



# Planning, Design, Access, Heritage Statement

Location: Building 119, Bicester Heritage, Buckingham Road,  
Bicester, OX27 8AL

Proposal: External alteration to Building 119, involving  
replacement of shutter door with glazed door/window.

Prepared for: McLaren

Date: August 2022

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# Contents

1 Introduction ..... 3

2 Site and Surrounding Area..... 4

3 Planning History ..... 5

4 Proposed Development ..... 7

5 Planning Policy..... 9

6 Planning Considerations ..... 11

7 Conclusions..... 14

## Appendices

Appendix 1. Planning Policy..... 16



# 1 Introduction

1.1 This Supporting Statement has been prepared by Edgars Limited on behalf of the applicant, to assist the understanding of the proposals. The proposals relate to an external alteration to Building 119, Bicester Motion, involving the replacement of a shutter with a glazed door/window.

1.2 This statement is structured as follows:

- Section 2 introduces the site context (in relation to the constraints and character of the site and its surroundings);
- Section 3 establishes the relevant planning history;
- Section 4 describes the proposed development (and comprises the Design and Access statement);
- Section 5 establishes the relevant planning policy
- Section 6 assesses the key planning considerations including heritage assessment; and
- Section 7 concludes the statement and demonstrates how the proposal accords with the development plan and national policy.

1.3 The following documents are provided as part of this application:

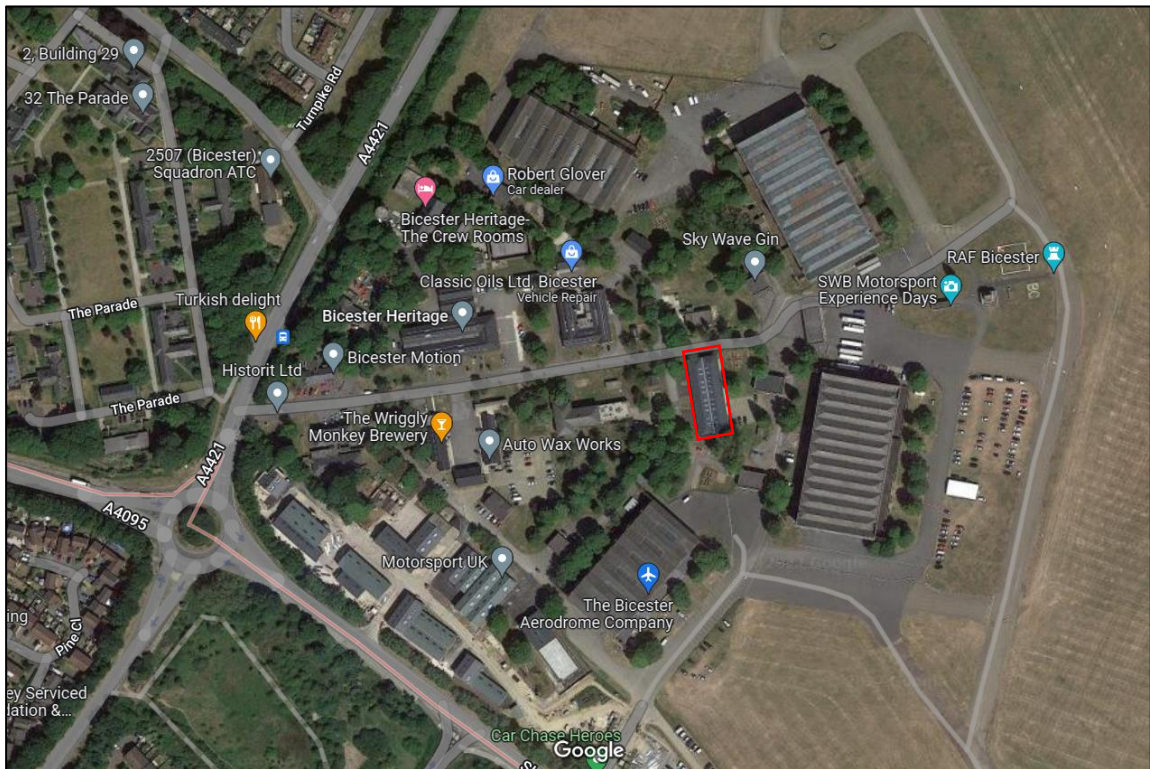
- Planning, Design, Access, Heritage Statement
- Application form
- Site location plan
- Site plan
- Existing and proposed west elevation plan

1.4 Section 7 concludes that it is considered that the proposed development is in accordance with local and national planning policy.



