

Case Officer: Andrew Lewis

Recommendation: Permit

Applicant: Heyford Park Developments Ltd

Proposal: Discharge of condition 45 (finished floor levels) of 10/01642/OUT, in relation to phases 5C and 8A

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 2 parcels of land, Phase 5C fronts Camp Road and Phase 8A is north of the Heyford Park village centre, 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 45 states:

“Before commencement of any phase of development as agreed under the phasing plan (condition 7) details of the existing and proposed levels, including finished floor levels, shall first have been submitted to and approved in writing by the Local Planning Authority. Development shall be implemented in accordance with such approved details.”

- 2.2. The application is accompanied by the following plans:

- Phase 5C Existing levels - unreferenced
- Phases 8A and 8C Existing levels ref-351-20-002
- Woods Hardwick Drawing HEYF-5- 970 M Proposed levels Phase 5C
- Woods Hardwick Drawing HEYF-5-946 N Proposed Levels Phase 8

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 **10th May 2022**. The comments raised by third parties are summarised as follows:

- CDC - Environmental Health and Licensing - No comment.

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 plans do not show any noticeable difference in levels between what was existing and is proposed. No significant issues are raised on these parcels by the height of the development, which is close to the centre of the new settlement and where the developer was encouraged to reflect that in the scale of the buildings.

5.3 Condition 45 can be discharged accordingly in respect to Phases 5C and 8A.

6. RECOMMENDATION

That Condition 45 (finished floor levels) of planning permission 10/01642/OUT, in relation to phases 5C and 8A of Heyford Park be discharged based upon the following plans:

- Phase 5C Existing levels - unreferenced
- Phases 8A and 8C Existing levels ref-351-20-002
- Woods Hardwick Drawing HEYF-5- 970 M Proposed levels Phase 5C
- Woods Hardwick Drawing HEYF-5-946 N Proposed Levels Phase 8

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DATE: 8 June 2022

Checked By: Andy Bateson

DATE: 10th June 2022
