

Case Officer: Andrew Lewis

Recommendation: Approve

Applicant: Elgin Investments LLP

Proposal: Discharge of condition 5 (hard surfacing) of 21/02825/F

Expiry Date: 19 April 2022

Extension of Time:

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application site fronts Izzard Road in the south-eastern corner of Heyford Park Phase 9. This phase is at the west side of Heyford Park and south of Camp Road. It 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. It is within the RAF Upper Heyford Conservation Area and lies adjacent to the Rousham Conservation Area.
- 1.2. Full planning permission was granted two years ago 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.
- 1.3. Application 21/02825/F sought temporary planning permission for the use of four Plots – Nos.532, 533, 534 and 535 on Phase 9 of the Heyford Park Development as a Sales Area, together with the erection of 1 no. Sales Building and 2 no. Show Homes, associated Visitor Parking Area and Landscaping. The proposed Sales Building and adjacent Show Homes are intended to be used for marketing and sales purposes for the duration of Phase 9 of the development, as well as for Parcel 16 of the masterplan (Ref: 18/00825/HYBRID). The use of the application site for sales and marketing purposes would be temporary and the buildings would revert to residential use in due course, upon completion of the development phase. Consent was granted for 10 years. The approved house on plot 533 would be used as a sales building incorporating a marketing suite, offices and staff facilities. Internally there will be minor changes from the house as approved, with some additional glazing in the flank elevation. The houses on plots 534 and 535 would be used as show homes. Parking is provided for 8 cars on plot 532.
- 1.4. It is understood that groundwork has commenced although on this occasion a formal site visit was considered inappropriate and unnecessary during the pandemic.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The submission seeks to discharge condition 5 for which the following plan has been submitted although there is no statement in support of the application: Woods Hardwick Drawing HEY SK05A-Proposed temporary sales area.
- 2.2. Condition 5 (hard surfacing) of 21/02825/F states:

“No construction of any hard surfacing as shown on the approved plans and including drives, parking and patios shall commence until details of its method of construction, including any porous materials or provision to direct surface water to a

permeable or porous area within the curtilage of the sales area, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details before the use is commenced.

Reason: To ensure that the development/site is served by sustainable arrangements for the disposal of surface water and to minimise the risk of flooding to comply with Policy ESD6 of the Cherwell Local Plan 2011 – 2031 Part 1, and Government advice in the National Planning Policy Framework.”

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 – 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 – 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 extra 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 zipwire 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, which is currently still outstanding
- 21/02825/F Change of Use of housing plots 532, 533, 534 and 535 to sales area, together with erection of 1 No. Sales Building and 2 No. Show Homes with associated visitor parking area and landscaping.

4. RESPONSE TO CONSULTATION

4.1 The following response has been received from OCC Transport Development Control:

- The Sales Area car park outfall drains into the private drainage, and thence to TW S104 drainage. For information, the 'Temporary Blockwork Access' is part of the S38 adoption area – and so will need reinstating after the seven years.

They conclude there is no objection.

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.
- 5.1. Condition 5 was imposed at the request of the County Council. The submitted details are considered acceptable by them. It is therefore recommended the details should be approved, in accordance with the relevant condition.

6. RECOMMENDATION

That Planning Condition 5 (hard surfacing) of 21/02825/F be discharged based upon the following drawings and information contained therein:

- Drawing – HEYF-SK405 Rev A – Phase 9 Proposed Temporary Sales Area.

Case Officer: Andrew Lewis

DATE: 14 April 2022

Checked By: Andy Bateson

DATE: 19 April 2022