## 2 Site and Surrounding Area

- 2.1 Bicester Motion is 2.4km (1½ miles) north/northeast of the centre of the market town of Bicester. The application site, building 119, is outlined in red in Figure 1 below.



**Figure 1:** Location of Building 119

### **Bicester Motion**

- 2.2 Bicester Motion comprises four quarters, including The Heritage Quarter known as Bicester Heritage. Bicester Heritage is a unique location as the UK's only hub for historic motor excellence, based on the former RAF Bicester site. There has been significant investment in the enhancement and restoration of the former RAF base, including the development of award-winning Command Works.

### **Bicester**

- 2.3 Bicester is one of the fastest growing towns in Europe with unrivalled connections via road, rail and air, situated in close proximity to the globally known City of Oxford and within 90 minutes of upwards of 30 million people. Bicester is identified in the 2011 Census as having a population of 32,642 having grown rapidly during the previous 50 years. The town is identified as being less sensitive in landscape terms than other towns in the district and has a focus for housing supply and economic growth, particularly within the secondary sector.



### The Application Site

- 2.4 The application site comprises Building 119, which is centrally located within the Bicester Heritage site. The building is rectangular in form, and on the western side (the side subject of this application), the building is screened by trees between Building 119 and the surrounding units on site. This application seeks to alter one door of the western elevation.
- 2.5 The building is constructed from a series of steel frames, and has recently been altered in line with planning approvals.
- 2.6 The building is not Listed, though does sit within the RAF Bicester Conservation Area.
- 2.7 The applicant is McLaren. The purpose of this application is to make a sustainable and sympathetic design solutions to one of the existing buildings to meet the operational and accommodation requirements of McLaren, enabling them to use the building as a tenant.

## 3 Planning History

- 3.1 According to the Cherwell District Council portal, the relevant planning history for the site is listed in the table below:

Reference	Description	Decision	Date
18/00745/F	Variation of condition 2 of 17/01831/F - The proposed parapet facing material has changed from the previous approval	Permitted	27/06/2018
17/01831/F	Variation of condition 2 (plans) of 15/00523/F - Variation of condition listing approved plans to allow minor amendment to approved scheme	Permitted	14/11/2017
17/00053/F	Variation of Condition 2 of 15/00523/F to allow minor amendment to approved scheme	Permitted	14/03/2017
15/00299/DISC	Discharge of Conditions No.s 4 & 6. of 15/00523/F.	Permitted	22/10/2015
15/00523/F	Change of use of building from sui generis Ministry of Defence use to B1(c) light industrial use with associated internal and external alterations and landscaping	Permitted	29/06/2015

- 3.2 In summary, Building 119, the application site, was converted (ref. 15/00523/F) for a Use Class B1(c) light industrial use with associated internal and external alterations and landscaping.
- 3.3 There is clear commentary about Building 119 from the Officers Delegated Report for the 2015 decision which states:



