

**Case Officer:** Andrew Lewis

**Recommendation:** Approve

**Applicant:** Heyford Park Developments Ltd

**Proposal:** Discharge of conditions 5 (full details of accesses, driveways and turning areas) 6 (covered cycle parking facilities) & 11 (vision splays) of 19/00439/REM

**Expiry Date:** 20 April 2022

**Extension of Time:**

## **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. The site is a 0.25-hectare parcel of land fronting an existing internal road on the north side of Camp Road on the former RAF/USAF Upper Heyford base. Until recently it was occupied by a tyre depot and storage unit. To the rear of the site, the land is used as part of the car operations undertaken by BCA. Land south of the access road is currently the subject of a residential development approved as part of an earlier phase of the same outline planning permission in the Trident Area.
- 1.3. The land was originally identified as green infrastructure, however, through discussions with CDC, more appropriate areas of green infrastructure and sports pitch provision were secured at alternative locations within the New Settlement Area. This includes sports provision created to the rear of Heyford Park House, on an area originally identified for residential use (ref: 16/01904/F). The site is now coming forwards to provide residential development, without compromising the quantum of green infrastructure or residential development envisaged by the outline permission (10/01642/OUT).
- 1.4. Reserved matters were granted in 2019. The scheme proposes 11no. affordable rent homes therefore 100% affordable housing and contributes to the requirement for 30% affordable housing across the wider development. Parking is provided at the rear of the dwellings, with a mixture of tandem bays and single parking bays. The exception to this is plot 796, with parking provided to the side of the dwelling, in a tandem driveway arrangement.
- 1.5. 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. The submission seeks to discharge conditions 5, 6 and 11 for which the following plans have been submitted although there is no statement in support of the application nor explanation of which plan relates to which condition:
  - HEYF-5-1276 Phase 7A Construction Details
  - 0521-PH7A-104 Rev C External Works

- 0521-PH7A-102 Rev C Planning Layout
- HEYF-5-1130 Rev D Phase 7A Proposed Engineering Layout

2.2. The relevant conditions state:

5. Prior to the commencement of the development hereby approved above slab level, full specification details of the vehicular accesses, driveways and turning areas to serve the dwellings, which shall include construction, layout, surfacing and drainage, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the first occupation of any of the dwellings, the access, driveways and turning areas shall be constructed in accordance with the approved details.

Reason: In the interests of highway safety, to ensure a satisfactory standard of construction and layout for the development in accordance with Policy SLE4 and ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and Government advice in the National Planning Policy Framework.

6. Prior to the first use or occupation of the development hereby permitted, covered cycle parking facilities shall be provided on the site in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The covered cycle parking facilities so provided shall thereafter be permanently retained and maintained for the parking of cycles in connection with the development.

Reason: In the interests of promoting sustainable transport modes in accordance with Policy SLE4 and ESD1 of the Cherwell Local Plan 2011-2031 Part 1 and Government advice in the National Planning Policy Framework.

11. Prior to the commencement of the development hereby approved above slab level, vision splays for the parking spaces adjacent to units 796, 801 and 802 shall be submitted and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved vision splays.

Reason: To ensure that adequate visibility is retained in the interest of road safety in accordance with Government guidance in Section 12 of the National Planning Policy Framework.

### **3. RELEVANT PLANNING HISTORY**

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

08/00716/OUT Outline 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). Refused but Permitted 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. Permitted

10/01619/CAC Demolition of existing structures (as per Conservation Area Consent Schedule and Drawing No. D.0291 38-1). Permitted

13/00153/DISC Discharge of Condition 8 of 10/01642/OUT (Design Codes). Permitted

16/00864/REM Reserved Matters application for 10/01642/OUT - Dorchester Phase 8 (Trident) only. The application represents the provision of 91 residential units of mixed type (dwellings and apartments) and tenure (open market and affordable) with associated gardens, access roads, car parking, landscaping, a local area of play (LAP), utilities and infrastructure. Permitted

16/01904/F Formation of car park and tennis courts with associated landscaping and infrastructure and pedestrian access to Camp Road. Permitted

17/00663/F Construction of roads with associated infrastructure within the Heyford Park development. Permitted

