

Case Officer: Andrew Lewis

Recommendation: Approve

Applicant: Miss Cat Vince

Proposal: Discharge of condition 13 (improvement and extension of the existing sewage system scheme) of 16/02446/F

Expiry Date: 15 March 2021

Extension of Time: 21st January 2022

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 a 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 commenced on site 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 13 states:

Except for works relating to demolition and site clearance, no development shall take place within a phase or sub-phase hereby approved until a scheme for the improvement and extension of the existing sewage system has been submitted to and approved in writing by the Local Planning Authority. This includes work to reduce levels of infiltration into the existing sewer system. The scheme shall be implemented as approved. No occupation of dwellings within the relevant phase or sub-phase shall occur until the scheme for improvement and extension of the existing sewage system has been completed.

- 2.2. The plans listed below are provided to discharge condition 13:

- Existing Drainage Layout HEYF/5/455 G
- Phase 9 Engineering Layout Sheet 1 HEYF-5-1256 E
- Phase 9 Engineering Layout Sheet 2 HEYF-5-1257 G
- Phase 9 Engineering Layout Sheet 3 HEYF-5-1258 G
- Phase 9 Engineering Layout Sheet 4 HEYF-5-1259 H
- Phase 9 Engineering Layout Sheet 5 HEYF-5-1260 F
- Phase 9 Engineering Layout Sheet 6 HEYF-5-1261 G
- Phase 9 Engineering Layout Sheet 7 HEYF-5-1262

IN addition, further information was requested by the Environment Agency and the following report produced:

- Heyford WWTW Capital Improvements Required to Match Development dated 4/2021

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; 929m² of retail; 670m² comprising a new medical centre; 35,175m² of new employment buildings, (comprising up to 6,330m² Class B1a, 13,635m² B1b/c, 9,250m² Class B2, and 5,960m² B8); 2.4ha site for a new school; 925m² of community use buildings; and 515m² 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 approve subject to securing s106 agreement that is still outstanding but nearing completion.

21/02299/DISC - Discharge of condition 22 (verification report for the relevant phase or sub-phase) of 16/02446/F - Phase 9a – Approved.

21/03858/DISC - Discharge of condition 10 (Remediation Strategy) of 16/02446/F- Phases 9C, 9D, 9E, 9F and 9G – Approved.

4. RESPONSE TO CONSULTATION

4.1 The following responses have been received:

- Thames Water confirms the foul water condition referenced, can be discharged based on the information submitted;
- Environment Agency: condition 13 can be discharged.

4.2 The comments received can be viewed in full on the Council's website, via the online Planning Register.

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 Environment Agency are satisfied that all existing pipework within phase 9 will be removed and new foul drainage will be installed to adoptable standards. Reviewing the documents provided, the applicant has stated that all existing pipework within phase 9 of the site will be removed, and new foul drainage will be installed to adoptable standards. The applicant has also demonstrated ongoing works to reduce infiltration in existing sewerage infrastructure on the site and provided details of capital improvements to Heyford WWTW, the treatment works that will be accepting the foul drainage.

5.3. On the basis both the Environment Agency and Thames Water have reviewed the latest report and found their recommendations to be acceptable, it is therefore recommended the application should be approved in accordance with the relevant condition.

6. RECOMMENDATION

That the following plans and report be approved in accordance with condition 13 of application reference 16/02446/F:

- Existing Drainage Layout HEYF/5/455 G
 - Phase 9 Engineering Layout Sheet 1 HEYF-5-1256 E
 - Phase 9 Engineering Layout Sheet 2 HEYF-5-1257 G
 - Phase 9 Engineering Layout Sheet 3 HEYF-5-1258 G
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 - Phase 9 Engineering Layout Sheet 5 HEYF-5-1260 F
 - Phase 9 Engineering Layout Sheet 6 HEYF-5-1261 G
 - Phase 9 Engineering Layout Sheet 7 HEYF-5-1262
- Heyford WWTW Capital Improvements Required to Match Development, dated April 2021

Case Officer: Andrew Lewis

DATE: 13th January 2022

Checked By: Andy Bateson

DATE: 14 January 2022
