

Case Officer: Andrew Lewis

Recommendation: Approve

Applicant: Dorchester Group

Proposal: Discharge of Condition 54 of 10/01642/OUT - Travel plan

Expiry Date: 24 April 2012

Extension of Time: 15 April 2022

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application site for this proposal is part of the former RAF/USAF Upper Heyford base. It measures approximately 76.3 hectares in size, the Heyford base being approximately 505 hectares in total. In terms of the uses on site, its military use ceased in 1994. Since 1998 it has effectively functioned as a self-contained settlement under the ownership first of the North Oxfordshire Consortium and then by the current applicants, the Dorchester Group. In that period the base has created approximately 1,000 jobs and homes for around 2,250 residents
- 1.2. Application 10/01642/OUT sought outline permission for new buildings and development together with changes of use in certain buildings, with the broad details being set out in a series of parameter plans. This form of hybrid application was unusual in a conservation area but reflected the nature of the previous submission (allowed on appeal - see planning history below) in seeking to create a new settlement of up to 1,075 dwellings with associated infrastructure.
- 1.3. The flying field was not part of this application and the uses and development permitted upon it at the appeal were implemented by the applicants under the appeal permission. The main reason for the fresh application arose from the desire of the applicant to retain more buildings on site. As a result, a new masterplan was drawn up which, whilst similar to the one considered at appeal, was modified. The most significant changes were a new area of open space centred on the parade ground, the retention of a large number of former military dwellings including 253 bungalows, and more of the heritage buildings, the demolition of which was previously consented. The retention of these buildings at their existing low density has meant the masterplan has expanded the development area west, on to the sports field.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. This application seeks to discharge condition 54 of planning permission reference 10/01642/OUT, which states:

"The development hereby permitted shall not commence until such time as a detailed Travel Plan for each phase of the proposed development, to cover residential and non-residential uses, including the construction phases (including a timetable for its implementation), has been submitted to and agreed in writing by the Local Planning Authority. The Travel Plan shall be implemented in accordance with those details."

- 2.2. The application included a Framework Travel Plan which has been revised on a number of occasions, most recently 17th February 2022.
- 2.3. The most recent changes included:

- Green Travel Vouchers increased to £300 for all proposed dwellings at Heyford Park i.e., ultimately 2,819 properties;
- Green Travel Vouchers also increased for the existing employees working at Heyford Park i.e., ultimately 2,700 employees; and
- An increase of Travel Information Packs to provide one for every dwelling, an ultimate total of 2,819 copies.

3. RELEVANT PLANNING HISTORY

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

- 08/00716/OUT - Application for new settlement of 1,075 dwellings, together with associated works and facilities including employment uses, community uses, school, playing fields and other physical and social infrastructure (as amended by plans and information received 26.06.08). Initially Refused but subsequently Allowed at appeal;
- 10/01642/OUT - 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 CONSULTATION

4.1 The final date for comments was **8th March 2022**. The comments raised by third parties are summarised as follows:

- OCC Highways - Amendments requested in the County's initial response have subsequently been satisfactorily included. The financial value of Green Travel Vouchers has now been equalised between the permitted scheme and the later Policy Villages 5 scheme. The value of Green Travel Vouchers for residential dwellings and employment places is acceptable. The Travel Plan is now acceptable. No objections.

5. APPRAISAL

5.1. The original application was EIA development. Therefore, the EIA is considered sufficient for the purpose of considering the information provided for this condition and it has been taken into account in considering this subsequent application.

5.2. A framework travel plan was revised and submitted on 17th February 2022 as requested by the Highway Authority as set out above.

RECOMMENDATION

That the Framework Travel Plan, Heyford Park, Bicester – Ref: 20-307-20 Rev.04 dated 14th February 2022 be approved in accordance with Planning Condition 54 of planning permission reference 10/01642/OUT.

Case Officer: Andrew Lewis

DATE: 12 April 2022

Checked By: Andy Bateson

DATE: 13th April 2022