

Case Officer: Richard Greig

Recommendation: Approve

Applicant: Heyford Park Developments Ltd

Proposal: Partial discharge of condition 22 (Construction Method Statement)
(Relates to Phase 10 only) of 18/00825/HYBRID

Expiry Date: 4 November 2022

Extension of Time: 19 July 2023

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The former USAF/RAF Upper Heyford airbase site is located 7km northwest of Bicester, in an isolated rural location, within the parishes of Upper Heyford, Somerton and Ardley.
- 1.2. The former airbase is located at the top of a plateau and is set within otherwise open countryside. Land to the west falls sharply to the Cherwell valley and Oxford Canal (the Canal itself has been designated a Conservation Area). The Grade I listed Rousham Park is located in the valley to the southwest of the site. The Rousham, Lower Heyford and Upper Heyford Conservation Area adjoins the airbase site, whilst the airbase itself has been designated a Conservation Area in view of the international importance of the site and the significant Cold War heritage interest.
- 1.3. There are several designated Scheduled Monuments and listed buildings, and other non-designated heritage assets of national importance on the former airbase site, as well as other unlisted buildings that make a positive contribution to the character or appearance of the conservation area, and much of the airfield is also of ecological importance including a Local Wildlife Site.
- 1.4. The parent permission (planning reference 18/00825/HYBRID) of September 2022 to which this application relates, secured outline consent, in part, for 1,175 dwellings to the Heyford Park settlement, including 140 in Phase 10.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. This application seeks the partial discharge of Condition no.22 (Construction Method Statement - CMS) of planning reference 18/00825/HYBRID in respect of Phase 10 only of the approved Heyford Park development.

3. RELEVANT PLANNING HISTORY

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

Application Reference 18/00825/HYBRID

- Hybrid planning application wherein permission was granted, in part, for 1,175no. new dwellings.
- Approved September 2022.

Application Reference 20/02730/DISC

- Discharge of conditions 6 (Construction Environment Management Plan) & 7 (Construction Traffic Management Plan) of 16/02446/F - Phase 9 Heyford Park.
- Approved July 2021.

4. RESPONSE TO CONSULTATION

4.1 CDC Environmental Health & Licensing

Satisfied that the condition can be discharged.

4.2 CDC Building Control

No comment to make.

4.3 OCC Transport

Requested amendments to the CMS to allow the condition to be discharged. The requested amendments were as follows:

- Deliveries and movement of vehicles outside of peak hours;
- Contact details of Project Manager and Site Supervisor to be provided;
- Pre-commencement Highway Condition Survey; and,
- Communication/contact details for local residents.

5. APPRAISAL

5.1 Condition 22 to planning reference 18/00825/HYBRID requires, prior to development commencing, a CMS for each phase, to be submitted to and approved in writing by the Local Planning Authority, to ensure the environment is protected during construction – in this instance the submission relates to Phase 10 only, at the western end of the former airbase.

5.2 In response to the above and the comments of OCC Transport, an updated CMS has been received which addresses each of the points raised by OCC with the one specified exception of that relating to deliveries and movement of vehicles – those are specified to be undertaken between 7am and 4.30pm, as per those previously agreed under Phase 9 (planning reference 20/02730/DISC). The request by OCC was to avoid peak hours and school pick-up/drop-offs. However, given the comparable agreement under Phase 9 and the resultant impact upon the construction phase likely to arise by limiting movements to 9.30am – 3pm, it is considered unreasonable to impose such a restriction in this instance. Moreover, the measures set out within the CMS are considered adequate to ensure the environment is protected – as required under Condition 22.

6. RECOMMENDATION

That Condition 22 of planning reference 18/00825/HYBRID be discharged in respect of Phase 10 only, based upon the following:

Condition 22:

- Construction Method Statement (CMS) for Development of Phase 10 18/00825/HYBRID – CONDITION 22 Rev – A;
- HIGHWAY CONDITION SURVEY, CAMP ROAD 22/02692/DISC-Heyford Park Phase 10-Discharge of conditions 22 (Construction Management Plan);
- Site Location Plan (DWG no.PH10_TM001 Rev A).

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DATE: 13 July 2023

Checked By: Andy Bateson

DATE: 13th July 2023
