

**Case Officer:** Andrew Lewis

**Recommendation:** Approve

**Applicant:** Heyford Park Developments Ltd

**Proposal:** Discharge of condition 8 in relation to Trenchard Circle (verification report for phases or sub-phases) of 19/00446/F

**Expiry Date:** 20 April 2022

**Extension of Time:**

## **1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT**

- 1.1. The original permission for this application was submitted as part of a series of amended schemes that sought to provide additional housing at Heyford Park as part of the Growth Deal for Oxfordshire. As a result, the Council received 4 amended reserved matters applications that provided the requisite number of units to comply with the original outline planning permission for Heyford Park (ref: 10/01642/OUT), together with a detailed application (ref: 19/00446/F) for 57 units that amended the number of units around Trenchard Circle and provided an uplift of 41 additional units above what was approved in 2011 under the outline planning permission.
- 1.2. In effect, application 19/00446/F obtained planning permission to develop three separate parcels of land. For clarity these are identified below:

### Phase 5D

- 1.3. The first parcel fronts Camp Road just off the village centre of Heyford Park and is part of an island of 31 units known as Phase 5 consisting of houses and flats, and market and affordable units. Outline planning permission was granted in 2011 (ref: 10/01642/OUT) and subsequently two detailed reserved matters submissions were made and approved. However, things got slightly more complicated when the site, together with other parcels at Heyford Park, were subject of a further detailed full application to intensify the scale of development as part of the Oxfordshire Growth deal.
- 1.4. Phase 5D is a site of 0.29 hectares and comprises of 11 dwellings located on the northern side of the internal east-west estate road of the previously approved proposals for the wider Phase 5 development, as well as on the Dow Street and Camp Road frontages. The units comprise a pair of semi-detached 4-bed units fronting onto Camp Road with a second 4-bed pair fronting Dow Street together with a detached 3-bed unit. A further 3-bed detached unit and two pairs of semi-detached 3-bed units would be located to the northern side of the previously approved internal estate road on Phase 5. The remaining 3-bed unit on this frontage, forms the western end of a terrace of 3 identical units, with the central and eastern end units falling within the proposed Phase 5C development.
- 1.5. Following approval of conditions work started on site last year.

### Phase 8C

- 1.6. The second parcel is on Phase 8 in the Trident area. Here the Phase 8C proposals comprise the erection of 15 apartment units, with associated landscaping and car

parking on a site of 0.25hectares. All the units would be of affordable tenures of which 9 would be 1-bed flats for rent and 6 intermediate of which 3 would be 1-bed and 3 2-bed. The apartments would be provided by way of two 3-storey linked apartment blocks set back from the adjacent Trident Road 3. The apartment blocks would form the southern half of a series of four similar buildings, creating a courtyard of units served by an open car parking court to the east, accessed from the adjacent road.

- 1.7. The northern apartment blocks and areas of the car parking court would be provided in conjunction with amended proposals for the adjacent sub-phase 8A of the wider Phase 8 scheme. Pedestrian access to the apartments would be taken via a series of footpaths created within the retained and enhanced open landscape areas, with access to the surrounding facilities proposed in the Village Centre readily achievable.

### Trenchard Circle

- 1.8. The third parcel is in Trenchard Circle, a relatively self-contained site on the eastern fringe of Heyford Park.
- 1.9. The permission for Trenchard Circle comprises the erection of 31 dwellings with associated car parking and landscaping on a 1-hectare site. The dwellings would be located on the western side of Trenchard Circle immediately along the western and northern site boundaries, opposite the existing retained bungalows in the central part of the wider site.
- 1.10. The dwellings would be laid out via a series of detached, semi-detached and short terraced units, orientated along a linear access road running through the site. Parking for the dwellings would be provided by way of a combination of detached garaging set to the side and rear of units together with open parking to the front of other units. The proposals include the visitor parking at both the northern and southern ends of the internal road, with tree planting along the length of the road and within the open parking areas.
- 1.11. The proposals include that the accommodation would be provided by way of three 4-bed detached units, two 3-bed detached units, seven pairs of semi-detached 3-bed units and four terraces of three 3-bed units. Of these 29 will be market housing with 26 3-bed and 3 4-bed. There will be 2 3-bed affordable intermediate units.
- 1.12. This application relates particularly to the Trenchard Circle parcel.

