

Case Officer: Lewis Knox

Recommendation: Approve

Applicant: C/O Agent Heyford Park Developments Ltd

Proposal: Discharge of condition 25 (verification report) of 10/01642/OUT

Expiry Date: 27 July 2022

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. This application site is a parcel of land in the Trident Area on the north side of Camp Road, on the former RAF/USAF Upper Heyford air 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 four amended reserved matters applications that provided 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).

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The applicant seeks to discharge condition 25 (Verification report) of outline planning permission Ref: 10/01642/OUT
- 2.2. 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.”*
- 2.3. A validation completion report, prepared by Smith Grant and dated 10th May 2022, has been submitted to the LPA in order to discharge this condition.

3. RELEVANT PLANNING HISTORY

- 3.1. The following planning history is considered relevant to the current proposal:

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

4. RESPONSE TO PUBLICITY

- 4.1 This application has been publicised by way of a site notice displayed near the site and by advertisement in the local newspaper. The final date for comments was **14 July 2022**, although comments received after this date and before finalising this report have also been taken into account.

5. RESPONSE TO CONSULTATION

- 5.1. **CDC Environmental Health:** Raised no objections.

6. APPRAISAL

- 6.1. The original application was EIA development. The original 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.
- 6.2. 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.

7. RECOMMENDATION

That Planning Condition 25 of 10/01642/OUT be discharged based upon the following:

Condition 25:

In accordance with the Validation Completion Report reference R1742B-L13 dated 10th May 2022 from Smith Grant.

Case Officer: Lewis Knox

DATE: 15 July 2022

Checked By: Andy Bateson

DATE: 15th July 2022
