



Land north of
CAMP ROAD

HEYFORD PARK

DESIGN AND ACCESS
STATEMENT

December 2021



Richborough
Estates



LONE STAR LAND

**UPPER
HEYFORD**

**HEYFORD
PARK**



Foreword

We are delighted to present this Design and Access Statement in support of the Outline Planning Application (all matters reserved except for vehicular access) for up to 230 dwellings and associated infrastructure, landscape and biodiversity enhancements.

In this Design and Access Statement, we focus on a strategic development opportunity on the land on the eastern edge of Heyford Park and its capacity for delivering new homes in Oxfordshire.

This Site is controlled by Richborough Estates Ltd and Lone Star Land Ltd. Richborough Estates is one of the UK's most successful strategic land promotion businesses who work in partnership with landowners, Councils and local stakeholders to bring land forward for housing in the most efficient and beneficial manner possible. At the forefront of their ethos, the Richborough team strive to create a lasting legacy. Lone Star Land strives to excel in the field of land promotion, planning and development. They pride themselves on building a strong personal relationship with clients based on open and honest first class communication. This assists with providing a smooth transition through the complexities of the planning process to reach an agreeable and successful outcome expeditiously.

The vision for land north of Camp Road, Heyford Park, is to deliver a high-quality, locally-distinguishable and sustainable addition to the village. The proposed development will provide a unique opportunity to deliver much needed new housing to the village, enhancing and complementing the existing settlement edge.

The landscape-led masterplan will be ecologically sound and respect the existing green infrastructure, seeking to create a strong and positive legacy for the village.

The Site the will deliver up to 230 dwellings, 35% of which will be affordable. There will be opportunities for informal recreational spaces and improved connections between the existing settlement and the countryside beyond.

Prepared by: For:



LONE STAR LAND



Foreword

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Introduction

An overall introduction to Heyford Park, the site and development proposals, including overarching objectives and Vision.

Introduction

Contextual Analysis

A detailed summary of all the site assessment work carried out to ensure an informed approach to the design development of the site.

Context Analysis

Design Evolution

A detailed constraints and opportunities plan, summarising all the findings of the site assessment work, and a concept plan for the site.

Design Evolution

Masterplan Strategy

Presentation of the Illustrative Masterplan and the design principles adopted to ensure a robust development proposal.

Masterplan Strategy

Conclusion

A summary of the key benefits of the proposal and its merit as the next logical location for new development in Heyford Park.

Conclusion

Introduction

Heyford Park

Heyford Park is a parish village in Oxfordshire, England. It is located at the former RAF Upper Heyford airfield, 1.6km east of the village of Upper Heyford. Since the closure of the airfield in 1994, it has been used for industrial and commercial purposes, with recent development providing new housing and community facilities at Heyford Park.

In a regional context, the village of Heyford Park is situated approximately 10km north-west of Bicester and 27km north of Oxford. All of these radiating centres are significant areas for employment, strategic infrastructure connectivity and major local providers for shops and services, including shopping centres and high street retail, universities, theatres, cinemas, art galleries and museums. The village of Heyford Park is connected by a bus route running between Oxford and Bicester. It is located less than 4 miles from junction 10 of the M40.

Bicester's advantageous geographical position has resulted in proliferated urban development, accommodating large residential developments, innovative and sustainable Eco Towns and commercial schemes, and is a major node for tourism. The range of recreational activities also supports the local population, offering diverse employment opportunities and leisure facilities for a varied demographic.

Heyford Park is therefore an increasingly desirable place to live, whereby residents can benefit from the vibrancy and extensive opportunities of a large town nearby, with the tranquillity and communal strength of a village. This is already being realised with major plans already existing for the development and growth of Heyford Park (see Planning Policy Context for more detail), within the conservation area and beyond. These include 1,000+ new homes, with new local facilities, education, employment and health care provision.



