1. **Application Site and Locality**

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| 1.1 | The application site for this proposal is part of the former RAF/USAF Upper Heyford base.Over the last 10 years numerous applications have been made seeking permission to either develop the whole site or large parts of it. The most significant was application ref 08/00716/OUT. Following a major public inquiry that commenced in September 2008 the Council received the appeal decision in January 2010 that allowed “A new settlement of 1075 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).” This permission included the flying field and the uses and development permitted upon it at the appeal have been implemented under the appeal permission. |
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| 1.2 | The development of the settlement and technical areas was delayed as the masterplan was refined. As a result, a new masterplan was drawn up which, whilst similar to the one considered at appeal, has been modified. The main reason for a fresh application arose from the desire of the applicant to retain more buildings on site. Apart from that, the most significant changes are a new area of open space centred on the parade ground, the retention of a large number of dwellings including 253 bungalows and more of the heritage buildings, the demolition of which was previously consented. |
| 1.3 | The revised masterplan was submitted as part of the outline application for “Proposed new settlement for 1075 dwellings, together with associated works and facilities, including employment uses, a school, playing fields and other physical and social infrastructure” and granted permission on 22nd December 2011 (ref 10/01642/OUT).  |
| 1.4 | Located to the south side of Camp Road the site is part of the first residential phase of development undertaken by Dorchester, the applicants. These are primarily large individual houses designed to reflect the officer’s houses on the north side of Camp Road, in an arts and crafts style. They are set back from the main road due to a line of trees that were retained to preserve and maintain the character and appearance of the area. These houses have been built and are occupied. |

1. **Description of Proposed Development**
	1. The proposal is to introduce a further parking space on the frontage accessed from the private driveway that serves this group of houses. It would be slotted between two silver birch trees reflective of parking provision elsewhere on the frontage of Camp Road. The land has been grassed and it is proposed to construct a geoweb base with a surface of unbound gravel.
2. **Relevant Planning History**

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| --- | --- | --- |
| App Ref | Description | Status |
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|  |  |  |
| 08/00716/OUT | OUTLINE application for new settlement of 1075 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). |
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| 10/01642/OUT | 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 | PER |
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|  |
| 13/01394/REM | Reserved Matters to Outline application (10/01642/OUT) - Erection of 30 dwellings with associated car parking, infrastructure, landscaping and other works | PER |

1. **Publicity**
	1. The application was publicised by way of neighbour notification letters and a notice displayed near to the site. The comments raised by third parties are summarised as follows:

18 Hart Walk-Objects: Not in keeping with frontage and endanger birch trees.

1. **Response to Consultation**
	1. Upper Heyford Parish Council: No objection
	2. Oxfordshire County Council: No objection
	3. Other Consultees: CDC Tree Officer-No Objection
2. **Relevant National and Local Planning Policy and Guidance**

**Development Plan Policies**

The Cherwell Local Plan 2011-2031 - Part 1 was formally adopted by Cherwell District Council on 20th July 2015 and provides the strategic planning policy framework for the District to 2031.  The Local Plan 2011-2031 – Part 1 replaced a number of the ‘saved’ policies of the adopted Cherwell Local Plan 1996 though many of its policies are retained and remain part of the development plan. The relevant planning policies of Cherwell District’s statutory Development Plan are set out below:

Cherwell Local Plan 2011 - 2031 Part 1

VIL5 - Former RAF Upper Heyford

ESD15 - The Character of the Built Environment

ESD13 - Local Landscape Protection and Enhancement

ESD3 - Sustainable Construction

Cherwell Local Plan 1996 (Saved Policies)

C28 - Layout, design and external appearance of new development

C30 - Design of new residential development

**Other Material Planning Considerations**

National Planning Policy Framework (The Framework)

Planning Practice Guidance (NPPG)

RAF Upper Heyford Conservation Appraisal 2006 (UHCA)

In addition a design code was approved in October 2013 in order to comply with Condition 8 of planning permission 10/010642/OUT. This was required to “to ensure that the subsequent reserved matters applications are considered and determined by the Local Planning Authority in the context of an overall approach for the site consistent with the requirement to achieve a high quality design as set out in the Environmental Statement, the Revised Comprehensive Planning Brief for the site, and Policies UH4 of the Non Statutory Cherwell Local Plan, H2 of the Oxfordshire Structure Plan 2016 and comply with Policies CC6, CC7 and H5 of the South East Plan 2009.”

