

**Case Officer:** Andrew Lewis

**Recommendation:** Permit

**Applicant:** Heyford Park Developments Ltd

**Proposal:** Discharge of Condition 25 (Contamination Verification Phases 8A & 8C)  
of 10/01642/OUT

**Expiry Date:** 17 June 2022

**Extension of Time:** 17 June 2022

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

- 1.1. This application site is a parcel of land in the Trident Area on the northside of Camp Road on the former RAF/USAF Upper Heyford base. The surrounding area is a residential development approved as part of an earlier phase of the same outline planning permission in the Trident Area, although subsequent applications were submitted as part of a series of amended schemes that sought to provide additional housing as part of the Growth Deal for Oxfordshire. As a result, the Council received 4 amended reserved matters applications that provide the requisite number of units to comply with the original outline planning permission with a s106 agreement for social housing, 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 2010 under the outline planning permission (Ref: 10/01642/OUT).
- 1.2. In terms of the uses on Upper Heyford, the military use ceased in 1994 and since 1998 the site as a whole has accommodated a number of uses in existing buildings, first under temporary planning permissions and latterly under a permanent permission granted on appeal and subsequent applications.
- 1.3. The base was designated a conservation area in 2006, its primary architectural and social historic interest being its role during the Cold War. The nature of the site is defined by the historic landscape character of the distinct zones within the base. The designation also acknowledges the special architectural interest, and as a conservation area, the characteristics which are desirable to preserve or enhance and provides the context and framework to ensure the setting and appearance of sections of the Cold War landscape are preserved. The base was divided into three main functional character areas: Flying Field, Technical and Settlement.
- 1.4. This application comes within the "Technical Site" character zone of the Settlement Area as classified in the Conservation Appraisal which can be summarised as: "This area is characterised by the 'campus' layout of deliberately sited, mix function buildings, in an open setting with organised tree planting. The variation in building type is both a function of their differing use and the fact that there has been continual construction within the site as part of the different phases of development within the airbase. The setting of the 1930s aircraft hangers in an arc on the northern edge of the site provides a visual and physical edge to the site. The access to the Technical Site is dominated by Guardroom (100) and Station Office (52). To the east of these is the impressive 1920s Officers' Mess (74) set within its own lawns. The style of these 1920s, red brick, RAF buildings is British Military. "

- 1.5. In addition to its designation as a Conservation Area, the wider RAF Upper Heyford site also contains a number of Scheduled Monuments identified as 'Cold War Structures' and five listed buildings as noted in the 'RAF Upper Heyford Conservation Area Appraisal' produced by the Council (CDC) in 2006. None of these designated structures are located within the boundary of the application site or in proximity to it. The buildings on this part of the site have all been demolished and consisted of a mix of non-residential uses. The land has been levelled and is ready for development.

## **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). 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 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 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 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 to 10/01642/OUT in respect of Bovis Parcels 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.

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

- 3.1. Condition 25 states: *“Prior to occupation of any new build dwellings, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be 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 “longterm monitoring and maintenance plan”) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority. Reason - The site is underlain by the Great Oolite Limestone (Principal Aquifer) and this site has housed many potentially contaminative activities. We need to ensure that the site has been remediated to a level that ensures no lasting impact to groundwater.”*
- 3.2. A Remediation Completion Report has been prepared by Smith Grant dated 15<sup>th</sup> June 2021 and submitted to discharge the condition.

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

- 4.1 The final date for comments was **4<sup>th</sup> May 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 with the applicant’s consultant on the verification report. They consider the report to be satisfactory and that the condition can be discharged. We accept that recommendation and confirm that Condition 25 to 10/01642/OUT can now be discharged.

### **6. RECOMMENDATION**

That Planning Condition 25 (Contamination Verification Phases 8A & 8C) of 10/01642/OUT be discharged based upon the Validation Completion Report reference R1742B-L12 dated 15<sup>th</sup> June 2021 from Smith Grant.

Case Officer: Andrew Lewis

DATE: 8 June 2022

Checked By: Andy Bateson

DATE: 10<sup>th</sup> June 2022

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