Recent Heyford Park Development



New housing along Camp Road

KEY:

— Site boundary

**UPPER
HEYFORD**

**HEYFORD
PARK**



Site Description

The proposed Site is located in Heyford Park, to the east of Upper Heyford. The Site covers an irregular area of land measuring 11.68ha, as shown on the Location Plan on the previous page. It is proposed that approximately 5.9ha of the Site is suitable for development based on the current technical work.

To the west lies a field (with a planning application for up to 89 dwellings, currently undetermined) and horse paddocks, with former Officers Houses within the airfield set behind vegetation beyond. Letchmere Farm with associated landscaped gardens lies to the north-west, and the RAF airfield lies to the north-east. This part of the airfield contains areas of hard standing mounds and some isolated, disused structures. Chilgrove Drive lies to the east with agricultural land beyond. Oxfordshire Strategic Rail Freight Interchange is proposed on this land (see application 21/02008/SCOP) An arable field, woodland and an area of static park homes lie to the south, beyond Camp Road.

There is currently no public access into the Site, with Public Rights of Way limited to a bridleway to the south-east of the Site (beyond Camp Road) and a network of bridleways to the east of the Site (beyond Chilgrove Drive). Motorists currently utilise Camp Road, Chilgrove Drive and two roads which connect to the B4030 and B430 to the south and east. These roads meet at the south-eastern corner of the Site. There are no pavements along these routes.

Objectives

The main objective of this proposal is to create a distinguishable, high quality and landscape-led development - providing new homes, sensitively integrated into the community in a sustainable location.

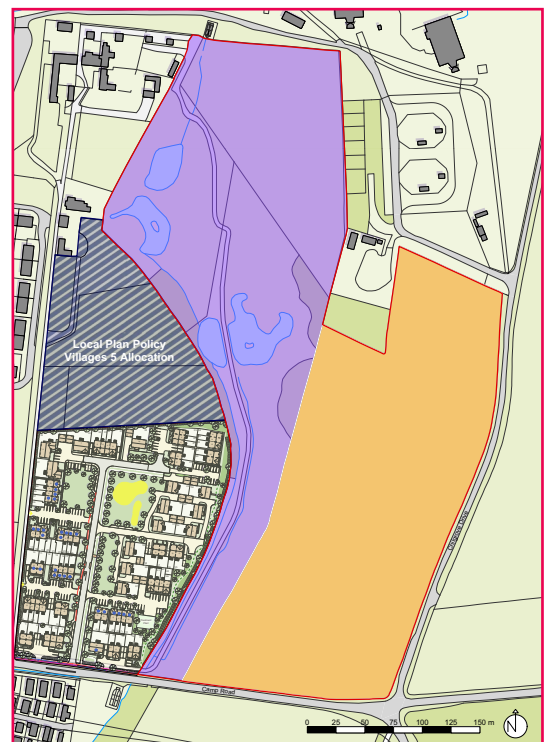
The proposals will demonstrate strong urban design and placemaking principles, delivering homes that people will want to live in as well as creating spaces for informal recreation with safe and liveable streets. Homes will be well connected to encourage walking and cycling, promoting a healthy way of life. It is important to create a development

with a locally distinctive character to form a natural, comfortable extension to existing settlements. This is achieved by integrating with existing uses and landscape structures, respecting built heritage and celebrating local features.

Site Proposal

The Site as described in this Design and Access Statement (outlined in red) is under the control of two land promoters (see the diagram below). The orange area (5.78ha) is controlled by Richborough Estates Ltd and the purple area (5.91ha) is controlled by Lone Star Land Ltd. The Site presents a fantastic opportunity to deliver much needed new housing for the District and is proposed to deliver up to 230 dwellings. These would be set within high-quality landscaping and open spaces, with access provided via a junction onto Camp Road to the south.

