

26th January 2024

Mr Chris Wentworth MRTPI
Principal Planner – Major Projects (North)
Development Management Division
Communities Directorate
Cherwell District Council
Bodicote House
Bodicote
Banbury
OX15 4AA

Dear Mr Wentworth,

Re: Planning application 23/02827/F

I write on behalf of Upper Heyford LP in relation to the above planning application. The planning application seeks full planning permission for the following development;

“Use of the eastern part of the southern taxiway and the adjacent Hush House building (Building 1368) for car processing operations plus associated works and portable buildings. Planning permission is sought for a 5-year period. Location: Land At Heyford Park, Camp Road, Upper Heyford, Oxfordshire, OX25 5HD”

We have reviewed the responses from technical consultees and Parish Councils and will respond on outstanding matters in turn, so as to enable Officers to make a positive recommendation.

As a starting point, it is important to reiterate that the application site abuts land (located to the immediate west) which has a long-established use for car processing following the lead appeal decision (08/00716/FUL/ APP/C3105/A/08/2080594).

The application site itself has been the subject of a succession of temporary permissions for car processing. In this case, the proposal is accompanied by defined ‘end user’.

In addition, the hybrid planning permission 18/00825/Hybrid grants planning permission for car processing in the central part of the wider Heyford Park on an envelope of 20.3 ha.

The outstanding matters are now considered in turn;

Updates to Planning Statement (dated October 2023)

- To clarify, the actual area of hardstanding within the application site is 6.5 ha.
- Monday to Friday operating hours would be 07:00 to 17:30. Outside of this, weekend hours would be ad hoc although on a significantly reduced basis
- Approximately 3800 cars would be processed at the application site.
- The number of FTE Members of staff associated with the application site would be 40.
- The Planning Statement was dated October 2023 and refers to the previous version of the NPPF.

- The revised NPPF was issued on 19th December 2023 and sets out the government's planning policies for England and how these are expected to be applied.
- Taken in its entirety, it is considered that the revised NPPF does not raise any new considerations relevant to the determination of this planning application. Moreover, the NPPF continues to place significant weight on the need to support economic growth and productivity.
- The summary and conclusions set out in Section 8 of the October 2023 Planning Statement remain entirely valid.

OCC Transport Schedule response dated 28/11/23

The consultation response raised objections on two grounds, namely the assessment of HGV movements along Camp Road and the impact of the proposal on specific S106 requirements.

Since the receipt of these comments, there has been further discussion with OCC and CEVA Logistics. This has included detailed interrogation of HGV data.

It is important to emphasise that paragraph 115 of the NPPF states that "...Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe...."

In response, the following documents are enclosed with this letter.

- An updated Transport Statement dated January 2024 which demonstrates that the proposal is acceptable in highway terms.
- A letter dated from Eversheds Sutherland which clarifies the relationship between the application proposals and the S106 Obligations which apply to planning permission 18/00825/HYBRID. The letter also summarises the planning history of Heyford Park.
- A Phasing Schedule, to be read in conjunction with the Eversheds Sutherland letter.
- The tenant will enter into a routeing agreement in the form of the current agreed site wide version.

Environmental Heath – response dated 13/11/23

We would make the following points;

- No noise, odour or air quality conditions were imposed on any of the earlier temporary permissions (20/03638/F), 18/02169/F, 13/01599/F) which in themselves followed on from the 2012 approval (12/00040/F).
- Taken together, those consecutive permissions represented a lengthy and substantial 'trial run' to enable the effects of the use to be understood.
- The acceptability of the car processing was reviewed by the LPA on a number of occasions and was considered to be acceptable, subject to conditions.
- As stated above, none of the conditions imposed on the above permissions related to noise, odour or air quality.
- Building 366 enjoys the benefit of a lawful B2/B8 use. This is reaffirmed by planning permission reference 18/00825/HYBRID.
- Building 366 would be used as a bodyshop/ workshop for the CEVA business. The proposed bodyshop/ workshop function would fall within the lawful use of the building.

- On lighting, the application identifies floodlight/ CCTV tower locations and their height and the application particulars demonstrate that they would not result in harm. Details of their exact external appearance can be conditioned.

Parish Council Comments

The updated Transport Statement follows detailed discussion with the Highway Authority and CEVA and addresses the technical highway impacts of the proposal raised by local Parish Councils and the MCNP. In addition, the letter from Eversheds Sutherland clarifies the situation regarding existing S106 Obligations, including the Chilgrove Drive access.

In terms of additional points, Heyford Park Parish Council notes the increased employment that would arise from the application. The economic benefits that would arise from the proposal are considered to be significant, as amplified in the Planning Statement accompanying the application.

In the event that OCC confirm that highway matters have been addressed in full, we would respectfully submit that the application is determined under delegated powers.

In view of the foregoing comments, and associated supporting documentation, it is concluded that the application is acceptable in all respects and would respectfully invite Officer support.

Please do not hesitate to contact me if you require any additional information . We would also be happy to organise a short follow up meeting on MS Teams or in person once the LPA and OCC have digested the information.

I would also be grateful if you could acknowledge safe receipt of this e-mail. I have also copied Roger Plater at OCC in as a key consultee so he has early visibility of the additional information.

Yours sincerely,



Neil Cottrell
Senior Planning Manager

