

Case Officer: Chris Wentworth

Recommendation: Approve

Applicant: Heyford Park Developments Ltd

Proposal: Partial discharge of Condition 6 (parking and manoeuvring areas) (Phase 8C Only) of 19/00446/F

Expiry Date: 2 October 2023

Extension of Time: 11 October 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 (Ref: 19/00446/F) to which this application relates secured consent for the provision of 57 residential units, comprising a mix of open market and affordable housing, set across three parcels of land, namely Dorchester Phases 5D and 8C, together with Trenchard Circle.
- 1.5. Phase 8C consists of 15 apartment units, with associated landscaping and car parking on a site of 0.25 hectares.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. This application seeks to partially discharge Condition 6 (parking and manoeuvring areas) of planning reference 19/00446/F in respect to Phase 8C only.

3. RELEVANT PLANNING HISTORY

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

Application 19/00446/F

- Erection of up to 57 residential units (Use Class C3) comprising a mix of open market and affordable housing, together with associated works including

provision of vehicular and pedestrian accesses, public open space, landscaping, infrastructure and site clearance.

- Approved 24 December 2019.

DISCHARGE OF CONDITION 4 (Remediation) to all three land parcels

Application 20/02393/DISC (Trenchard Circle only)

- Discharge of condition 4 (contamination and remediation) of 19/00446/F.
- Approved 7 February 2022.

Application 20/00128/DISC (Phase 5D and 8C only)

- Discharge of Condition 4 (Remediation) of 19/00446/F.
- Approved 24 February 2023.

DISCHARGE OF CONDITION 8 (Verification) to two of three land parcels

Application 20/01941/DISC (Phase 5D only)

- Partial discharge of condition 8 (verification report) of 19/00446/F - Phase 5D Only.
- Approved 24 February 2023.

Application 22/00592/DISC (Trenchard Circle only)

- Discharge of condition 8 in relation to Trenchard Circle (verification report) of 19/00446/F.
- Approved 19 April 2022.

4. RESPONSE TO CONSULTATION

4.1 OCC Highways - Objection

- When assessing the tracking diagrams for the parking and manoeuvring areas outlined, the tracking vehicle was observed crossing over into adjacent spaces or verges when entering and exiting parking spaces. The infringements are located in the following plans:
 - PH8A space 420.
 - PH8A - vehicle crosses onto verge close to footway.
- Vehicle tracking must show vehicles making the manoeuvres without crossing into adjacent parking spaces or verges.
- The design and layout for Phase 8C (Trident area) has been technically approved for the s38 design.

5. APPRAISAL

- 5.1 As referenced above this submission seeks to partially discharge condition 6 in relation to phase 8C only.
- 5.2 Condition 6, wherein the parent permission requires the submission and approval of full specification details of the parking and manoeuvring areas to serve the dwellings. In response to the above the applicant has specified by means of a series of detailed drawings, the construction, layout, surfacing and drainage associated to the respective parking and manoeuvring areas to serve the dwellings.
- 5.3 It is noted that OCC Highways have objected to the submission on the basis that the tracking vehicle is observed crossing over into a small part of one parking space (no. 420) and vehicle tracking also crosses onto part of a verge close to, but not onto a footway on one other part of the site.

5.4 However, it is also noted that the final design, including these parking and manoeuvring areas, have already been agreed by OCC as Highway Authority within their approved S.38 design. As such, given the minimal tracking issues identified above and the fact that the wider S.38 design has already been approved, the proposals are deemed consistent and to be acceptable in the interests of highway safety, by ensuring the provision of adequate off-street car parking and manoeuvring areas, in accordance with the requirements of condition 6.

6. RECOMMENDATION

That Planning Condition 6 of approval 19/00446/F be discharged in relation to phase 8C only based upon the following:

Condition No.6:

In accordance with:

- Trident Roads Surface Finishes (DWG No: HEYF-5-1002 ZD)
- Typical Road Details (DWG No: HEYF/5/951 C)
- Tracking (DWG No: HEYF-5-948 C)
- Proposed Engineering Layout (DWG No: HEYF/5/946 N)
- Typical Road Details (DWG No: HEYF/5/1006 L)
- Engineering Sheet 1 (DWG No: HEYF/5/1009 M)
- Engineering Sheet 2 (DWG No: HEYF/5/1010 H)
- Engineering Sheet 3 (DWG No: HEYF/5/1011 N)
- Engineering Sheet 4 (DWG No: HEYF/5/1012 K)
- Engineering Sheet 5 (DWG No: HEYF/5/1013 L)
- Engineering Sheet 6 (DWG No: HEYF/5/1014 H)

Case Officer: Chris Wentworth

DATE: 10th October 2023

Checked By: Andy Bateson

DATE: 11th October 2023
