

Case Officer: Richard Greig

Recommendation: Approve

Applicant: C/O Agent Heyford Park Developments Ltd

Proposal: Part discharge of condition 33 (Verification Report) of 18/00825/HYBRID
- Phase 10 only

Expiry Date: 28 August 2023

Extension of Time: N/A

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 18/00825/HYBRID) of September 2022 to which this application relates, secured outline consent, in part, for 1,175 dwellings to the Heyford Park settlement, including 140 in Phase 10.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. This application seeks the partial discharge of Condition no.33 (Verification Report) of planning reference 18/00825/HYBRID in respect of Phase 10 only of the approved Heyford Park development.

3. RELEVANT PLANNING HISTORY

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

Application Reference 18/00825/HYBRID

- Hybrid planning application wherein permission was granted, in part, for 1,175no. new dwellings.
- Approved September 2022.

Application Reference 22/030/17/DISC

- Partial discharge of Condition 32 (contamination remediation strategy) (Phase 10 only) of 18/00825/HYBRID.
- Approved October 2022.

4. RESPONSE TO CONSULTATION

4.1 CDC Environmental Health

'Having read the reports provided, I am satisfied that the condition can be partially discharged provided that the recommendations in the reports are carried out and written confirmation is received once they have been completed.'

5. APPRAISAL

- 5.1. Condition no.33 to planning reference 18/00825/HYBRID requires, prior to occupation, a verification report, to be submitted to and approved in writing by the Local Planning Authority, to ensure the development does not impact upon the groundwater quality of the Principal Aquifer (Great Oolite White Limestone) – in this instance the submission relates to Phase 10 only, at the western end of the former airbase.
- 5.2. In response to the above, a Verification Report has been submitted which includes the results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. Moreover, the verification report has met with the satisfaction of CDC Environmental Health.
- 5.3. Accordingly, the submitted verification report is considered to demonstrate the completion of works set out in the approved remediation strategy approved under Condition no.32 of planning reference 18/00825/HYBRID, ensuring the development of Phase 10 does not impact upon the groundwater quality of the Principal Aquifer – as required by Condition no.33.

6. RECOMMENDATION

That Planning Condition no.33 of Application Number 18/00825/HYBRID be discharged for Phase 10 only based upon the following:

Condition no.33

In accordance with:

- Heyford Park Dorchester Living: Phase 10 East Remediation Earthworks Completion Report for Urban Regen Ltd & Dorchester Living, May 2023 (Report Ref: R1742-R24-v2).

Case Officer: Richard Greig

DATE: 2 August 2023

Checked By: Andy Bateson

DATE: 3rd August 2023
