

**Case Officer:** Lewis Knox

**Recommendation:** Approve

**Applicant:** Heyford Park Developments

**Proposal:** Discharge of Conditions 6 (parking and manoeuvring areas) and 8 (verification report) of 19/00446/F

**Expiry Date:** 11 November 2022

**Extension Date:** 19 January 2023

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## 1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The original permission for this application was submitted as part of a series of amended schemes that sought to provide additional housing at Heyford Park as part of the Growth Deal for Oxfordshire. As a result, the Council received 4 amended reserved matters applications that provided the requisite number of units to comply with the original outline planning permission for Heyford Park (Ref: 10/01642/OUT), together with a detailed application (Ref: 19/00446/F) for 57 units that amended the number of units around Trenchard Circle and, overall, provided an uplift of 41 additional units above that approved in 2011 under the outline planning permission.
- 1.2. In effect, application 19/00446/F obtained planning permission to develop three separate parcels of land.

## 2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The application seeks to discharge conditions 6 (Parking and Manoeuvring Areas) and 8 (Verification Report) of 19/00446/F.

## 3. RELEVANT PLANNING HISTORY

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

<b>Application: 19/00446/F</b>	Permitted	24 December 2019
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Erection of up to 57 residential units (Use Class C3) comprising a mix of open market and affordable housing, together with associated works including provision of vehicular and pedestrian accesses, public open space, landscaping, infrastructure and site clearance.

## 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 **18 October 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 Protection:** Raised no objections.

5.2. **OCC Highways:** Raised no objections following further discussions.

5.3. **CDC Building Control:** No comments to make.

5.4. **CDC Land Drainage:** No comments.

## 6. APPRAISAL

6.1. Condition 6 – This condition required full specification details (including construction, layout, surfacing and drainage) of the parking and manoeuvring areas to serve the dwelling(s) within the approved phase to be submitted to and approved in writing by the Local Planning Authority. The application included the submission of an engineering layout plan, typical construction details and vehicle tracking.

6.2. OCC initially objected to the discharging of this condition due to layout concerns. It was noted after that initial response that the layout had in fact already been approved during the initial application and the Local Highways Authority concluded at the time that they were acceptable in respect of their parking standards. As such, it was agreed that the concerns initially raised should not be a consideration during the discharge of this condition.

6.3. Following this, the Local Highways Authority removed their objections, as the construction, layout, surfacing and drainage were all considered to be acceptable.

6.4. Condition 8 – This condition required a verification report for the approved phase, demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation to be submitted to and approved, in writing, by the Local Planning Authority. The application included the submission of the requested verification report and associated documents.

6.5. CDC Environmental Protection were consulted on the application and confirmed that the details provided were satisfactory and they therefore raised no objections to the proposed discharge of the condition.

## 7. RECOMMENDATION

That Planning Conditions 6 and 8 of 19/00446/F be discharged based upon the following:

Condition 6:

In accordance with Drawing Nos. HEYF-5-970 N, HEYF/5/971 A and 0521-PHSC-105.

Condition 8:

In accordance with Remedial Completion Report Ref: 173042/RCR/001 and Appendices, Vapour Risk Assessment Ref: R1742d-R02-v1 Final, Verification Report Review & Gap Analysis, Contamination Hotspot, Phase 4 of Urban Regen Remediation Works and Dorchester Phase 5, and Contamination Hotspot: Remediation Works Verification Report.

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DATE: 19 January 2023

Checked By: Andy Bateson

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