

**Case Officer:** Lewis Knox

**Recommendation:** Approve

**Applicant:** C/O Agent Heyford Park Developments Ltd

**Proposal:** Discharge of Condition 33 (scheme of noise assessment and possible sound insulation measures) of 10/01642/OUT

**Expiry Date:** 26 September 2023

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## **1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT**

- 1.1. The application site forms part of an allocated site for a new settlement in the Local Plan. The site is also within the Mid-Cherwell Neighbourhood Plan area. It is within the RAF Upper Heyford Conservation Area.
- 1.2. The site is a 0.25-hectare parcel of land fronting an existing internal road on the north side of Camp Road, on the former RAF/USAF Upper Heyford base. Until recently it was occupied by a tyre depot and storage unit. To the rear (N) of the site, the land is used as part of the car operations undertaken by BCA on part of the Flying Field south of the runway. Land south of the access road is currently the subject of a residential development approved as part of an earlier phase of the same outline planning permission in the Trident Area.
- 1.3. The land was originally identified as green infrastructure. However, through discussions with CDC, more appropriate areas of green infrastructure and sports pitch provision were secured at alternative locations within the New Settlement Area. This includes sports provision created to the rear of Heyford Park House, on an area originally identified for residential use (Ref: 16/01904/F). This site is now coming forward to provide residential development, without compromising the quantum of green infrastructure or residential development envisaged by the outline permission (Ref: 10/01642/OUT).
- 1.4. Reserved Matters were granted in 2019. The scheme proposes 11no. affordable rent homes (i.e., 100% affordable housing) and contributes to the requirement for 30% affordable housing across the wider development. Parking is provided at the rear of the dwellings, with a mixture of tandem bays and single parking bays. The exception to this is plot 796, where parking is to be provided to the side of the dwelling, in a tandem driveway arrangement.

## **2. CONDITIONS PROPOSED TO BE DISCHARGED**

- 2.1. The applicant seeks to discharge condition 33 (scheme of noise assessment and possible sound insulation measures) of 10/01642/OUT.

## **3. RELEVANT PLANNING HISTORY**

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

10/01642/OUT Outline proposed new settlement of 1,075 dwellings including the retention and change of use of 267 existing military dwellings to residential use

Class C3 and the change of use of other specified buildings, together with associated works and facilities, including employment uses, a school, playing fields and other physical and social infrastructure. Permitted.

#### **4. RESPONSE TO PUBLICITY**

4.1 This application has not been publicised.

#### **5. RESPONSE TO CONSULTATION**

5.1. **CDC Environmental Health:** Raised no objection to the proposed discharge.

#### **6. APPRAISAL**

6.1. Condition 33 – This condition required a detailed scheme of noise assessment and possible sound insulation measures for the residential units (including a timetable for implementation) to be submitted to and approved in writing by the Local Planning Authority.

6.2. This submission included an Environmental Noise Survey and Acoustic Design Statement Report Ref: 23195/ADS1-7A-Rev2 dated 7 June 2023. Cherwell District Council Environmental Health Officers were consulted on the application, and they were satisfied with the information provided within the report and recommended that the condition be discharged based upon this information.

6.3. On the basis of that guidance and recommendation it is concluded that condition 33 can be satisfactorily discharged.

#### **7. RECOMMENDATION**

That Planning Condition 33 of 10/01642/OUT be discharged based upon the following:

Condition 33:

In accordance with Environmental Noise Survey and Acoustic Design Statement Report Ref: 23195/ADS1-7A-Rev2 dated 7 June 2023.

Case Officer: Lewis Knox

DATE: 19 September 2023

Checked By: Andy Bateson

DATE: 19<sup>th</sup> September 2023

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