

Case Officer: Andrew Lewis

Recommendation: Permit

Applicant: Heyford Park Developments Ltd

Proposal: Discharge of Condition 33 (detailed scheme of noise assessment and possible sound insulation measures) of 10/01642/OUT in relation to Phases 5C, 7B and 8A only

Expiry Date: 17 June 2022

Extension of Time: 17 June 2022

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application site consists of 3 parcels of land that either front Camp Road or are just off the village centre of the Heyford Park development, in the Trident area.
- 1.2. Outline planning permission was granted in 2011 (Ref: 10/01642/OUT) and subsequently detailed reserved matters submissions were made and approved. Following approval of pre-commencement conditions, work started on site last year.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. Condition no 33 of the permission stated:

“For each phase or sub-phase of the development, no works shall be undertaken until such times as a detailed scheme of noise assessment and possible sound insulation measures for residential units (including a timetable for its implementation) has first been submitted to and approved in writing by the Local Planning Authority. That scheme shall be implemented in accordance with the approved details.”

- 2.2. The application is accompanied by Environmental Noise Survey and Acoustic Design Statement Reports for the three separate parcels.

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). Refused but subsequently 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 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 for up to 60 dwellings and public open space with associated works. Permitted.

- 16/00627/REM Reserved Matters to 13/01811/OUT - Erection of 60 dwellings and public open space with associated works. 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.
- 17/01119/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. 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. Permitted.
- 19/00446/F Erection of up to 57 residential units (Use Class C3) comprising a mix of open market and affordable housing, together with associated works including provision of vehicular and pedestrian accesses, public open space, landscaping, infrastructure and site clearance. Permitted.
- 19/00339/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.
- 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.
- 19/00440/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. Permitted.

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:

- CDC - Environmental Health and Licensing - the noise levels can be achieved using the mitigation stated in the report.

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 reports detail noise surveys undertaken on site and have assessed the impact on the dwellings on each of the three parcels. Appropriate target internal noise levels have been proposed. These are achievable using conventional mitigation measures. Mitigation advice, including the use of suitably specified glazing and ventilation, have been recommended to reduce to a minimum the adverse impact on health and quality life arising from environmental noise.

5.3. The reports all conclude the sites, subject to appropriate mitigation measures, are suitable for residential development in terms of noise.

6. RECOMMENDATION

That Planning Condition 33 of Application Number 10/01642/OUT be discharged for Parcels 5c, 7b and 8a based upon the following reports:

- Heyford Park Phase 5C – Environmental Noise Survey and Acoustic Design Statement Report - ref: 23195/ADS1-5C dated 25th January 2021 prepared by Hann Tucker Associates;
- Heyford Park Phase 7B - ref: 23195/ADS1-7B dated 25th January 2021 prepared by Hann Tucker Associates; and
- Heyford Park Phase 8A - ref: 23195/ADS1-8A dated 25th January 2021 prepared by Hann Tucker Associates.

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DATE: 8 June 2022

Checked By: Andy Bateson

DATE: 10th June 2022
