

**Case Officer:** Andrew Lewis

**Recommendation:** Approval

**Applicant:** Heyford Park Developments LTD

**Proposal:** Discharge of condition 12 (cycle parking) of 19/00446/F

**Expiry Date:** 15 March 2021

**Extension of Time:**

## **1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT**

1.1. The original permission for this application was submitted as part of a series of amended schemes that sought to provide additional housing at Heyford Park as part of the Growth Deal for Oxfordshire. As a result the Council received 4 amended reserved matters applications, that provided the requisite number of units to comply with the original outline planning permission for Heyford Park (ref-10/01642/OUT.), together with a detailed application (ref 19/00446/F) for 57 units that amended the number of units around Trenchard Circle and provided an uplift of 41 additional units above what was approved in 2011 under the outline planning permission.

1.2. In effect, application 19/00446/F obtained planning permission to develop three separate parcels of land. For clarity these are identified below

### Phase 5D

1.3. The first parcel fronts Camp Road just off the village centre of Heyford Park and is part of an island of 31 units known as Phase 5 consisting of houses and flats, and market and affordable units. Outline planning permission was granted in 2011 (ref 10/01642/OUT) and subsequently two detailed reserved matters submissions were made and approved. However, things got slightly more complicated when the site, together with other parcels at Heyford Park, were subject of a further detailed full application to intensify the scale of development as part of the Oxfordshire Growth deal.

1.4. Phase 5D is a site of 0.29 hectares and comprises of 11 dwellings located on the northern side of the internal east-west estate road of the previously approved proposals for the wider Phase 5 development, as well as on the Dow Street and Camp Road frontages. The units comprise a pair of semi-detached 4 bed units fronting onto Camp Road with a second 4 bed pair fronting Dow Street together with a detached 3 bed unit. A further 3 bed detached unit and two pairs of semi-detached 3 bed units would be located to the northern side of the previously approved internal estate road on Phase 5. The remaining 3 bed unit on this frontage, forms the western end of a terrace of 3 identical units, with the central and eastern end units falling within the proposed Phase 5C development.

1.5. Following approval of conditions work started on site last year.

### Phase 8C

1.6. The second parcel is on Phase 8 in the Trident area. Here the Phase 8C proposals comprise the erection of 15 apartment units, with associated landscaping and car

parking on a site of 0.25hectares. All of the units would be of affordable tenures of which 9 would be 1bed flats for rent and 6 intermediate of which 3 would be 1bed and 3 2bed. The apartments would be provided by way of two 3-storey linked apartment blocks set back from the adjacent Trident Road 3. The apartment blocks would form the southern half of a series of four similar buildings, creating a courtyard of units served by an open car parking court to the east, accessed from the adjacent road.

- 1.7. The northern apartment blocks and areas of the car parking court would be provided in conjunction with amended proposals for the adjacent sub-phase 8A of the wider Phase 8 scheme. Pedestrian access to the apartments would be taken via a series of footpaths created within the retained and enhanced open landscape areas, with access to the surrounding facilities proposed in the Village Centre readily achievable.

### Trenchard Circle

- 1.8. The third parcel is in Trenchard Circle, a relatively self-contained site on the eastern fringe of Heyford Park.
- 1.9. The permission for Trenchard Circle comprises the erection of 31 dwellings with associated car parking and landscaping on a 1hectare site. The dwellings would be located on the western side of Trenchard Circle immediately along the western and northern site boundaries, opposite the existing retained bungalows in the central part of the wider site.
- 1.10. The dwellings would be laid out via a series of detached, semi-detached and short terraced units, orientated along a linear access road running through the site. Parking for the dwellings would be provided by way of a combination of detached garaging set to the side and rear of units together with open parking to the front of other units. The proposals include the visitor parking at both the northern and southern ends of the internal road, with tree planting along the length of the road and within the open parking areas.
- 1.11. The proposals include that the accommodation would be provided by way of three 4 bed detached units, two 3 bed detached units, seven pairs of semi-detached 3 bed units and four terraces of three 3 bed units. Of these 29 will be market housing with 26 3bed and 3 4bed. There will be 2 3bed affordable intermediate units.

