

Case Officer: Andrew Lewis

Recommendation: Permit

Applicant: C/O AGENT Heyford Park Developments Ltd

Proposal: Discharge of condition 10 (Travel Information Pack) of 19/00439/REM

Expiry Date: 30 May 2022

Extension of Time:

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application site forms part of an allocated site for a new settlement in the Local Plan. The site is also within the Mid-Cherwell Neighbourhood Plan area. It is within the RAF Upper Heyford Conservation Area.
- 1.2. The site is a 0.25-hectare parcel of land fronting an existing internal road on the north side of Camp Road, on the former RAF/USAF Upper Heyford base. Until recently it was occupied by a tyre depot and storage unit. To the rear of the site, the land is used as part of the car operations undertaken by BCA. Land south of the access road is currently the subject of a residential development approved as part of an earlier phase of the same outline planning permission in the Trident Area.
- 1.3. The land was originally identified as green infrastructure. However, through discussions with CDC, more appropriate areas of green infrastructure and sports pitch provision were secured at alternative locations within the New Settlement Area. This includes sports provision created to the rear of Heyford Park House, on an area originally identified for residential use (Ref: 16/01904/F). This site is now coming forward to provide residential development, without compromising the quantum of green infrastructure or residential development envisaged by the outline permission (Ref: 10/01642/OUT).
- 1.4. Reserved Matters were granted in 2019. The scheme proposes 11no. affordable rent homes (therefore 100% affordable housing) and contributes to the requirement for 30% affordable housing across the wider development. Parking is provided at the rear of the dwellings, with a mixture of tandem bays and single parking bays. The exception to this is plot 796, where parking is to be provided to the side of the dwelling, in a tandem driveway arrangement.
- 1.5. Groundworks have already commenced.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The submission is seeking to discharge condition 10 of 19/00439/REM that states:

“10. *Prior to the first occupation, a Travel Information Pack shall be submitted to and approved in writing by the LPA. The first residents of each dwelling shall be provided with a copy of the approved Travel Information Pack within 1 calendar month of occupation.*”

- 2.2. A Welcome Pack is submitted, which has been refined from previous examples on other parcels at Heyford Park.

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 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). Consented.

17/00663/F Construction of roads with associated infrastructure within the Heyford Park development application. Permitted.

18/00825/HYBRID Demolition of buildings and structures as listed in Schedule 1; Outline planning permission for up to 1,175 new dwellings (Class C3); 60 close care dwellings (Class C2/C3); 929m² of retail (Class A1); 670m² comprising a new medical centre (Class D1); 35,175m² of new employment buildings, (comprising up to 6,330m² Class B1a, 13,635m² B1b/c, 9,250m² Class B2, and 5,960m² B8); 2.4ha site for a new school (Class D1); 925m² of community use buildings (Class D2); and 515m² of indoor sports, if provided on-site (Class D2); 30m in height observation tower with zipwire with ancillary visitor facilities of up to 100m² (Class D1/A1/A3); 1,000m² energy facility/infrastructure with a stack height of Pending Consideration up to 24m (sui generis); 2,520m² additional education facilities (buildings and associated external infrastructure) at Buildings 73, 74 and 583 for education use (Class D1); creation of areas of Open Space, Sports Facilities, Public Park and other green infrastructure; Change of Use of the following buildings and areas: Buildings 357 and 370 for office use (Class B1a); Buildings 3036, 3037, 3038, 3039, 3040, 3041, and 3042 for employment use (Class B1b/c, B2, B8); Buildings 217, 3102, 3136, 3052, 3053, 3054, and 3055 for employment use (Class B8); Buildings 2010, 3008, and 3009 for filming and heritage activities (Sui Generis/Class D1); Buildings 2004, 2005 and 2006 for education use (Class D1); Buildings 366, 391, 1368, 1443, 2007, 2008 and 2009 (Class D1/D2 with ancillary A1-A5 use); Building 340 (Class D1, D2, A3); 20.3ha of hardstanding for car processing (Sui Generis); and 76.6ha for filming activities (Sui Generis); the continuation of use of areas, buildings and structures already benefiting from previous planning permissions, as specified in Schedule 2; associated infrastructure works including surface water attenuation provision and upgrading Chilgrove Drive and the junction with Camp Road

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.

4. RESPONSE TO CONSULTATION

4.1 The final date for comments was **3 May 2022**.

4.2 OCC Transport Development Control: **No objection** as the Travel Information Pack (TIP) aligns closely with those already approved for other phases at the Heyford Park development.

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.

5.1. The condition was imposed at the request of the County Council. The submitted details are considered acceptable by them and consistent with others previously approved across other areas of the Heyford Park site. It is therefore recommended the TIP should be approved in accordance with the relevant condition.

3. RECOMMENDATION

That Planning Condition 10 (Travel Information Pack) of 19/00439/REM be discharged based upon the submitted Heyford Park, Bicester Travel Plan Welcome Pack.

Case Officer: Andrew Lewis

DATE: 12 May 2022

Checked By: Andy Bateson

DATE: 16 May 2022
