

**Phase 9A and 9B Heyford Park Camp Road Upper
Heyford Bicester OX25 5HD**

21/00168/DISC

Case Officer: Andrew Lewis

Recommendation: Approval

Applicant: Elgin Investments LLP

Proposal: Partial discharge of condition 18 (schedule of materials and finishes for the external walls and roof) of 16/02446/F

Expiry Date: 15 March 2021

Extension of Time:

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 18 of the permission stated:

Except for works relating to demolition, site clearance and infrastructure, no development shall take place within a phase or sub-phase hereby approved until a schedule of materials and finishes for the external walls and roof(s) for that phase or sub-phase together with samples of all bricks, render, pavements and slates to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved schedule and samples

- 2.2. The application includes a materials schedule, a phasing plan, imagery of the proposed materials and examples of where they have been used elsewhere at Heyford Park. The phasing plan identifies the land subject of this application i.e. phases 9A and 9B which form the main frontage to Camp Road.

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

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 The palette of materials to be used is a wide one but based on examples used elsewhere on the estate. This is clear from the submitted specification. Some changes have been made in order to diversify but the new facing bricks (a Micklemarsh and Havant Blend) are considered good quality and appropriate for use on this important site in the conservation area. The facing materials will be used in concentrated clusters to help give streets a particular identity.
- 4.3 The roofing material will be limited to a slate and plain tile, both of which have been used previously at Heyford Park.
- 4.4 It is considered the specified materials are acceptable for use on these two phases and should be approved in accordance with the relevant condition.

5. RECOMMENDATION

That the schedule of materials and finishes for the external walls and roof specified in the following documents be approved in accordance with condition 18 of application reference 16/02446/F:

- Phase 9 A/B Materials Palette/Specification/Imagery: Ph9 Materials Specification 09 12 2020
- Phase 9 A/B Material Schedule: Ph9 Material Schedule Rev A 01 12 2020
- Phase 9 Phasing Plan: Drawing D.0341_157A

Planning Note – N.2

Case Officer: Andrew Lewis

DATE: 17 February 2021

Checked By: Caroline Ford

DATE: 01 March 2021
