

Case Officer: Lewis Knox

Recommendation: Approve

Applicant: Heyford Park Developments Ltd

Proposal: Discharge of Condition 7 (floor levels) of 18/00825/HYBRID (Phase 10 only)

Expiry Date: 13 April 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 to which this application relates, was a hybrid submission (Ref: 18/00825/HYBRID) which included, in part, an outline consent for 1175no new dwellings.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The application seeks to partially discharge condition 7 (floor levels) of 18/000825/HYBRID in respect to phase 10 only.

3. RELEVANT PLANNING HISTORY

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

Application:	Permitted	9 September 2022
18/00825/HYBRID		

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);
 - > 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.

4. RESPONSE TO CONSULTATION

4.1. **CDC Environmental Protection:** Raised no comments.

4.2. **CDC Building Control:** No adverse comments.

5. APPRAISAL

- 5.1. The parent permission (Ref: 18/00825/HYBRID) was the subject of an Environmental Impact Assessment. The environmental information (as set out under Condition no4), approved under reference 18/00825/HYBRID remains adequate to assess the environmental effects of the development and is considered sufficient for the purpose of this application.
- 5.2. Condition 7 of 18/00825/HYBRID required details of all finished floor levels in relation to existing and proposed site levels and to the adjacent buildings specific to that phase to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development on that phase, in this case phase 10.
- 5.3. The plans do not show any noticeable difference in levels between what was existing and is proposed. No significant issues are raised on these parcels by the height of the development, which is close to the centre of the new settlement and where the developer was encouraged to reflect that in the scale of the buildings.

6. RECOMMENDATION

That Planning Condition 7 of 18/00825/HYBRID be partially discharged (in respect to Phase 10 only) based upon the following:

Condition 7: (Phase 10 only)

In accordance with drawing numbers CUB-RBS-DL-006 and HEYF-5-1300 Rev G.

Case Officer: Lewis Knox

DATE: 12 April 2023

Checked By: Andy Bateson

DATE: 12th April 2023