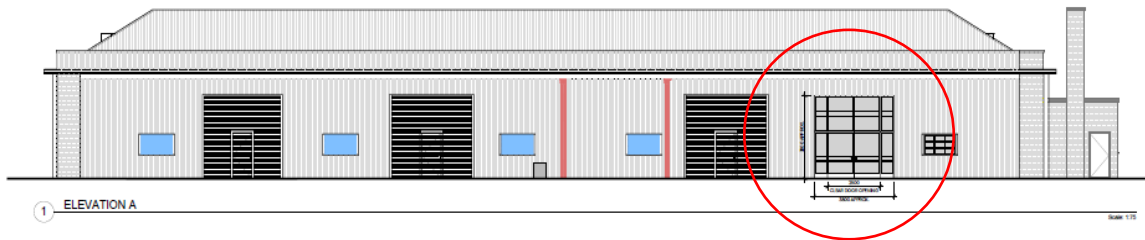
- The Conservation Officer identified that ***'The only building subjected to noticeable/extensive change is Building 119, which was constructed between 1939-41 on a rather ad hoc/ what was available basis'***.
  - The Planning Officer identified that ***'The application building was one of the later buildings on the site, constructed during the Second World War and apparently not completed, with external cladding – borrowed from other buildings within the larger site, hastily fixed to walls'***
  - Prior to the 2015 permitted conversion, the building was said to be ***'considered not to make an especially positive contribution to the Conservation Area, and there is opportunity to enhance its character and appearance'***.
- 3.4 The 2015 application saw a wide range of works permitted, including remodelling the west elevation which is the subject of this current application.
- 3.5 In 2018, the Conservation Officer (18/00745/F) described the building as *'significantly altered and remodelled for modern use within the site'*.
- 3.6 It is therefore clear that the shutter to be replaced is not an original item to the building and is a modern addition.
- 3.7 In addition to this, the Planning Officer identified that the building although large cannot be seen from outside of the site. Therefore, the impact on the conservation area and the heritage of the site, wouldn't be significant to the surrounding area.
- 3.8 The above planning history therefore provides a detailed background on the building, particularly the modern nature of the existing west elevation.





## 4 Proposed Development

- 4.1 This planning application seeks permission for the removal of a rolling shutter which is not an original part of the building), to be replaced by a glazed door/window'. Figure 2 displays the proposed elevation plan highlighting the placement in red.



**Figure 2:** Proposed Elevation of Building 119

- 4.2 The planning application does not include any internal alterations and, as such, floorplans have not been provided as part of this application.
- 4.3 The existing rolling shutter will be replaced by a glazed door/window measuring 3.8m x 3.8m, including a 2.5m clear door opening into the building.
- 4.4 The door/window is constructed from a graphic slim steel frame (Crittall-style), with a variation of glass panelling within the frame enhancing the natural light within the property.



**Figure 3:** Site location plan, identifying placement of door/window.



The proposed slim frame door/window is in keeping with similar approved buildings approved and implemented for the Command Works (ref: 18/01333/F).

- 4.5 The provision of this window for Building 119, will enhance the natural light available to the internal areas of the building, and will not impact on the surrounding area. The location, at the far end of the west elevation of the building, is surrounded by trees and therefore screened from the wider area.





## 5 Planning Policy

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise. This is specified in paragraph 2 of the National Planning Policy Framework (NPPF), published in July 2021, which is itself a material consideration.
- 5.2 The development plan comprises the Cherwell Local Plan 2011- 2031: Part 1 which was adopted in July 2015. The Council is currently undertaking a review of this neighbourhood plan, although this is in the early stages. The Local Development Scheme, published in September 2021, indicates that the Cherwell Local Plan Review 2040 is due for adoption in November 2023. At the time of writing, the most recent stage that was undertaken.
- 5.3 Furthermore, the following documents have been identified as material considerations:
- National Planning Policy Framework (NPPF).
  - Bicester Heritage – Heritage Partnership Agreement.
  - RAF Bicester Planning Brief and Draft Development Principles (2009); and
  - RAF Bicester Conservation Area Appraisal (November 2008).

### National Planning Policy Framework

- 5.4 The relevant chapters and paragraph numbers are listed in the table below. Appendix 1 contains the full wording of the policies.

<b>Chapter</b>	<b>Paragraph Numbers</b>
2. Achieving sustainable development	8 and 11
3. Plan-making	20
6. Building a strong, competitive economy	81, 82, 83
11. Making effective use of land	120
12. Achieving well-designed places	126, 130
16. Conserving and enhancing the historic environment	190,194 and 195

**Cherwell Local Plan 2011-2031: Part 1**

- 5.5 The Local Plan policies relevant to this application are listed in the table below. Appendix 1 contains the full wording of the policies.

