

# DEVELOPMENT INTERNAL MEMORANDUM

**From:** Head of Strategic Planning and the Economy

**To:** Head of Development Management (FAO Andrew Lewis)

**Our Ref:** Application Response

**Your Ref:** 17/00983/REM

**Ask for:** David Peckford

**Ext:** 1841

**Date:** 28 July 2017

## APPLICATION FOR APPROVAL OF RESERVED MATTERS PLANNING POLICY CONSULTATION RESPONSE

This response raises the key planning policy issues only.  
All material planning policies and associated considerations will need to be taken into account.

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| <b>Planning Application No.</b> | 17/00983/REM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Address / Location</b>       | Parcels B4A & B4B Heyford Park Camp Road Upper Heyford Bicester OX25 5HD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Proposal</b>                 | Reserved matters application to 10/01642/OUT - In respect of Bovis Parcel B4A and B4B to provide 29 open market and 71 affordable dwellings                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Key Policies / Guidance</b>  | Adopted Cherwell Local Plan 2011-2031<br>- Policy Villages 5 – Former RAF Upper Heyford                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Key Policy Observations</b>  | <ul style="list-style-type: none"> <li>• This is an application for the approval of reserved matters (all) pursuant to Outline Planning Permission 10/01642/OUT.</li> <li>• The proposed dwellings form part of the 1,075 dwellings approved under permission 10/01642/OUT</li> <li>• 71% of the housing is proposed as affordable homes</li> <li>• it is understood that the application sites falls within an of land indicatively shown for residential development in the approved outline application (Illustrative Masterplan (Amended) 031 Rev M refs)</li> <li>• the application site falls within an area of land identified for additional development under Policy Villages 5 (over and above that permitted under 10/016242/OUT</li> <li>• The policy states that a comprehensive, integrated approach will be expected. Paragraph C.292 of the Plan states, "...it will be necessary to demonstrate how the additional land identified can be satisfactorily integrated with the approved development..."</li> <li>• In implementing, the development approved under planning permission 10/01642/OUT it is important that there is no hindrance to delivery of Policy Villages 5</li> <li>• Consideration needs to be given to ensure that there is the most appropriate and efficient use of land and buildings both in the interest of implementing planning permission 10/01642/OUT and in ensuring the delivery of Policy Villages 5</li> </ul> |
| <b>Policy Recommendation</b>    | No planning policy objection to 1) there being no hindrance to the delivery of the total number of homes and the affordable housing requirements secured for the entire development permitted under 10/01642/OUT and 2) the most appropriate and efficient use of land and buildings being made in the interest of delivering Policy Villages 5.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |