

Case Officer: Richard Greig

Recommendation: Discharge

Applicant: Heyford Park Settlements LP

Proposal: Discharge of condition 8 (highways specification) of 16/00864/REM

Expiry Date: 10 May 2023

Extension of Time: 10 May 2023

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The former USAF/RAF Upper Heyford airbase site is located 7km northwest of Bicester, in an isolated rural location, within the parishes of Upper Heyford, Somerton and Ardley.
- 1.2. The former airbase is located at the top of a plateau and is set within otherwise open countryside. Land to the west falls sharply to the Cherwell valley and Oxford Canal (the Canal itself has been designated a Conservation Area). The Grade I listed Rousham Park is located in the valley to the southwest of the site. The Rousham, Lower Heyford and Upper Heyford Conservation Area adjoins the airbase site, whilst the airbase itself has been designated a Conservation Area in view of the international importance of the site and the significant Cold War heritage interest.
- 1.3. There are several designated Scheduled Monuments and listed buildings, and other non-designated heritage assets of national importance on the former airbase site, as well as other unlisted buildings that make a positive contribution to the character or appearance of the conservation area, and much of the airfield is also of ecological importance including a Local Wildlife Site.
- 1.4. The parent permission (reference 16/00864/REM) to which this application relates secured consent for 91 residential units with associated gardens, access roads, car parking, landscaping, a local area of play (LAP), utilities and infrastructure – forming Phase 8 (Trident) of the Heyford Park development.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. This application seeks to discharge Condition no.8 (Highways Specifications) to planning reference 16/00864/REM.

3. RELEVANT PLANNING HISTORY

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

Application Reference: 16/00864/REM

- 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;
- Dorchester Phase 8 Trident Only, Camp Road, Upper Heyford;
- Approved December 2016.

4. RESPONSE TO CONSULTATION

4.1 No consultation responses received.

5. APPRAISAL

- 5.1. Condition no8 to planning reference 16/00864/REM requires the submission and approval in writing by the Local Planning Authority of highway specification details. Thereafter, any subsequent approved details are to be implemented prior to the first occupation of any dwelling.
- 5.2. Firstly, it is noted that Phase 8 of the stage 1 development (Trident) is now complete and the respective dwellings all now occupied.
- 5.3. Notwithstanding the above, supporting plans have been submitted specifying the construction, surfacing, layout, drainage and road markings in respect of the junction to the south, the junction to the northwest, the junction to the north; a scheme of traffic calming on the perimeter roads; and, the provision of footways on all roads around the site.
- 5.4. Having regard to the acceptability of the submitted highway specifications it must be acknowledged that the specified details are consistent with those agreed by the Local Highway Authority and permitted under a later grant of planning permission, namely reference 17/00663/F (*Construction of roads with associated infrastructure within the Heyford Park development*).
- 5.5. With the above in mind, the details as submitted are considered to be acceptable and in the interests of highway safety ensure a satisfactory standard of construction and layout for the development – as required by Condition no.8 to planning reference 16/00864/REM.

6. RECOMMENDATION

That Planning Condition no.8 of Application Reference 16/00864/REM be discharged based upon the following:

Condition no.8:

In accordance with:

- General Arrangement/Tracking – (DWG ref: HEYF-5-1000 Rev.J)
- Roads and Drainage Strategy – (DWG ref: HEYF-5-1001 Rev.E)
- Surface Finishes – (DWG ref: HEYF-5-1002 Rev.Q)
- Long Sections Sheet 1 – (DWG ref: HEYF-5-1003 Rev.D)
- Long Sections Sheet 2 – (DWG ref: HEYF-5-1004 Rev.F)
- Typical Drainage Details – (DWG ref: HEYF/5/1005 Rev.A)
- Typical Road Details – (DWG ref: HEYF/5/1006 Rev.D)
- Trident Road Junction Tracking – (DWG ref: HEYF-SK342 Rev.B)

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DATE: 3 May 2023

Checked By: Andy Bateson

DATE: 3rd May 2023