<b>Table 3: Local Plan Policies</b>	
<b>Policy Number</b>	<b>Policy Title</b>
Policy PSD1	Presumption in Favour of Sustainable Development
Policy Bicester 8	Former RAF Bicester
Policy SLE 1 (B.38)	Employment Development
Policy ESD15	The Character of the Built and Historic Environment



## 6 Planning Considerations

6.1 Having regard to the proposed development, together with the site context, relevant planning history and planning policy, the key planning considerations for this proposal are:

- Principle of Development
- Heritage
- Design
- Amenity
- Ecology

6.2 These matters are considered in turn below.

### **Principle of Development**

6.3 The General Permitted Development Order provides certain circumstances for altering commercial buildings. In this instance, as the building is within a Conservation Area, a change of material and/or appearance, requires planning permission.

6.4 In terms of the policy context, Paragraph 81 of the NPPF outlines that planning decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account '*local business needs*'. This is a key consideration to this planning application.

6.5 Furthermore, at the local level, Policy Bicester 8 states that the Council will encourage conservation-led proposals to secure a long-lasting, economically viable future for the Former RAF Bicester technical site and flying field. It will support heritage tourism uses, leisure, recreation, employment and community uses.

6.6 Policy SLE1 (sub-text) states that the Council will support existing businesses and will seek to ensure their operational activity is not compromised wherever possible.

6.7 In this instance the replacement of an existing shutter, which is itself a modern addition rather than an original item to the building, with a crittal style door/window, will retain the accessibility of the property, whilst providing more natural light to the internal environment of the building. This will improve the internal standards and operation needs of the applicant, and will support the viable use of the building in the long term.

6.8 Replacing the existing shutter, with a crittal style door/window, is therefore acceptable in principle terms, in line with Policy Bicester 8 and SLE1 of the Local Plan, and Paragraph 81 of the NPPF.

### **Heritage**

6.9 Local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance (Paragraph 194, NPPF).



- 6.10 Policy ESD15 of the Local Plan seeks to conserve, sustain and enhance designated heritage assets.
- 6.11 In this instance, the building itself is not listed. The building is a former firefighting shed (FFMT Shed), of steel frame construction, and sits within the Bicester Heritage technical site. The building was remodelled following permissions in 2015 (as varied, 2018), with extensive approved alterations to the west elevation.
- 6.12 The building is located within the RAF Bicester Conservation Area. Earlier assessment of the building by the Local Planning Authority found that be the building was ***'considered not to make an especially positive contribution to the Conservation Area, and there is opportunity to enhance its character and appearance'***.
- 6.13 In terms of siting, the far-right hand side of the western elevation of the building is screened from wider views. This is highlighted in the below satellite image:



**Figure 4:** Approximate location of proposed alteration

- 6.14 The scale of the door/window involved matches the scale of the shutter that had been previously consented, so does not require any changes to the existing opening.
- 6.15 The other three previously approved metal shutters on the west elevation, which are closer to the main internal drive of the technical site would be retained.
- 6.16 It is therefore considered that the alteration to the west elevation would be minor, and would enhance the internal amenity standard of the unit. By virtue of its location, it would not be prominent in the Conservation Area and it is considered that there would be no harm to the Conservation Area. The style matches slim line metal frame glazing that has been approved elsewhere on the technical site. Therefore, Paragraph 202 of the NPPF (which relates to balancing heritage harms) is not engaged. In any event, it is considered that with given the high-quality materials for the new window, and the



retained position of the opening, the proposal will have benefit to supporting the continued viable use of the building. As a result of the above, the proposal accords with Policy ESD15.

### **Design**

- 6.17 Policy ESD15 also outlines a need for complementing and enhancing the character of context, through sensitive siting, layout and high-quality design.
- 6.18 Paragraph 126 of the NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.
- 6.19 The design chosen is for a glazed door and window combination, of toughened energy efficient window units, of a Crittal style. This has slimline frames, and the door section would be bi-fold so as to retain the accessibility of the property. The remaining three shutters on the western elevation would be retained.
- 6.20 The RAL colour of the frames will be confirmed during the consideration of this planning application.
- 6.21 It is considered that the single instance of Crittal style door and window, would represent a high-quality alteration, to a part of the building that has already changed in recent years. The proposal in design terms would follow the aesthetic of modern additions seen in the Bicester Motion site.
- 6.22 The proposal is therefore considered to accord with Policy ESD15 of the Local Plan and Paragraph 126 of the NPPF.

