

Case Officer: Andrew Lewis

Recommendation: Approve

Applicant: Elgin Investments LLP

Proposal: Discharge of Condition 22 (Verification Report) of 16/02446/F

Expiry Date: 12 November 2021

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 last year 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 the second phase of Phase 9 of Heyford Park and is identified in green on the photograph below, phase 1 is in blue and the verification report for it has already been approved (21/02299/DISC).

Figure 1.1 Approximate boundary of Phase 9



Red - Phase 9 area
Blue - Phase 9 Baseball Pitch (report ref. R1742b-R22)
Green - Area covered by this report (ref. R1742-R23)

- 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 22 of the permission stated:

Prior to the first use or occupation of any phase or sub-phase of the development hereby approved, a verification report for that phase or sub-phase, demonstrating completion of works set out in the remediation strategy approved under condition 10 and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance, and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

2.2. The application includes a Remediation Earthworks Completion Report dated August 2021 for that part of the site as identified above and previously occupied by a variety of non-descript buildings.

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 1,075 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 – Revised outline for 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 – 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.

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 a s106 agreement that has yet to be concluded.

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

4. RESPONSE TO PUBLICITY

4.1 The following responses have been received:

- CDC - Environmental Health and Licensing: satisfied the condition can be discharged;
- Environment Agency: satisfied that condition 22 can be discharged.

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 Both the Council's Environmental Officer and the Environment Agency have reviewed the report and found its recommendations to be acceptable. It is therefore recommended it should be approved in accordance with the relevant condition.

6. RECOMMENDATION

That the following reports be approved in accordance with condition 22 of application reference 16/02446/F:

1. Heyford Park Dorchester Living: Phase 9 Remediation Earthworks Completion Report for Urban Regen Ltd. August 2021 by Smith Grant
2. Heyford Park Dorchester Living: Phase 9 – Baseball Pitch Remediation Earthworks Completion Report for Urban Regen Ltd. June 2021 by Smith Grant.

Case Officer: Andrew Lewis

DATE: 2 November 2021

Checked By: Andy Bateson

DATE: 3rd November 2021
