

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Outline planning permission for up to:

- > 1,175 new dwellings (Class C3);
- > 60 close care dwellings (Class C2/C3);
- > 929 m2 of retail (Class A1);
- > 670 m2 comprising a new medical centre (Class D1);
- > 35,175 m2 of new employment buildings, (comprising up to 6,330 m2 Class B1a, 13,635 m2 B1b/c, 9,250 m2 Class B2, and 5,960 m2 B8);
- > new primary school building on 2.33 ha site (Class D1);
- > 925 m2 of community use buildings (Class D2); and 515 m2 of indoor sports, if provided on-site (Class D2);
- > 30m in height observation tower with zip-wire with ancillary visitor facilities of up of 100 m2 (Class D1/A1/A3);
- > 1,000 m2 energy facility/infrastructure (sui generis);
- > 2,520 m2 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.

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, A3);
- > 20.3ha of hardstanding for car processing (Sui Generis); and
- > 76.6ha for filming activities, including 2.1 ha for filming 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.
- associated infrastructure works, including surface water attenuation provision and upgrading Chilgrove Drive and the junction with Camp Road.

Reference number

Date of decision (date must be pre-application submission)

Please state the condition number(s) to which this application relates

Condition number(s)

6. Where any reserved matters submission would not accord with the design principles set down in the Proctor Matthews Upper Heyford (Design) Strategy Document – June 2020, no reserved matters applications shall be determined for any phase of residential development until a new Design Code for that phase of the residential development, as identified in Condition 5 (reserved matters) above, has been submitted to and approved in writing by the Local Planning Authority.

The Design Code shall comprise:

- I. Land use, density, layout of streets and public spaces and character areas.
- II. Landscape, including for the immediate setting of the new settlement, to include retained trees and vegetation, new planting, public open space, amenity space, children's' play areas, sports facilities, footpaths, public spaces, together with adoption arrangements and extent.
- III. Surface water control, including design standards and methodology for sustainable drainage systems, details of specific features, including appropriate options for Sustainable Urban Drainage, swales, together with adoption arrangements and extent; iv) Public realm, including hierarchy of streets and public spaces, characteristics, dimensions, building line and or set backs, materials, means of enclosure, street furniture, including street lighting, and car parking, methods to control traffic speeds and create legibility, together with adoption arrangements and extent;
- IV. Built form, including scale, materials, roof treatment, elevational treatment, treatment of landmark and marker buildings, key frontages and gateways;
- V. Sustainable design, including the measures to be incorporated to ensure that the development complies with at least the minimum Code Level required by the Building Regulations in the Code for Sustainable Homes and to assess the impact this would have on appearance.
- VI. Car and cycle parking, including standards of provision by land use and dwelling type; and
- VII. Waste recycling, including how the Councils standards for individual householders' waste and recycling bins are to be accommodated within the dwelling curtilage and refuse vehicle access to these obtained.

Parcels 12,21 and 23 in particular shall accord with the design principles set down in the Proctor Matthews Upper Heyford (Design) Strategy Document-June 2020

The development shall thereafter be carried out in accordance with the approved Design Codes

Has the development already started?

- Yes
 No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- Yes
 No

If Yes, please indicate which part of the condition your application relates to

Phase 10 only.
Submissions for remaining phases will be made in due course.

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

See attached Design Code by Pegasus Group dated September 2022

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent

The applicant

Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

Declaration

I / We hereby apply for Approval of details reserved by a condition (discharge) as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Neil Cottrell

Date

07/09/2022