

Case Officer: David Lowin

Recommendation: Approve

Applicant: Agent Heyford Park Developments Ltd

Proposal: Partial discharge of Condition 32 (contamination remediation strategy)
(Phase 10 only) of 18/00825/HYBRID

Expiry Date: 28 November 2022

Extension of Time:

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 for the 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 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 Condition 32 of the consent 18/00825/HYBRID requires:

32. No operational development hereby approved shall commence in a phase of development until a remediation strategy to address the risks associated with contamination of that phase has been submitted to, and approved in writing by, the Local Planning Authority.

This strategy shall include the following components:

- i. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

- ii. The results of the site investigation and the detailed risk assessment ref to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- iii. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

(Note: The Environment Agency has reviewed the Hydrock Ground Conditions Desk Study for Heyford Masterplan, Heyford Park, Oxfordshire dated March 2018; Chapters 10 Hydrology and Flood Risk and 11 Ground Conditions and Geology from the Environmental Statement and the Hydrock Flood Risk Assessment and Drainage Strategy for Heyford Park, Upper Heyford dated September 2017 and is satisfied that part 1 of this condition has been fulfilled)

2.2 The application considered here was accompanied by the following two documents.

Heyford Park, Dorchester Living, Phase 10, Development for residential led use. Remediation Strategy, September 2022.

GEO-ENVIRONMENTAL & GEOTECHNICAL ASSESSMENT, (GROUND INVESTIGATION) Report, Phase 10, Heyford Park. Camp Road, OX25 5BS

3. RELEVANT PLANNING HISTORY

- 3.1. The following planning history is considered relevant to the current proposal:
 - 18/00825/HYBRID as described in summary at paragraph 1.4
 - 21/04073/ PREAPP 147 residential dwelling (C3 Use Class) Phase 10. Public Open Space/Play Areas. Ancillary infrastructure.

4 RESPONSE TO PUBLICITY

- 4.1 No comments have been raised by third parties.

5. RESPONSE TO CONSULTATION

- 5.1. Environmental Protection CDC Condition can be discharged.

6. APPRAISAL

- 6.1. The consideration by the Environmental Protection officer of the submitted detailed reports is positive.
- 6.2. 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.

2. **RECOMMENDATION**

That Planning Condition 32 of application 18/00825/HYBRID be partially discharged based upon the following:

Conditions

1. The partial discharge of condition 32 of 18/00825/HYBRID refers to phase 10 of that Hybrid application only.

Reason: for the avoidance of doubt.

2. Operational development of phase 10 of Heyford park shall be undertaken in conformity with:

Heyford Park, Dorchester Living, Phase 10, Development for residential led use. Remediation Strategy, September 2022.

GEO-ENVIRONMENTAL & GEOTECHNICAL ASSESSMENT, (GROUND INVESTIGATION) Report, Phase 10, Heyford Park. Camp Road, OX25 5BS.

Reason: This former RAF base is located over the White Limestone (Great Oolite) that is classified as a Principal Aquifer. Due to the potential for disturbance of historic contamination to impact on groundwater quality, this Principal Aquifer needs to be protected during development of this site.

Case Officer: David Lowin

DATE: 28 October 2022

Checked By: Andy Bateson

DATE: 28th October 2022
