|  |  |
| --- | --- |
| **Parcel B3 adjacent to Camp Road and North of Dacey Drive, Upper Heyford** | **18/00104/NMA** |
| **Case Officer:**  | Gavin Forrest | **Recommendation:** Approval  |
| **Applicant:**  | Bovis Homes Limited |
| **Proposal:**  | Non-Material Amendment to 10/01642/OUT and amendments to application 15/01209/REM-House type substitution to 5 plots. |

**Expiry Date:** 7th September 2018

1. **APPLICATION SITE AND LOCALITY**
	1. The application relates to a large residential development situated at Heyford Park, Upper Heyford. The alterations relate to Parcel B3 of the larger scheme. The area of amendments are situated adjacent to Camp Road and North of Dacey Drive. The approved development comprises up to 1075 dwellings .
2. **DESCRIPTION OF PROPOSED DEVELOPMENT**
	1. The application seeks consent for the adjustment of 5 plots in total within plots 255,259,260, 261 and 262. The proposed dwellings will ultimately remain in the same position and the within the same orientation as approved as are the entrance points, garage positions and parking allocation. The proposed variation of the dwelling types will not change the height or finish of the dwellings and will not impact on the other previously imposed conditions or Section 106 agreement.
3. **RELEVANT PLANNING HISTORY**
4. The following planning history is considered relevant to the current proposal:

|  |  |  |
| --- | --- | --- |
| Application Ref. | Proposal | Decision |
| 10/01642//OUT16/00864/REM  | Outline - Proposed new settlement of 1075 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.Reserved Matters Application for 10/01642/OUT - Dorchester Phase 8 (Trident) only. The application represents the provision of 91 residential units of mixed type (dwellings and apartments) and tenure (open market and affordable) with associated gardens, access roads, car parking, landscaping, a local area of play (LAP), utilities and infrastructure. | Application PermittedApplication Permitted |

1. **PRE-APPLICATION DISCUSSIONS**
2. No pre-application discussions have taken place with regard to this proposal.
3. **APPRAISAL**
	1. The proposed changes both individually and cumulatively are considered to be non-material and are also considered to not have a detrimental impact on the area, the Conservation Area or the overall general scheme. The proposals are considered to remain in keeping with the character of the local and wider area. The schemes will not detract from the visual or residential amenity previously approved and will be of a design and proportion which relates to the neighbouring properties.
4. **Conclusion**

In summary, having regards to the proposed changes and for the reasons above, the proposed changes are considered to fulfil the criteria for non-material amendments.

1. **Recommendation -** Approve

|  |  |  |
| --- | --- | --- |
| Case Officer:  | Gavin Forrest | DATE: 04.09 .2018 |
| Checked By:  |  | DATE:  |