

Case Officer: Richard Greig

Recommendation: Approve

Applicant: Heyford Park Developments Ltd

Proposal: Discharge of Condition 5 (access details) of 19/00440/REM

Expiry Date: 12 May 2023

Extension of Time:

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 secured consent for the provision of twenty-four affordable residential units – forming Phase 8A of the Heyford Park development.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. This application seeks to discharge Condition no5 (vehicular accesses, driveways and turning areas) of planning reference 19/00440/REM.

3. RELEVANT PLANNING HISTORY

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

Application Reference: 19/00440/REM

- Reserved Matters to 10/01642/OUT - Dorchester Phase 8A, comprising the provision of twenty four affordable residential units with associated landscaping, car parking, infrastructure and external works.
 - Approved 7 October 2019.

4. RESPONSE TO CONSULTATION

4.1 OCC Highways

'No objection. The Proposed Engineering Layout and Typical Road Details are acceptable.'

5. APPRAISAL

- 5.1 Condition no5 to planning reference 19/00440/REM requires the submission and approval in writing by the Local Planning Authority of details of the vehicular accesses, driveways and turning areas to serve the permitted dwellings.
- 5.2 In response to the above two supporting plans have been submitted, namely 'Proposed Engineering Layout' (DWG noHEYF-5-946 N) and 'Typical Road Details' (Dwg. No. HEYF/5/951 C) specifying the appropriate vehicular accesses, driveways and turning areas, inclusive of the relevant construction, layout, surfacing and drainage details – in accordance with the requirements of Condition no5. Moreover, the details have been deemed acceptable by the Local Highway Authority.
- 5.3 With the above in mind, the details as submitted are considered acceptable and in the interests of highway safety ensure a satisfactory standard of construction and layout for the development – as required by Condition no5 to planning reference 19/00440/REM.

6. RECOMMENDATION

That Planning Condition no5 of Application Reference 19/00440/REM be discharged based upon the following:

Condition no.5:

In accordance with:

- Proposed Engineering Layout (Dwg. No. HEYF-5-946 N)
- Typical Road Details (Dwg. No. HEYF/5/951 C)

Case Officer: Richard Greig

DATE: 11 April 2023

Checked By: Andy Bateson

DATE: 11th April 2023
