

**Land And Former Buildings UH11 442 465 466
467 468 470 471 481 492 493 529 593 596 Dow
Street Heyford Park**

21/01746/DISC

Case Officer: Andrew Lewis

Recommendation: Approve

Applicant: Heyford Park Developments

Proposal: Discharge of condition 7 (Travel Information Pack) of 16/00627/REM
(Phase 5)

Expiry Date: 12 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 buildings of mixed "non-residential" uses and which are now mostly demolished.
- 1.2. The application proposes 60 houses, predominantly 2-storied with some 2.5 and 3-storied in key locations. Of the 60 units, 15 will be affordable rented and 18 intermediate, with 42 units of market housing. There is a range of sizes from 2 to 5 bedrooomed. Designs come from the pallet of house types used in the vicinity of the site. The eastern boundary will front one of the principal internal roads, also to be used as the bus route, and overlook the village green. This road will be verged and contain trees in line with the approved Design Code.
- 1.3. An existing road will be used linking to Dow Street thus providing a second main access to the site. Two cul-de-sacs are created providing a tertiary hierarchy in the street pattern. Footpaths are provided running through the site creating a permeable route between the village green and settlement centre to Carswell Circle and beyond. An existing group of mature trees to the rear of Carswell Circle are retained to provide a large landscape feature. Further planting is proposed to run through the site. Parking is provided mainly on plot in line with the design code standards with additional on street visitor parking interspersed through the site.

2. RELEVANT PLANNING HISTORY

- 2.1 The following planning history is considered relevant to the current proposal:
 - 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). 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;
 - 10/01619/CAC - Demolition of existing structures (as per Conservation Area Consent Schedule and Drawing No. D.0291 38-1). Consented;

- 13/01811/OUT - Up to 60 dwellings and public open space with associated works. Permitted;
- 14/01500/REM - Reserved Matters to Outline application 10/01642/OUT - Erection of 50 dwellings with associated car parking, infrastructure and associated works. Permitted;
- 14/01740/REM - Reserved Matters to Outline application 10/01642/OUT - Erection of 90 dwellings with associated car parking, infrastructure, landscaping and other works. Permitted;
- 15/00153/REM - Reserved Matters to Outline application 10/01642/OUT - Village green including sports provision. 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. 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 seeks to discharge condition 7 (Travel Information Pack) of 16/00627/REM (Phase 5) which states:

“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 7 of 16/00627/REM.

6. RECOMMENDATION

That the Travel Information Pack received on 2nd February 2022 be approved in accordance with Planning Condition 7 (Travel Information Pack) of 16/00627/REM.

Case Officer: Andrew Lewis

DATE: 12 April 2022

Checked By: Andy Bateson

DATE: 13th April 2022
