

Case Officer: Richard Greig

Recommendation: Approve

Applicant: Elgin Investments Ltd

Proposal: Discharge of condition 10 (Contamination) of 16/02446/F

Expiry Date: 5 July 2023

Extension of Time: 5 July 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 towards the eastern end of the old airbase.
- 1.4. The parent permission (planning reference 16/02446/F) of April 2020 to which this application relates, secured planning permission for 296no. dwellings to the southwest of the former airbase site on the south side of Camp Road – known as Phase 9 of the Heyford Park development.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. This application seeks the discharge of Condition no.10 (risks associated with contamination) of planning reference 16/02446/F in respect of Phase 9 of the Heyford Park development.

3. RELEVANT PLANNING HISTORY

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

Application Reference: 16/02446/F

Erection of 296 residential dwellings (Use Class C3) comprising a mix of open market and affordable housing, together with associated works including provision of new and amended vehicular and pedestrian accesses, public open space, landscaping, utilities and infrastructure, and demolition of existing built structures and site clearance works;

- Heyford Park, Camp Road, Upper Heyford, Bicester, OX25 5HD
- Approved April 2020.
- Application Reference: 20/02729/DISC
- Discharge of condition 10 (contamination remediation strategy) of 16/02446/F;
- Heyford Park (Phase 9A and 9B) Camp Road Upper Heyford Bicester OX25 5HD;
- Approved January 2022.

Application Reference: 21/03858/DISC

- Discharge of condition 10 (Remediation Strategy) of 16/02446/F;
- Phases 9C, 9D, 9E, 9F and 9G, Heyford Park, Camp Road, Heyford Park, Bicester, OX25 5HD;
 - Approved January 2022.

4. RESPONSE TO CONSULTATION

CDC Environmental Protection

- 4.1 *'I have reviewed the Remediation Earthworks Completion Report May 2023, Referenced R1742-R23-v4. Based on the conclusions and the recommendations for further work outlined in the report condition 10 can be discharged. On completion of all the works a verification report will need to be submitted as required by condition 22.'*

5. APPRAISAL

- 5.1 Condition no.10 to planning reference 16/02446/F requires the submission and approval in writing of a remediation strategy (RS) to deal with the risks associated with contamination to protect and prevent the pollution of groundwater from potential pollutants associated with current and previous land uses.
- 5.2 The original application (ref: 16/02446/F) was EIA development and the EIA is considered sufficient for the purpose of considering the information provided for this condition discharge and it has been taken into account in considering this subsequent application.
- 5.3 In response to initial consultee concerns, a revised RS for Phase 9 has now been received. This submission follows the previous discharge of Condition no10 issued under planning reference 20/02729/DISC and 21/03858/DISC in respect of Phases 9A, 9B, 9C, 9D, 9E, 9F and 9G.
- 5.4 The RS has been updated *'to include the additional formation testing and aggregate stockpile sampling following additional limited preparatory works within areas not previously accessible'*.
- 5.5 The RS comprises a preliminary risk assessment; site investigation scheme; the findings of the risk assessment and site investigation scheme; and a verification plan wherein the respective details have met with the satisfaction of CDC Environmental Protection.
- 5.6 With the above in mind the RS is considered acceptable in dealing with the risk associated with contamination in the interests of protecting and preventing pollution of groundwater – in accordance with the requirements of Condition no.10.

6. RECOMMENDATION

That Planning Condition no.10 of Application Reference 16/02446/F be discharged based upon the following:

Condition 10:

In accordance with the Heyford Park Dorchester Living: Phase 9 Remediation Earthworks Completion report for Urban Regen Ltd. & Dorchester Living, dated May 2023 (Report Ref: R1742-R23-v4).

Case Officer: Richard Greig

DATE: 30 June 2023

Checked By: Andy Bateson

DATE: 3rd July 2023