1. **Appraisal**

The key issues for consideration in this case are:

* Relevant planning history including principle
* Impact on character and appearance of Conservation Area
* Neighbouring amenity
* Highways

Relevant planning history including principle

* 1. The principle of parking on the frontage between trees has been established and deemed to be acceptable under the original approval on the site. The main issues therefore to consider in this case are whether the proposed changes to the layout of the site are acceptable in light of the adopted local and national planning policy

Impact on character and appearance of Conservation Area

* 1. Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 states new development will be expected to complement and enhance the character of its context through sensitive siting and layout and states all development will be required to meet high design standards. It goes onto state development should respect the form, scale and massing of buildings in the surroundings. Development should be designed to integrate with existing streets and buildings clearly configured to create defined active public frontages. Saved Policy C28 and C30 of the Local Plan also seek to ensure high quality development. The NPPF also seeks to ensure high quality development and paragraph 58 and 60 states development proposals should respond to the local character and surroundings and reinforce local distinctiveness. Paragraph 64 states development should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area.
	2. The proposed alterations to create a single parking space do not have a significant impact on the appearance or the character of the conservation area. The space will reflect what has already been permitted nearby and the change from grass to a gravel surface will be barely noticeable. The area already benefits from significant planting and when the replacement hedge is planted behind Camp Road the space and any car parked upon it will have a limited visual impact. The adjacent trees have been inspected by the Council’s Tree Officer who does not consider the development will adversely effect them.

Impact on neighbouring amenity

* 1. Both the NPPF and Policy ESD15 of the Local Plan seek to ensure development proposals provide a good standard of amenity for both existing and proposed occupants of land and building relating to privacy, outlook, natural light and noise. In this case the proposed change to the parking area is not considered to significantly impact on any of the neighbouring properties amenity in terms of noise and disturbance. In fact the only property directly affected is no 27 for whom the space is being provided.

Highways

* 1. The highway engineer has raised no concerns over the creation of this single visitor parking space the access to which already exists.

Engagement

With regard to the duty set out in paragraphs 186 and 187 of the Framework, the applicants’ agent was contacted in relation to concerns regarding the scheme and the agent amended the proposal in order to seek to achieve a positive outcome. It is considered that the duty to be positive and proactive has been discharged through the approval of development that accords with sustainable development principles as set out in the NPPF.

1. **Conclusion**
	1. The proposed alteration to the previous approved scheme is considered to be acceptable in design terms and will not significantly impact on the amenity of the neighbouring properties. The concerns of the neighbour have been noted but it is not considered the health of the trees will be adversely affected or the character of the frontage significantly or adversely changed. It is therefore recommended that planning permission be granted subject to a condition.
2. **Recommendation**

**Approve, subject to:**

Conditions

1 Except where otherwise stipulated by condition, the application shall be carried out strictly in accordance with the following plans and documents:

* Site Plan- D0341\_84
* Additional Parking Space HEYF/5 SK290
* Aboricultural Impact Assessment, Protection Plan and Method Statement

Reason - For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and to comply with Government guidance contained within the National Planning Policy Framework.

STATEMENT OF ENGAGEMENT

 In accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 and paragraphs 186 and 187 of the National Planning Policy Framework (March 2012), the Council has worked positively and proactively to determine this application in an efficient manner having worked with the applicant/agent where necessary to resolve any concerns that have arisen during consideration of the application in the interests of achieving more appropriate and sustainable development proposals. Consent has been granted accordingly.

Case Officer: Andrew Lewis DATED: 4th January 2016