17/00983/REM Reserved matters application to 10/01642/OUT - In respect of Bovis Parcel B4A and B4B to provide 29 open market and 71 affordable dwellings. Permitted

18/00825/HYBRID Demolition of buildings and structures as listed in Schedule 1; Outline planning permission for up to 1,175 new dwellings (Class C3); 60 close care dwellings (Class C2/C3); 929m<sup>2</sup> of retail (Class A1); 670m<sup>2</sup> comprising a new medical centre (Class D1); 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 (Class D1); 925m<sup>2</sup> of community use buildings (Class D2); and 515m<sup>2</sup> of indoor sports, if provided on-site (Class D2); 30m in height observation tower with zipwire with ancillary visitor facilities of up to 100m<sup>2</sup> (Class D1/A1/A3); 1,000m<sup>2</sup> energy facility/infrastructure with a stack height of Pending Consideration up to 24m (sui generis); 2,520m<sup>2</sup> additional education facilities (buildings and associated external infrastructure) at Buildings 73, 74 and 583 for education use (Class D1); creation of areas of Open Space, Sports Facilities, Public Park and other green infrastructure; Change of Use of the following buildings and areas: Buildings 357 and 370 for office use (Class B1a); Buildings 3036, 3037, 3038, 3039, 3040, 3041, and 3042 for employment use (Class B1b/c, B2, B8); Buildings 217, 3102, 3136, 3052, 3053, 3054, and 3055 for employment use (Class B8); Buildings 2010, 3008, and 3009 for filming and heritage activities (Sui Generis/Class D1); Buildings 2004, 2005 and 2006 for education use (Class D1); Buildings 366, 391, 1368, 1443, 2007, 2008 and 2009 (Class D1/D2 with ancillary A1-A5 use); Building 340 (Class D1, D2, A3); 20.3ha of hardstanding for car processing (Sui Generis); and 76.6ha for filming activities (Sui Generis); the continuation of use of areas, buildings and structures already benefiting from previous planning permissions, as specified in Schedule 2; associated infrastructure works including surface water attenuation provision and upgrading Chilgrove Drive and the junction with Camp Road. Resolution to grant subject to s106 – Pending Resolution

19/00438/REM Reserved matters to 10/01642/OUT - Dorchester Phase 5C, comprising the provision of 13 residential units (5 open market and 8 affordable) with associated landscaping, car parking, infrastructure and external works. Location: Phase 5C Camp Road Upper Heyford. Permitted

19/00440/REM Reserved Matters to 10/01642/OUT - Dorchester Phase 8A, comprising the provision of twenty-four affordable residential units with associated landscaping, car parking, infrastructure and external works. Pending Consideration

19/00441/REM Reserved Matters to 13/01811/OUT - Dorchester Phase 5, comprising the provision of seven open market dwellings with associated landscaping, car parking, infrastructure and external works. Permitted

19/00439/REM Reserved matters to 10/01642/OUT - Dorchester Phase 7A, comprising the provision of eleven, two-bed affordable dwellings with associated landscaping, car parking, infrastructure and external works. Permitted

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

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

- Condition 5 Accesses, driveways and turning areas - No safety issues are presented. The following adoptability issues should be noted. • Over-run strip possibly not needed and wider footway could be provided instead. • The drawings specify manholes as opposed to catch pits, but this will be a Thames Water adopted sewer so this may not be an issue. • A couple of trees will require tree pits and commuted sums.
- Condition 6 Cycle parking - Each dwelling is provided with a shed of a suitable size for the storage of bicycles.
- Condition 11 Visibility splays - Visibility splays are adequate.

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. The conditions were all 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 Conditions 5 (full details of accesses, driveways and turning areas), 6 (covered cycle parking facilities) and 11 (vision splays) of 19/00439/REM be discharged based upon the following drawings and information contained therein

- HEYF-5-1276 Phase 7A Construction Details
- 0521-PH7A-104 Rev C External Works
- 0521-PH7A-102 Rev C Planning Layout
- HEYF-5-1130 Rev D Phase 7A Proposed Engineering Layout

Case Officer: Andrew Lewis

DATE: 19 April 2022

Checked By: Andy Bateson

DATE: 19<sup>th</sup> April 2022

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