### **Amenity**

- 6.23 Building 119 is set within the technical site and is not adjacent to any sensitive neighbouring uses. It is considered that there would be no amenity impact as a result of the alteration.

### **Ecology**

- 6.24 The alteration is on a modern part of the building. The existing metal shutter would not have any ecological interest.



## 7 Conclusions

- 7.1 This Supporting Statement is submitted on behalf of McLaren, in support of an '*External alteration to building 119, involving replacement of shutter door with glazed door/window*'.
- 7.2 The principle of development is considered acceptable and would improve the internal amenity of the building, supporting the viable functions of the commercial user of the building. The proposal accords with the Local Plan, as well as the NPPF.
- 7.3 Building 119 is not Listed, though does sit within the RAF Bicester Conservation Area. The research undertaken provides evidence that the existing shutter on the property of which is sought to be replaced is not an original item to the building, and that its replacement is not in a prominent position in the Conservation Area given its siting and screening. It is found that the west elevation of the building has already been significantly altered. The other three previously approved metal shutters on the west elevation, of which are closer to the main internal drive of the estate would be retained.
- 7.4 The proposal would use a high-quality product, a crittal or equivalent metal slim framed unit, to a scale that matches the existing opening. The RAL code of the frame would be appropriate for the building, and will be confirmed during the processing of the planning application. The opening into the property would be retained.
- 7.5 Overall, the proposals accord with the Local Plan and the National Planning Policy Framework, and would support the business user of the property, in providing better natural light to the internal environment. Accordingly in line with PSD1, we seek that planning permission is granted.

# Appendices







## Appendix 1. Planning Policy

- 8.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 8.2 The relevant documents of the Cherwell Development Plan are identified as follows:
- Cherwell Local Plan 2011-2031: Part 1; and
  - Saved Policies of the Cherwell Local Plan 1996.
- 8.3 A number of documents are identified as material considerations as follows:
- National Planning Policy Framework (NPPF);
  - Bicester Heritage – Heritage Partnership Agreement;
  - RAF Bicester Planning Brief and Draft Development Principles (2009); and
  - RAF Bicester Conservation Area Appraisal (November 2008).

### **Cherwell Local Plan 2011 – 2031: Part 1**

- 8.4 **The Cherwell Local Plan 2011-2031: Part 1** aims to link three themes together; the economy, communities, and sustainable development and seeks provide a proactive, positive set of policies to help places thrive, to deliver essential and longer-term infrastructure and achieve development that will improve the quality of life in the District.
- 8.5 The plan states the Council is seeking to achieve sustainable economic growth and aim to create jobs; to significantly boost housing supply in targeted, sustainable locations. The most relevant policies to this application are identified and summarised below.
- 8.6 **Policy PSD1 (Presumption in Favour of Sustainable Development)** is a continuation of the NPPF and outlines a presumption in favour of sustainable development.
- 8.7 **Policy Bicester 8 (Former RAF Bicester)** allocates the former RAF Bicester (including the Technical Site, Flying Field and Domestic Site). The Council will encourage conservation-led proposals to secure a long-lasting, economically viable future for the site. It supports proposals for employment.
- 8.8 **Policy Bicester 8** aims to establish uses that will be complementary to, and help enhance, the character and appearance of the conservation area and the nationally important heritage value of the site. It seeks to encourage a mix of uses that will best preserve the sensitive historic fabric and layout of the buildings and the openness of the grass airfield. However, the need to allow some flexibility in the interests of securing an economically viable future for the site is recognised.