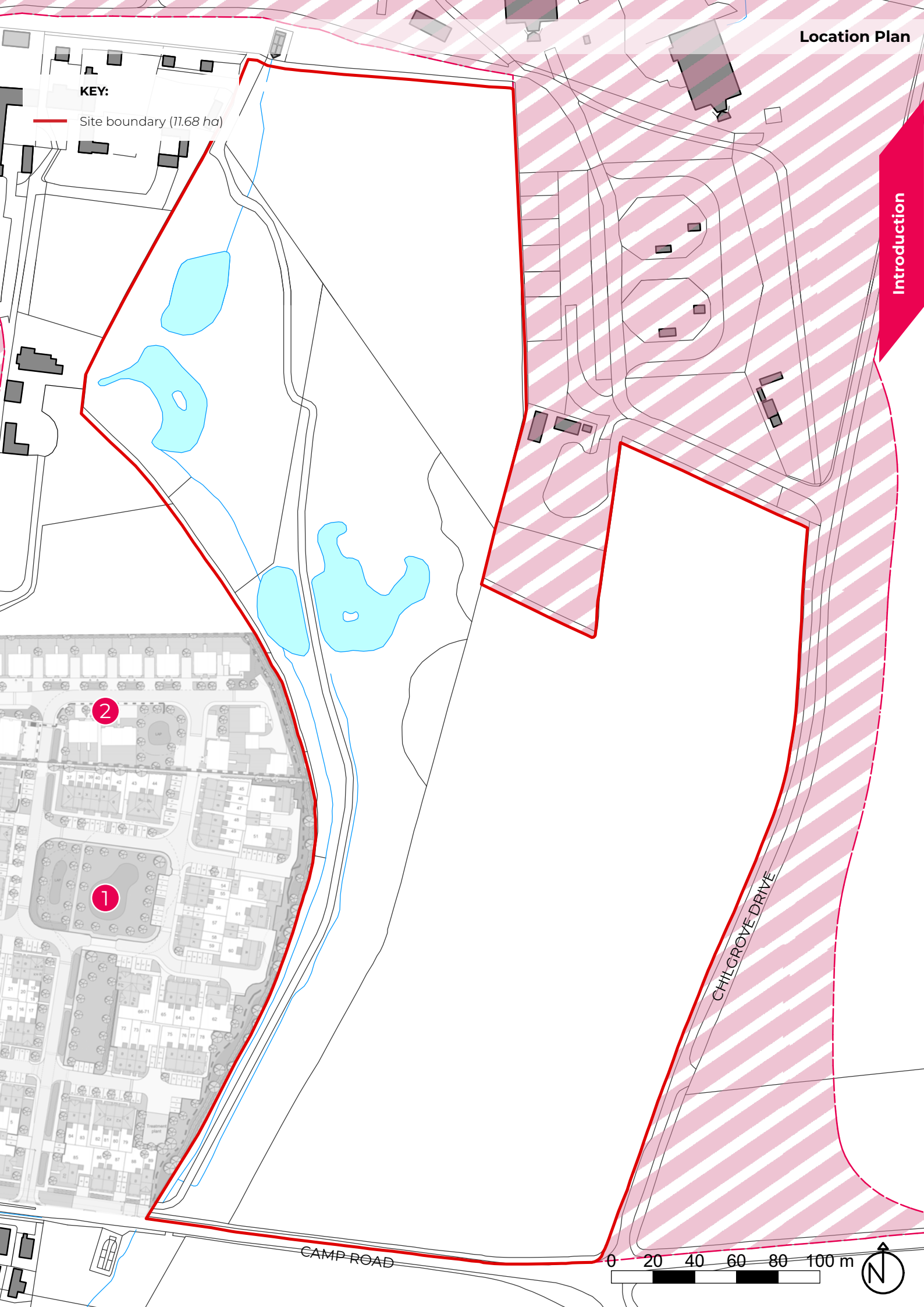
The layout of the Site is simple, geometric and structured - reflecting the historic character and the legacy of the airbase. The proposed public open space will be well defined, generous, overlooked by development and central to the layout of the Site to reflect the historic patterns and architectural character. It is proposed that the development will consist of a mix of densities and tenure, helping to meet the need affordable housing in the local area and the wider District.