## **2. RELEVANT PLANNING HISTORY**

- 2.1 The following planning history is considered relevant to the current proposal:
  - 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 (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

- 13/01811/OUT OUTLINE - Up to 60 dwellings and public open space with associated works. Permitted
- 13/00153/DISC Discharge of Condition 8 of 10/01642/OUT (Design Codes). Permitted
- 16/00627/REM Reserved Matters to 13/01811/OUT - Erection of 60 dwellings and public open space with associated works. Permitted
- 16/00196/F Demolition of existing bungalows and erection of 13 dwellings with associated car parking and landscaping. 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
- 17/00663/F Construction of roads with associated infrastructure within the Heyford Park development. Permitted
- 17/00973/REM Reserved Matters application to 10/01642/OUT - Dorchester Phase 5C, comprising the provision of 17 residential units of mixed type (dwelling houses and flats) and tenure (open market and affordable) with associated landscaping, car parking, infrastructure and external works. 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
- 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. Pending Consideration
- 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. Approved
- 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. Approved
- 20/03640/NMA Non-material amendment to 19/00438/REM - amended drawings, amended plot numbers. Approved
- 20/03625/NMA Non-material amendment to 19/00441/REM - amended drawings, amended plot numbers. Approved
- 21/00181/NMA Non-material amendment to 19/00440/REM - Amended roof design to apartment type SPF2(A) via introduction of additional roof gables to add interest; Amended roof design to apartment type SPF3 via introduction of additional roof gables to key elevations; Enlarged lobby area to apartment SPF3 and associated elevational changes; Substitution of cladding for grey render on elevations. Phase 8A only – Pending.

### **3. CONDITIONS PROPOSED TO BE DISCHARGED**

- 3.1 This application relates to application ref: 19/00446/F and to the three parcels described above. Condition 8 of the permission stated:

*“No occupation of any phase or sub-phase of the permitted development shall take place until a verification report for that phase or sub-phase, demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation has been 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.

*Reason: To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework."*

- 3.2 The applicant advises: "Smith Grant LLP (SGP) were instructed to carry out verification of the formation soils across the parcel of land referred to as Trenchard Circle within the Heyford Park development. Site investigation and remedial earthworks including building demolition, removal of hardstanding and remediation of hydrocarbon impacted soils associated with an oil pipeline have been carried out and previously reported by other consultants instructed by us. To comply with the recommendations outlined in the Remedial Completion Report (173042/RCR/001) and to satisfy requirements stipulated in the Remediation Strategy (R1742-R01), validation of the backfilled material and formation soils has been carried out. The submitted report reference R1742d-L20200717 dated 11/08/20 from Smith Grant relates to the Trenchard Circle phase. This demonstrates that the matter has been satisfactorily addressed."

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

- 4.1 The final date for comments was **28<sup>th</sup> March 2022**. The comments raised by third parties are summarised as follows:
- CDC-Environmental Health: Report satisfactory, condition 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. The condition was imposed on the advice of the Council's Environmental Health Officer who has liaised closely with the applicant's consultant on the verification report. They consider the report to be satisfactory and that the condition can be discharged.

#### **6. RECOMMENDATION**

That Planning Condition 8 in relation to Trenchard Circle (verification report for phases or sub-phases) of 19/00446/F be discharged based upon the report reference R1742d-L20200717, dated 11/08/20 from Smith Grant.

Case Officer: Andrew Lewis

DATE: 19 April 2022

Checked By: Andy Bateson

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

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