

**Case Officer:** Andrew Lewis

**Recommendation:** Permit

**Applicant:** Heyford Park Settlements LP

**Proposal:** Discharge of Conditions 10 (parking, garaging and manoeuvring areas), 13 (refuse, fire tender and pantehnicon turning), 15 (SUDS maintenance and management plan), 16 (flood route and storage plan for exceedance flows) and 17 (fire hydrants) of 16/00263/F

**Expiry Date:** 13 July 2017

**Extension of Time:** 31<sup>st</sup> July 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 airbase. Located to the south side of Camp Road almost at the heart of the former settlement area, the site consists of an area formerly occupied by residential buildings now demolished.
- 1.2. 43 dwellings have been approved with an area of open space 0.106 hectare in size containing a Local Area of Play (LAP) together with associated infrastructure. Of the 43 dwellings, it is proposed 30 units will be market housing (3x1-bed, 15x4-bed and 14 x5-bed), 9 affordable rented (2x1-bed, 5x2-bed and 2x3-bed) and 4 intermediate (2x2-bed, 2x3-bed). They are mainly 2-storied although some have rooms in the roof space and a few with outlook to the village green are three-storied. The latter continue the theme of the set piece grand villa already undertaken on the eastern edge of the village green, with this application having a line of dwellings curved to reflect the southern arc of the village green. The other houses have a wide range of styles but follow the theme of pared-down 'arts and crafts' reflective of the earlier phases of development, based on houses built at Heyford in the inter-war period.

## **2. CONDITIONS PROPOSED TO BE DISCHARGED**

- 2.1. This is an application seeking the multiple discharge of conditions: 10 (parking, garaging and manoeuvring areas); 13 (refuse, fire tender and pantehnicon turning); 15 (SUDS maintenance and management plan); 16 (flood route and storage plan for exceedance flows); and 17 (fire hydrants) of 16/00263/F which state:

10 *That before the development is first occupied, the parking, garaging and manoeuvring areas shall be provided in accordance with the plans 0521 PH4 5B 104-1 and 2 hereby approved and shall be constructed, laid out, surfaced, drained and completed in accordance with specification details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, and shall be retained unobstructed except for the parking and manoeuvring of vehicles at all times thereafter*

*Reason - In the interests of highway safety and to comply with Government advice contained in the National Planning Policy Framework.*

- 13 *Prior to the commencement of the development hereby approved, and notwithstanding the application details, full details of refuse, fire tender and pantechnicon turning within the site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.*

*Reason - In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework*

- 15 *Prior to commencement of the development the Applicant shall submit to the Local Planning Authority a SUDS Maintenance and Management Plan for the development. This will include:*

- o A maintenance schedule, A site plan showing location of SUDS features and details, Maintenance areas, and Outfalls. Responsibility for the management and maintenance of each element of the SUDS scheme will be detailed within the Management Plan and a health and safety plan where risks are involved in the maintenance activity will be required.*

*Reason - To ensure satisfactory drainage of the site in the interests of public health, to avoid flooding of adjacent land and property and to comply with Policy ENV1 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.*

- 16 *Prior to commencement of the development the Applicant shall submit to the Local Planning Authority a revised Flood Route and Storage Plan for exceedance flows at the site:*

- o To update the existing drawing 'Surface Water Drainage Overview - Residual Flooding' Drawing Number HEYF /5/148C to reflect any revised microsimulation modelling results, as built constructed site changes, and changes to exceedance storage areas.*

*Reason - To ensure satisfactory drainage of the site in the interests of public health, to avoid flooding of adjacent land and property and to comply with Policy ENV1 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.*

- 17 *Prior to the commencement of the development hereby approved, full details of the fire hydrants to be provided or enhanced on the site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the first occupation of the development, the fire hydrants shall be provided or enhanced in accordance with the approved details and retained as such thereafter.*

*Reason - To ensure sufficient access to water in the event of fire in accordance with Government guidance contained within the National Planning Policy Framework.*

- 2.2. The application is accompanied by a series of documents and plans, some of which have been revised to overcome initial objections made by the Highway Authority.

### **3. RELEVANT PLANNING HISTORY**

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

- 07/02350/CAC - Demolition of existing structures as part of lasting arrangement of Heyford Park. Permitted; -
- 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). Application 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; -
- 13/01811/OUT - Up to 60 dwellings and public open space with associated works on land to the west of the application site. Permitted; -
- 14/01500/REM - Reserved Matters to Outline application 10/01642/OUT - Erection of 50 dwellings with associated car parking, infrastructure and associated works on land to the east of the site. Permitted; -
- 15/01612/REM - Reserved Matters to 10/01642/OUT - Erection of 86 dwellings with associated car parking, infrastructure, associated works and public open space on land south of the application site. Permitted; -
- 16/00263/F - Demolition of Buildings 485 and 488 and the erection of 43 dwellings with associated parking, infrastructure, landscaping and public open space. Permitted; and · 16/00627/REM - Reserved Matters to 13/01811/OUT - Erection of 60 dwellings and public open space with associated works. Permitted.

#### **4. RESPONSE TO CONSULTATION**

- 4.1 Oxfordshire County Council raised no objection to discharge of conditions 15 and 17 but did initially object to conditions 10, 13 and 16. As a consequence, amendments were made and following consultation objections were withdrawn on condition 16. It was still felt by OCC that information was not fully provided to discharge conditions 10 and 13.

#### **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 Condition 10 merely requires the submission and approval of specification details as to the construction of the various areas and not further submission as to the extent or location of such areas. This latter information forms part of the approved application drawing package as set out in Condition 1 attached to the permission. It is therefore considered that notwithstanding the continued OCC concern the information indicated on submitted drawing HEYF-5-939 Rev.A - Typical Road Details provides sufficient information to enable this condition to be approved. Indeed, this level of information has been accepted and approved by the District Council in respect of similar conditions on other Dorchester development phases.
- 5.3. With regard to vehicle tracking (Cond.13), an amended drawing HEYF-5-945 Rev.C - Parcel D4b (Phase 6) Tracking provides confirmation as to the ability of vehicles of 11.4m in length to safely enter and leave the development in a forward gear. This drawing supersedes HEYF-5-945 Rev.A originally submitted.
- 5.4. In conclusion, the information now provided is regarded as satisfactory in detail and quantity to discharge all these conditions.

## 6. RECOMMENDATION

That Planning Conditions 10 (parking, garaging and manoeuvring areas), 13 (refuse, fire tender and pantechnicon turning), 15 (SUDS maintenance and management plan), 16 (flood route and storage plan for exceedance flows) and 17 (fire hydrants) of 16/00263/F all be discharged based upon the following:

Condition 10: Specification of parking, garaging and manoeuvring areas

- HEYF-5-939 Rev.A - Typical Road Details;

Condition 13 (refuse, fire tender and pantechnicon turning)

- HEYF-5-945 Rev.C - Parcel D4b (Phase 6) Tracking;

Condition 15 (SUDS maintenance and management plan);

- Woods Hardwick SuDS Maintenance Regime for Phase 6 off Camp Road, Upper Heyford -April 2016 (including Appendices A-D);

Condition 16 (flood route and storage plan for exceedance flows)

- Exceedance Plan (drawing HEYF/5/148 Rev. J)
- Woods Hardwick-Flood Risk Assessment For Camp Road, Upper Heyford Phase 6 Version 4 -August 2016-16871; and

Condition 17 (fire hydrants)

- Thames Water Drawing 50125467 Rev 2.

Case Officer: Andrew Lewis

DATE: 14 July 2022

Checked By: Andy Bateson

DATE: 15<sup>th</sup> July 2022

---