

RDR/CIR.D.0342

16<sup>th</sup> December 2020

Planning Department  
Planning, Housing and Economy  
Cherwell District Council  
Bodicote House  
Bodicote  
Banbury  
Oxfordshire  
OX15 4AA

Planning Portal ref: PP-09185900

Dear Sir/Madam,

**Town and Country Planning Act 1990 (as amended)**  
**Section 73 application for the variation of condition 1 of planning permission 18/02169/F for the temporary change use of the eastern part of southern taxiway for use in connection with established and lawful car processing operations at**  
**Land at Heyford Park, Camp Road, Upper Heyford, Oxfordshire**

On behalf of Upper Heyford GP Limited and Upper Heyford Nominee Limited please find enclosed a Section 73 application for a lifetime extension of planning permission 18/02169/F for the temporary change of use of the eastern part of the southern taxiway to be used in connection with the approved car processing operations at Heyford Park.

Condition 1 of planning permission 18/02169/F states:

**"The permission hereby granted shall be temporary until 31<sup>st</sup> December 2021 and the use hereby permitted shall be discontinued and the land be restored to its former condition on or before that date."**

The temporary planning permission was previously sought until the 31<sup>st</sup> December 2021 while the hybrid planning application for a new mixed use development at Heyford Park was being considered by Cherwell District Council (application ref: 18/00825/HYBRID). It was originally anticipated that the hybrid application would be determined in early 2019 with the permission delivering a reorganisation of land at Heyford Park, in particular for car processing, to provide a long-term solution of the operations carried out by Paragon. This was a material consideration in the determination of the previous application and will continue to do so in the consideration of this S73 application as the hybrid application still remains undetermined.

Given the delay in the determination of the hybrid application, the Applicant is looking to extend their current lease on the application site for a further period until the end of April 2024. This will safeguard their current business operations at the site and facilitate the transition to the long-term solution that will be delivered by the hybrid application. The Applicant is therefore seeking permission for a lifetime extension to the current temporary planning permission until the 30<sup>th</sup> April 2024.

It is proposed that Condition 1 is varied to the following:

**"The permission hereby granted shall be temporary until 30<sup>th</sup> April 2024 and the use hereby permitted shall be discontinued and the land be restored to its former condition on or before that date."**

The economic benefits arising from the proposed lifetime extension to retain Paragon at the site include:

- Approximately 232 employees employed at the Upper Heyford site plus 100 operational agency workers. In addition there are IT, finance and other personnel employed at the site, so approximately 400 employees in total;
- Wage expenditure of approximately £12m per annum; and
- Expenditure with local suppliers of approximately £15m per annum.

These benefits are a material consideration that weighs significantly in favour of the variation of the condition particularly when viewed through the optics of the continuing Covid-19 pandemic and the economic consequences which will ensue from that.

The S73 application is accompanied by the suite of documents and drawings that were submitted with the application for the current temporary planning permission. The lifetime extension application therefore comprises:

- Application Forms and Ownership Certificate duly completed and dated 16<sup>th</sup> December 2020;
- Site Location Plan – drawing ref: P18-1596\_01;
- Site Layout Plan – drawing ref: P18-1596\_02A;
- Site Perimeter Plan – drawing ref: P18-1596\_03A;
- Planning and Heritage Statement, prepared by Pegasus Group, dated 13<sup>th</sup> December 2018; and
- Visual Assessment and Landscape Statement, prepared by Pegasus Group, dated 7<sup>th</sup> October 2013.

All documents and drawings listed above have been uploaded to and submitted on the Planning Portal and the planning application fee of £234 will be paid direct to the Planning Portal.

I trust that the above provides the Local Planning Authority with sufficient information to register the planning application. Should you require anything further please contact me.

Yours faithfully,



**Rob Riding**  
**Principal Planner**  
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Encs.