Typical Road Details	HEYF-5-1277 (Rev B)
Phase 9 Engineering Layout Sheet 1	HEYF-5-1256 (Rev F)
Phase 9 Engineering Layout Sheet 2	HEYF-5-1257 (Rev H)
Phase 9 Engineering Layout Sheet 3	HEYF-5-1258 (Rev G)
Phase 9 Engineering Layout Sheet 4	HEYF-5-1259 (Rev H)
Phase 9 Engineering Layout Sheet 5	HEYF-5-1260 (Rev G)
Phase 9 Engineering Layout Sheet 6	HEYF-5-1261 (Rev G)
Phase 9 visibility splay layout	HEYF-5-1290 A

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DATE: 22 April 2021

Checked By: Andy Bateson

DATE: 23 April 2021

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