

Design and Access Statement relating to the formation of a temporary car park on land at the junction of Howard Road and Camp Road, Upper Heyford

This application seeks to regularise the position in respect of the car park serving the Heyford Hotel which has been formed on land which formed part of the approved landscaping scheme associated with planning permission 19/02337/F. Planning permission reference 19/02337/FUL relates to the “Demolition of Building 457 southern façade and gable end walls. Temporary use and associated works to create public open space”.

The ‘as built’ car park is detailed on drawing numbers 001 and 001 A and the various photographs submitted with this application confirm that the car park is finished in gravel (above a base layer) and occupies part of the previously approved landscaped area to the immediate west of the Heyford Hotel. The car park accommodates a total of 47 car parking spaces with associated turning space. Officers will be aware that significant development has taken place and is also programmed to take place at Heyford Park, including significant community and physical infrastructure. The car park provides additional parking for hotel guests, visitors and users of the adjacent village centre.

The application is also accompanied by a Heritage Assessment from Pegasus Group which considers the relationship between the development and the Conservation Area, allowing for the implementation of a revised landscaping scheme (as shown on Pegasus drawing P22-1611_01).

We are also seeking to vary the timetable for implementation of the revised landscaping scheme on drawing number P22-1611_01 within the next available planting season.

We are seeking temporary planning permission for the car park for a period of 5 years and following discussions with Officers, we are seeking to vary conditions **2** and **5** of the planning permission. Each condition is set out in full below with details of the proposed variation.

2. The development shall not be carried out otherwise than in complete accordance with the approved plans: Site Location Plan D.0371_15, Existing Site Plan D.0371_16 Rev A, Demolition Plan D.0371_17 Rev A and Detailed Landscape Proposals D.0371_19 unless a non-material or minor material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

We propose that the condition is amended in the following way;

Condition 2 - To allow the substitution of approved drawing number D.0371_19 with drawing numbers 001 (Hotel Car Park) and P22-1611_01 (landscaping).

5. Notwithstanding the approved plans, a revised and fully detailed scheme for landscaping the site shall be provided to and approved in writing by the Local Planning Authority which shall include: -

(a) details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas and written specifications (including cultivation and other operations associated with plant and grass establishment i.e., depth of topsoil, mulch etc),

(b) details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation,

(c) details of the hard landscaping including hard surface areas, pavements, pedestrian areas and steps,

(d) details of the boundary treatments including height, materials and finished appearance,

(e) details of any outdoor furniture such as seating, artwork, sculptures, platforms, and refuse bins.

Such details shall be provided within one calendar month of development commencing, or such alternative time frame as agreed in writing by the developer and the Local Planning Authority. The approved scheme shall be implemented in full by the end of the first planting season following commencement of the development.

We propose that the condition is varied in the following way.

Condition 5 - To allow the implementation of landscape drawing as an alternative to the previously approved details on drawing number D.0371_19

Policy Context

The Development Plan includes the **adopted Cherwell Local Plan Part 1 2011-2031** (adopted 20th July 2015).

Paragraph B.96 sets out that the Local Plan seeks to deliver growth in accordance with the NPPF's Core Planning Policies including, inter alia, seeking to secure high quality design and a good standard of

amenity by developing new neighbourhoods and achieving regeneration and redevelopment of key sites, and encouraging the effective re-use of existing land and buildings and bring forward sites that contain land of lesser environmental value such as at the Former RAF Upper Heyford.

Policy Villages 5 (Former RAF Upper Heyford) (“**PV5**”) specifically allocates this 520-hectare site for, inter alia, a settlement of approximately 1,600 dwellings (in addition to the 761 dwellings (net) already permitted).

PV5 also sets a range of ‘key specific design and place shaping principles’ which apply, in whole or part, to the entire allocated site unless specifically stated, which includes the following.

- Proposals must demonstrate that the conservation of heritage resources and other environmental improvements will be achieved across the whole of the site.
- In order to avoid development on the most historically significant and sensitive parts of the site, new development is to be focused to the south of the flying field.
- The achievement of environmental improvements within the site and of views to it including the removal of buildings and structures that do not make a positive contribution to the special character or which are justified on the grounds of adverse visual impact, including in proximity to the proposed settlement, together with limited appropriate landscape mitigation, and reopening of historic routes .

Policy **ESD15** (The character of the built and historic environment) advises that where development is in the vicinity of any of the District’s natural or historical assets the delivery of a high-quality design that complements the asset will be essential.

Paragraph B.268 highlights the appearance of new development and its relationship with its surrounding built and natural environment as potentially having a significant effect on the character and appearance of an area. The need to secure new development that can positively contribute to the character of its local environment is of key importance and reflects the approach and significant criteria listed under Policy ESD15.

The following saved policies of the **Cherwell Local Plan**, adopted November 1996, remain extant and relevant to the proposed development following the adoption of the Cherwell Local Plan 2011-2031.

Policy **C23** (Retention of features contributing to 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 Policy

C28 (Layout, design and external appearance of new development) advises 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, the Area of Outstanding Natural Beauty and areas of high landscape value, development will be required to be of a high standard and the use of traditional local building materials will normally be required. Statement of Common Ground.

In terms of the **NPPF**, Paragraph 134 states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to: a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surrounding

A detailed account of NPPF policies relating to heritage assets is provided in the Heritage Assessment from Pegasus which accompanied this application. That Statement also applies Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

Assessment

The key aspects of the development are considered as follows.

Impact on the street scene and the character and appearance of the Conservation Area

The temporary car park is located in close proximity to the hotel and village centre and is constructed of gravel and bounded by a timber knee rail. The car park 'reads' against the adjacent commercial buildings and has a low-key appearance in the street scene. The appearance of the car park would also be further mitigated by the proposed (alternative) landscaping scheme which also provides a pedestrian link to the adjacent Hotel complex.

Impact on Residential amenity

The car park is located well away from neighbouring properties and is well related to commercial facilities. No loss of residential amenity results.

Impact on highway safety

The car park is located at the intersection of Camp Road and Howard Road with vehicular access being provided along the latter, in excess of 13 metres from the junction itself. The car park can accommodate 47 cars, served by associated turning space. The car park has no impact on highway safety or convenience.

Access considerations

The car park is a flat surface which served by established footways and dropped kerbs, in close proximity to a pedestrian crossing along Camp Road. The car park provides a convenient, accessible facility for all members of the local community.

Conclusion

The car park is considered to be acceptable and compliant with relevant Development Plan policies listed above. We would respectfully commend it to Officers.