

Case Officer: Lewis Knox

Recommendation: Approve

Applicant: Heyford Park Developments Ltd

Proposal: Partial discharge of condition 18 (demolition scheme) (Phase 10) of 18/00825/HYBRID

Expiry Date: 4 November 2022

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application site forms of part of the former RAF Upper Heyford base. Military use ceased in 1994 and the entire complex is around 520 hectares in size. The application site comprises phase 10 of the residential development of part of the site and consists of some 5.1ha. The development of Phase 10 is to comprise the demolition of existing buildings and removal of existing infrastructure prior to a redevelopment of the site to provide new residential houses with gardens and areas of public open space/park. A current application 22/02255/REM under consideration seeks approval of reserved matters under ref 18/00825/HYBRID for the Phase 10 development of the site.
- 1.2. The former airbase is located approximately 7km northwest of Bicester, 13km southeast of Banbury and 3km southwest of Junction 10 of the M40 Motorway in Oxfordshire. The Airfield lies on the edge of a plateau from which the land falls into the Cherwell Valley.
- 1.3. The former airbase was designated a Conservation Area in 2006, reflecting its key role in the Cold War and the distinctive architecture and layouts which arose from that use. Various buildings and structures within the former airfield are Scheduled as Monuments or Listed Grade II.
- 1.4. The scheme which included condition 32 is 18/00825/HYBRID, was approved on 9th September 2022, comprising in summary some 1,175 new dwellings, 60 close care dwellings, retail, community buildings, employment floorspace and conversion of buildings to that use and a school.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The application seeks to discharge condition 18 (demolition scheme) (phase 10) of 18/00825/HYBRID. At the time of writing, all buildings on the site had already been demolished, so the proposals are now retrospective.

3. RELEVANT PLANNING HISTORY

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

Application:
18/00825/HYBRID

Permitted

9 September 2022

A hybrid planning application consisting of:

- 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);
 - > new primary school building on 2.33 ha site (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 zip-wire with ancillary visitor facilities of up to 100m² (Class D1/A1/A3);
 - > 1,000m² energy facility/infrastructure (sui generis);
 - > 2,520m² additional education facilities (buildings and associated external infrastructure) at Buildings 73, 74 and 583 for education use (Class D1); and
 - > creation of areas of Open Space, Sports Facilities, Public Park and other green infrastructure.
- the change of use of the following buildings and areas:
 - > Buildings 3036, 3037, 3038, 3039, 3040, 3041, and 3042 for employment use (Class B1b/c, B2, B8);
 - > Buildings 217, 3052, 3053, 3054, 3055, 3102, and 3136 for employment use (Class B8);
 - > Buildings 2010 and 3009 for filming and heritage activities (Sui Generis/Class D1);
 - > Buildings 73 and 2004 (Class D1);
 - > Buildings 391, 1368, 1443, 2005, 2006, 2007, 2008 and 2009 (Class D1/D2 with ancillary A1-A5 use);
 - > Building 340 (Class D1, D2 and A3);
 - > 20.3ha of hardstanding for car processing (Sui Generis); and
 - > 76.6ha for filming activities, including 2.1 ha for film set construction and event parking (Sui Generis);
- the continuation of use of areas, buildings and structures already benefiting from previous planning permissions, as specified in Schedule 2; and
- associated infrastructure works, including surface water attenuation provision and upgrading Chilgrove Drive and the junction with Camp Road.

4. RESPONSE TO PUBLICITY

- 4.1 This application has been publicised by way of a site notice displayed near the site. The final date for comments was **8 October 2022**, although comments received after this date and before finalising this report have also been taken into account.
- 4.2 No comments have been raised by third parties.

5. RESPONSE TO CONSULTATION

- 5.1. **CDC Arboriculture:** No comments received.
- 5.2. **CDC Building Control:** No comment to make.
- 5.3. **OCC Land Drainage:** No drainage issues.
- 5.4. **CDC Environmental Health:** Raised no objections.

6. APPRAISAL

- 6.1. Condition 18 – This condition required a scheme of demolition to be submitted to and approved in writing by the LPA prior to the demolition of any building or structure as shown on Plan Ref: P16-0631_34 Q. Notwithstanding the requirements of the condition, the buildings have in fact already been demolished.
- 6.2. This submission has included the requested demolition plan (Ref: URDEMO10). The Council's Environmental Health Officers have been consulted on the application and they have raised no objections to the discharge of the condition based on this information provided.
- 6.3. CDC Arboriculture and Building Control were also consulted as part of the application, and they also raised no objections to the discharge of condition.
- 6.4. The original application was EIA development. This application is considered to build on the EA submitted and approved in the HYBRID consent referenced above. 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.

7. RECOMMENDATION

That Planning Condition 18 of 18/00825/HYBRID be discharged based upon the following:

Condition 18:

In accordance with demolition plan Ref: URDEMO10 as submitted with this application.

Case Officer: Lewis Knox

DATE: 7 December 2022

Checked By: Andy Bateson

DATE: 8th December 2022