- 8.9 **Policy SLE1 (Employment Development)** focuses employment development on sites at Banbury, Bicester, Kidlington. It also outlines a set of criteria to support employment proposals. Support shall be given to proposals that make efficient use of previously developed land wherever possible, make efficient use of existing and underused sites and premises, increase the intensity of use on the site and meet high design standards, use sustainable construction and are of an appropriate scale and respect the character of its surroundings.
- 8.10 **Policy ESD 1 (Mitigating and Adapting to Climate Change)** states that growth will be directed to the most sustainable locations as defined in this Local Plan. The supporting text explains that Bicester is considered to be one of the most sustainable locations.
- 8.11 **Policy ESD7 (Sustainable Drainage Systems (SuDS))** states all development will be required to use sustainable drainage systems for the management of surface water run-off.
- 8.12 **Policy ESD8 (Water Resources)** states that the Council will seek to maintain water quality by avoiding adverse effects of development on the water environment.
- 8.13 **Policy ESD 13 (Local Landscape Protection and Enhancement)** seeks to secure the enhancement of the character and appearance of the landscape particularly in urban fringe locations. Proposals would not be permitted if they would: be inconsistent with local character, harm the setting of settlements, buildings, structures or other landmark features or harm the historic value of the landscape.
- 8.14 **Policy ESD15 (The Character of the Built and Historic Environment)** states that, within the vicinity of any of the district's distinctive natural or historic assets, delivering high quality design that complements the asset will be essential. It goes on to outline criteria for proposals to meet.

#### **Saved Policies of the Cherwell Local Plan 1996**

- 8.15 The relevant saved policies that remain part of the Development Plan for the District are outlined below.
- 8.16 **Saved Policy C23 (Retention of Features Contributing to the Character or Appearance of a Conservation Area)** states that there will be a presumption in favour of retaining buildings, walls, trees or other features which make a positive contribution to the character or appearance of a Conservation Area.
- 8.17 **Saved Policy C25 (Development Affecting the Site or Setting of a Scheduled Ancient Monument)** states that in considering proposals for development which would affect the site or setting of a Scheduled Ancient Monument, other nationally important archaeological sites and monuments of special local importance, the Council will have regard to the desirability of maintaining its overall historic character, including its protection, enhancement and preservation where appropriate.
- 8.18 **Saved Policy C28 (Layout, Design and External Appearance of New Development)** states that control will be exercised over all new development, including conversions and extensions, to ensure that the standards of layout, design and external appearance, including the choice



of external-finish materials, are sympathetic to the character of the urban or rural context of that development. in sensitive areas such as Conservation Areas.

### **National Planning Policy Framework (NPPF)**

8.19 **Paragraph 8** of the NPPF states that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

8.20 **Paragraph 11** of the NPPF states that plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:

a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;

b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole. For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:



- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
  - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 8.21 **Paragraph 20** of the NPPF highlights that strategic policies should set out an overall strategy for the pattern, scale and design quality of places, and make sufficient provision for:
- a) housing (including affordable housing), employment, retail, leisure and other commercial development;
  - b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
  - c) community facilities (such as health, education and cultural infrastructure); and
  - d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.
- 8.22 **Paragraph 81** of the NPPF states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.
- 8.23 **Paragraph 126** of the NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.
- 8.24 **Paragraph 132** of the NPPF highlights that design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.



- 8.25 **Paragraph 190** of the NPPF states that plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:
- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
  - b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
  - c) the desirability of new development making a positive contribution to local character and distinctiveness; and
  - d) opportunities to draw on the contribution made by the historic environment to the character of a place.
- 8.26 **Paragraph 194** of the NPPF highlights that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
- 8.27 **Paragraph 195** of the NPPF describes that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

#### **Non-statutory Cherwell Local Plan 2011 (December 2004)**

- 8.28 The Non-Statutory Cherwell Local Plan 2011 is not part of the statutory development plan but was approved as interim planning policy for development control purposes in December 2004.

#### **Bicester Heritage – Heritage Partnership Agreement**

- 8.29 The document aims to provide a blanket vision for the site acquired by Bicester Heritage. The HPA considers the history of the site, site constraints and opportunities, the Bicester Heritage business plan, and economic considerations. It is relevant as background information.

#### **RAF Bicester Planning Brief (September 2009)**

- 8.30 Notwithstanding that the brief is not a Supplementary Planning Document (SPD), the document is identified as a material planning consideration. The Planning Brief contains



informal development principles drafted prior to disposal of the site by the MOD. The site was considered to be in a poor state of repair and the planning brief was drafted within that context. Having regard to the above and the planning history of the site, the planning brief is of limited weight in the consideration of this application.

#### **RAF Bicester Conservation Area Appraisal (October 2008)**

The RAF Bicester Conservation Area was designated in 2002 and reviewed in 2008. The 2008 review led to the boundary being extended. The Conservation Area Appraisal has been considered as part of this application.