

**Case Officer:** Andrew Lewis

**Recommendation:** Approve

**Applicant:** Elgin Investments LLP

**Proposal:** Discharge of condition 23 (Residential Travel Plan) of 16/02446/F

**Expiry Date:** 27 July 2021

**Extension of Time:** 29 April 2022

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## **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 allocated within the emerging Mid-Cherwell Neighbourhood Plan. It is within the RAF Upper Heyford Conservation Area and lies adjacent to the Rousham Conservation Area.
- 1.2. Full planning permission was granted last year on a parcel of land at the west end of Camp Road for 296 dwellings (and associated infrastructure) of which 89 of the dwellings will be affordable (30%). 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, of which this application seeks approval for use of materials on the first two sub-phases of seven.
- 1.3. It is understood that groundwork has commenced 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 23 states: *“Prior to the first occupation of the development hereby approved, a Residential Travel Plan, prepared in accordance with Oxfordshire County Council’s approved Travel Plan guidance shall be submitted to and approved by the LPA.”*
- 2.2. The application was submitted with a Framework Travel Plan, which has been updated and revised, most recently on 17<sup>th</sup> February 2022.

## **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; 929m<sup>2</sup> of retail; 670m<sup>2</sup> comprising a new medical centre; 35,175m<sup>2</sup> of new employment buildings, (comprising up to 6,330m<sup>2</sup> Class B1a, 13,635m<sup>2</sup> B1b/c, 9,250m<sup>2</sup> Class B2, and 5,960m<sup>2</sup> B8); 2.4ha site for a new school; 925m<sup>2</sup> of community use buildings; and 515m<sup>2</sup> 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.

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

4.1 The final date for comments was **8 March 2022**. The comments raised by third parties are summarised as follows:

- OCC-Highways - The financial value of Green Travel Vouchers has now been equalised between the permitted scheme and the Policy Villages 5 scheme. The financial value of Green Travel Vouchers for residential dwellings and employment places is 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 revised Travel Framework Plan was submitted on 17th February as requested by the Highway Authority to include:

- Green Travel Vouchers increased to £300 for all dwellings at Heyford Park i.e., a cumulative total of 2,819 properties once all applications approved;
- Green Travel Vouchers also increased for the existing employees working at Heyford Park i.e., 2,700 employees; and
- Travel Information Packs provided to each dwelling.

5.3. The Highway Authority have withdrawn their original objection and now support the proposed discharge. On this basis, it is recommended to discharge the condition.

**6. RECOMMENDATION**

That Planning Condition 23 (Residential Travel Plan) of 16/02446/F be discharged based upon the following information:

- Framework Travel Plan, Heyford Park, Bicester – ref: 20-307-20 Rev.04, dated 14th February 2022.

Case Officer: Andrew Lewis

DATE: 19 April 2022

Checked By: Andy Bateson

DATE: 20<sup>th</sup> April 2022

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