

Case Officer: Andrew Lewis

Recommendation: Approve

Applicant: C/O AGENT Heyford Park Developments Ltd

Proposal: Discharge of Condition 9 (ducting provision scheme for charging points) of 19/00439/REM

Expiry Date: 17 June 2022

Extension of Time: 17 June 2022

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1 The application site forms part of the land allocated 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.
- 1.2 Outline residential planning permission was granted in 2011 (10/01642/OUT) and subsequently detailed reserved matters submissions were made and approved for 11 dwellings on this parcel of land just north of Heyford Park village centre, in the Trident area.

2. CONDITION PROPOSED TO BE DISCHARGED

- 2.1. Condition 9 states: *“Prior to the commencement of the development hereby approved above slab level, with the exception of works relating to the demolition and site clearance. a scheme for the provision of ducting to facilitate the future installation of electric charging points to serve the residential units with on plot parking provision shall be submitted to and approved in writing by the LPA. The approved scheme shall then be implemented prior to the occupation of the residential unit to which it relates”.*

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 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). Initially refused but subsequently permitted at Appeal.
 - 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 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.
 - 17/00663/F Construction of roads with associated infrastructure within the Heyford Park development. 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. Approved.

4. RESPONSE TO CONSULTATION

4.1 The final date for comments was **4th May 2022**. The comments raised by third parties are summarised as follows:

- OCC-Highways – Objection - The plan EV Charging Strategy Ducting Provisions only shows provision for EV charging to units 449, 451 and 453. All remaining dwellings are not provided for. This contravenes Policy EVI 8 of the County's Oxfordshire Electric Vehicle Infrastructure Strategy, which states: "Where parking is to be provided, planning permission will only be granted for developments if: • Provision is made for EV charging points for each residential unit with an allocated parking space..." The County cannot recommend discharge of this condition until provision for EV charging is made for all dwellings.
- CDC-Environmental Protection: we would like to see ducting for all residential properties with an allocated parking space or driveway. Our standard condition is to say EV charge points (or ducting) for each residential dwelling and this relates to policies SLE 4, ESD 1, ESD 3 and ESD 5 of the adopted Cherwell Local Plan 2011-2031 Part 1.

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 Although not all properties were initially provided with EV charging facilities, the application was subsequently amended to achieve this, thus overcoming the original objections of the Highway Authority and the Environmental Health Officer.

5.3 In such circumstances, Condition 9 can now be discharged.

RECOMMENDATION

That the amended EV Charging Strategy drawing for phase 7a received on 9th June 2022 be approved in accordance with Planning Condition 9 (ducting provision scheme for charging points) of 19/00439/REM.

Case Officer: Andrew Lewis

DATE: 9 June 2022

Checked By: Andy Bateson

DATE: 10th June 2022