## **2. RELEVANT PLANNING HISTORY**

- 2.1 The following planning history is considered relevant to the current proposal:

- 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 (as amended by plans and information received 26.06.08). REF but permitted 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. -PER
- 10/01619/CAC Demolition of existing structures (as per Conservation Area Consent Schedule and Drawing No. D.0291 38-1) PER

- 13/01811/OUT OUTLINE - Up to 60 dwellings and public open space with associated works PER
- 13/00153/DISC Discharge of Condition 8 of 10/01642/OUT (Design Codes) PER
- 16/00627/REM Reserved Matters to 13/01811/OUT - Erection of 60 dwellings and public open space with associated works PER
- 16/00196/F Demolition of existing bungalows and erection of 13 dwellings with associated car parking and landscaping PER
- 16/00864/REM Reserved Matters Application for 10/01642/OUT - Dorchester Phase 8 (Trident) only. The application represents the provision of 91 residential units of mixed type (dwellings and apartments) and tenure (open market and affordable) with associated gardens, access roads, car parking, landscaping, a local area of play (LAP), utilities and infrastructure. Application Permitted
- 17/00663/F Construction of roads with associated infrastructure within the Heyford Park development Application Permitted
- 17/00973/REM Reserved Matters application to 10/01642/OUT - Dorchester Phase 5C, comprising the provision of 17 residential units of mixed type (dwelling houses and flats) and tenure (open market and affordable) with associated landscaping, car parking, infrastructure and external works Application Permitted
- 17/00983/REM Reserved matters application to 10/01642/OUT - In respect of Bovis Parcel B4A and B4B to provide 29 open market and 71 affordable dwellings Application Permitted
- 19/00438/REM Reserved matters to 10/01642/OUT -Dorchester Phase 5C, comprising the provision of 13 residential units (5 open market and 8 affordable) with associated landscaping, car parking, infrastructure and external works. Pending Consideration 19/00439/REM Reserved matters to 10/01642/OUT -Dorchester Phase 7A, comprising the provision of eleven, two bed affordable dwellings with associated landscaping, car parking, infrastructure and external works. Approved
- 19/00440/REM Reserved Matters to 10/01642/OUT -Dorchester Phase 8A, comprising the provision of twenty four affordable residential units with associated landscaping, car parking, infrastructure and external works- Approved
- 20/03640/NMA- Non-material amendment to 19/00438/REM - amended drawings, amended plot numbers. Approved
- 20/03625/NMA-Non-material amendment to 19/00441/REM - amended drawings, amended plot numbers Approved
- 21/00181/NMA- Non-material amendment to 19/00440/REM - Amended roof design to apartment type SPF2(A) via introduction of additional roof gables to add interest; Amended roof design to apartment type SPF3 via introduction of additional roof gables to key elevations; Enlarged lobby area to apartment SPF3 and associated elevational changes; Substitution of cladding for grey render on elevations. Phase 8A only- Pending

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

- 3.1 So, this application relates to application ref. 19/00446/F and to the three parcels described above. Condition no 12 of the permission stated:

*“Prior to the first use or occupation of any phase or subphase of the development hereby permitted, covered cycle parking facilities shall be provided within that phase or subphase in accordance with details which shall be firstly submitted to and approved in writing by the Local Planning Authority. Thereafter, the covered cycle parking facilities shall be provided prior to the occupation of the residential unit to*

*which they relate and permanently retained and maintained for the parking of cycles in connection with the development.”*

- 3.2 A planning layout drawing shows where the bike stores are proposed on Phase 5C and at Trenchard Circle, and is accompanied by details of the type of bike store. For phase 8C the bike stores will be internal to the blocks of flats.

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

- 4.1 The final date for comments was **18 February 2021**. The comments raised by third parties are summarised as follows:

- OCC-Highways-No objections

#### **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. For Phase 8C, cycle parking is provided within the main apartment buildings with dedicated facilities for 18 cycles approved as part of permission 19/00446/F. Drawing 0521-PH8C-201 Rev.A, approved as part of Housetype Booklet 0521-PH8C-HTB Issue 2 clearly indicates dedicated covered cycle parking provision on the ground floor of the apartment block. It is therefore requested that condition 12 for Phase 8C is discharged on this basis.
- 5.2. For Phase 5D, plots 868 to 873 and 887 to 891, and Trenchard Circle, plots 833 to 853 inclusive, the proposed bike stores would be of timber shiplap construction measuring 7ft (w) by 4ft (d) with a felt pent roof. They would be erected discretely and securely in the rear gardens out of the public domain. The visual impact of the cycle stores would therefore be limited and they will support the aim of making Heyford Park more sustainable.
- 5.3 Plots 830 to 832 and 854 to 860 on Trenchard Circle have garages designed with extra room to accommodate bicycle storage.

#### **6. RECOMMENDATION**

That the cycle storage details submitted to comply with planning condition 12 of Application Number 19/00446/F be approved based upon the following

- Planning Layout – drawing ref:0521-PH5C-102 Rev.E;
- Planning Layout – drawing ref: 0521-TR-1002 Rev.E;
- Bike Store photo
- Agent letter dated 17 December 2020.

Planning Note – N2.

Case Officer: Andrew Lewis

DATE: 22 February 2021

Checked By: Caroline Ford

DATE: 01 March 2021

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