

Case Officer: Andrew Lewis

Recommendation: Approve

Applicant: Heyford Park Developments Ltd

Proposal: Discharge of condition 9 (access details) of 17/01119/REM, Parcel D2d

Expiry Date: 20 April 2022

Extension of Time: N.A.

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 Mid-Cherwell Neighbourhood Plan area. It is within the RAF Upper Heyford Conservation Area.
- 1.2. Reserved matters were granted in 2017 on this centrally located parcel of land on the north side of Camp Road comprising the provision of 6, two-bedroom and 3, three-bedroom affordable dwellings with associated landscaping, car parking, infrastructure and external works.
- 1.3. It is understood 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 no.9 of the permission stated:

“Prior to the commencement of development hereby approved, full details of the access road, together with the two proposed on-street parking bays within the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the first occupation of the development, access road and on-street parking bays shall be constructed in accordance with the approved details.”

- 2.2. Drawings numbered HEYF-1100-Rev F (proposed Engineering layout) and HEYF-5-1101 (Construction Details) provide detailed information to comply with the policy in respect to Phase 7b, Parcel D2d.

3. RELEVANT PLANNING HISTORY

- 3.1. The following planning history is considered relevant to the current proposal:

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 (as amended by plans and information received 26.06.08) – Approved at appeal, January 2010;

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;

17/01119/REM – Reserved Matters to 10/01642/OUT - Dorchester Phase 7B, comprising the provision of 6, two-bedroom and 3, three-bedroom affordable dwellings with associated landscaping, car parking, infrastructure and external works. Approved 2017.

4. RESPONSE TO CONSULTATION

- 4.1 Oxfordshire County Council-Transport DC- Proposed access and parking arrangements are acceptable. 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.
- 5.2 The application was originally requested by the Highway Authority... “In the interests of highway safety, to ensure a satisfactory standard of construction and layout for the development and to comply with Government guidance contained within the National Planning Policy Framework.”
- 5.3 The details submitted fulfil the condition’s requirements and are regarded as satisfactory by the Highway Authority. Accordingly, the condition can be satisfactorily discharged.

6. RECOMMENDATION

That Planning Condition 9 (access details) of 17/01119/REM be discharged based upon the following drawings and information contained therein:

- HEYF-1100-Rev F (Proposed Engineering layout); and
- HEYF-5-1101 (Construction Details).

Case Officer: Andrew Lewis

DATE: 31 March 2022

Checked By: Andy Bateson

DATE: 19th April 2022
