

Case Officer: Andrew Lewis

Recommendation: Approve

Applicant: Heyford Park Developments

Proposal: Discharge of condition 12 (Travel Information Pack) of 16/00263/F

Expiry Date: 17 July 2021

Extension of Time: 15 April 2022

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 south side of Camp Road almost at the heart of the former settlement area, the site consists of an area formerly occupied by residential buildings now demolished.

1.2 It is proposed to erect 43 dwellings with an area of open space 0.106 hectare in size containing a Local Area of Play (LAP) together with associated infrastructure. Of the 43 dwellings, it is proposed 30 units will be market housing (3x1-bed, 15x4 and 14 x5-bed), 9 affordable rented (2x1-bed, 5 x 2 and 2 x 3-bed) and 4 intermediate (2 x 2-bed, 2 x 3-bed). They are mainly 2-storied although some have rooms in the roof space and some with outlook to the village green are three-storied. The latter continue the theme of the set piece grand villa already undertaken on the eastern edge of the village green, with this application having a line of dwellings curved to reflect the southern arc of the village green. The other houses have a wide range of styles but follow the theme of pared down 'arts and crafts' reflective of the earlier phases of development, based on houses built at Heyford in the inter-war period.

2. RELEVANT PLANNING HISTORY

2.1 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. Permitted;
- 08/00716/OUT 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 - 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;
- 13/01811/OUT - Up to 60 dwellings and public open space with associated works on land to the west of the application site. Permitted;
- 14/01500/REM Reserved Matters to Outline application 10/01642/OUT - Erection of 50 dwellings with associated car parking, infrastructure and associated works on land to the east of the site. Permitted;
- 15/01612/REM Reserved Matters to 10/01642/OUT - Erection of 86 dwellings with associated car parking, infrastructure, associated works and public open space on land south of the application site. Permitted;

- 16/00263/F Demolition of Buildings 485 and 488 and the erection of 43 dwellings with associated parking, infrastructure, landscaping and public open space. Permitted; and
- 16/00627/REM - Reserved Matters to 13/01811/OUT - Erection of 60 dwellings and public open space with associated works. Permitted.

3. CONDITIONS PROPOSED TO BE DISCHARGED

3.1 This application relates to the discharge of condition 12 (Travel Information Pack) of 16/00263/F, which 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 2nd 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 2nd February to accord with OCC Highway Authority requirements is deemed acceptable to discharge Condition 10 of 19/00438/REM.

6. RECOMMENDATION

That the Travel Information Pack received on 2nd February 2022 be approved in accordance with Planning Condition 12 of application 16/00263/F.

Case Officer: Andrew Lewis

DATE: 12 April 2022

Checked By: Andy Bateson

DATE: 13th April 2022
