

**Case Officer:** Andrew Lewis

**Recommendation:** Approve

**Applicant:** Heyford Park Developments

**Proposal:** Discharge of condition 11 (Travel Information Pack) of 16/00864/REM

**Expiry Date:** 17 July 2021

**Extension of Time:** 15 April 2022

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

- 1.1. The application site for this proposal is part of the former RAF/USAF Upper Heyford base. Located to the north side of Camp Road almost at the heart of the former Technical Area, the site consists of an area formerly occupied by buildings of mixed “non-residential” uses and which are now mostly demolished.
- 1.2 The application site consists of two main parcels of land within two arms of the Trident on the north side of Camp Road at the heart of the “Technical Area” and therefore central to the new settlement. The site is well treed and in particular, creates strong avenues along the main roads. The proposal seeks to retain the majority of the trees, although some that have been identified as in poor condition or towards the end of their life are proposed to be removed. Further planting is proposed as mitigation and to retain the avenue effect.
- 1.3 This site was always seen as one location at Heyford where the scale and form of development should reflect some of the surrounding hanger buildings and therefore the natural design would be taller blocks. It is therefore proposed to demolish the remaining buildings on the application site with the exception of a substation, Building 148, and erect 91 dwellings. These would be predominantly apartments but with some housing as well. There would be a range of 2 to 4-storey buildings but a predominance of 3-storied. Of these, 59 will be affordable (55 rented and 4 Intermediate) and 32 open market. There is also a strong mix in terms of sizes and balance between the houses and flats.

## **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 1,075 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). Application initially Refused but Subsequently allowed at appeal;
  - 10/01642/OUT Outline - Proposed new settlement of 1,075 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. Permitted;
  - 10/01619/CAC Demolition of existing structures (as per Conservation Area Consent Schedule and Drawing No. D.0291 38-1). Permitted;
  - 13/01811/OUT OUTLINE - Up to 60 dwellings and public open space with associated works. Permitted;

- 13/00153/DISC Discharge of Condition 8 of 10/01642/OUT (Design Codes). Permitted;
- 16/00627/REM Reserved Matters to 13/01811/OUT - Erection of 60 dwellings and public open space with associated works. Permitted;
- 16/00196/F Demolition of existing bungalows and erection of 13 dwellings with associated car parking and landscaping. Permitted;
- 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. Permitted;
- 17/00663/F Construction of roads with associated infrastructure within the Heyford Park development. 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. 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. 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. Permitted;
- 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. Permitted;
- 20/03640/NMA Non-material amendment to 19/00438/REM - amended drawings, amended plot numbers. Permitted;
- 20/03625/NMA Non-material amendment to 19/00441/REM - amended drawings, amended plot numbers. Permitted; and
- 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 Consideration.

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

- 3.1 This application relates to application Ref: 16/00864/REM of which Condition no.11 stated:

*“Prior to first occupation of any dwelling hereby approved, a Travel Information Pack shall be submitted to and approved by the Local Planning Authority. The first residents of each dwelling shall be provided with a copy of the approved Travel Information Pack within 1 calendar month of occupation.”*

#### **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 - Amendments requested in the County's response of 6 June 2021 have subsequently been satisfactorily included. The Travel Information Pack is now acceptable. 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. A travel welcome pack was submitted and revised on 2<sup>nd</sup> February as requested by the Highway Authority to include:

- Site Locations;
- Cycle parking information has been added; and
- There is now an additional section that covers EV charging, taxi details and supermarket delivery options.

5.3. The revised Travel Welcome Pack submitted on 2<sup>nd</sup> February to accord with OCC Highway Authority requirements is deemed acceptable to discharge Condition 11 of 16/00864/REM.

#### **6. RECOMMENDATION**

That the Travel Information Pack received on 2<sup>nd</sup> February 2022 be approved in accordance with Planning Condition 11 of application 16/00864/REM.

Case Officer: Andrew Lewis

DATE: 12 April 2022

Checked By: Andy Bateson

DATE: 13<sup>th</sup> April 2022

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