KEY:

— Site boundary (11.68 ha)

Introduction



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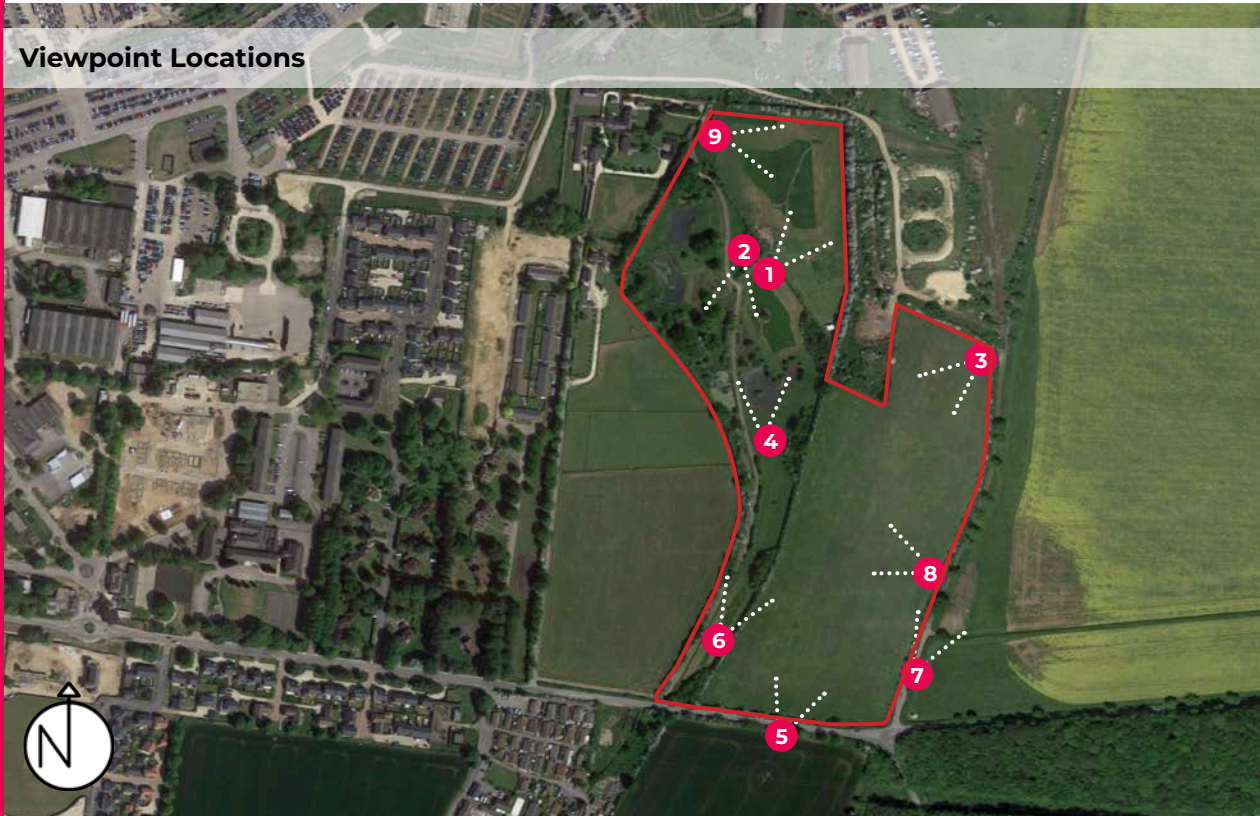
CAMP ROAD

CHILCROYE DRIVE

0 20 40 60 80 100 m



Viewpoint Locations



View looking north towards the Conservation Area



View looking south

View looking south-west across the Site towards Heyford Park





View looking north across pond



View across Site from Camp Road



View looking north along farm track



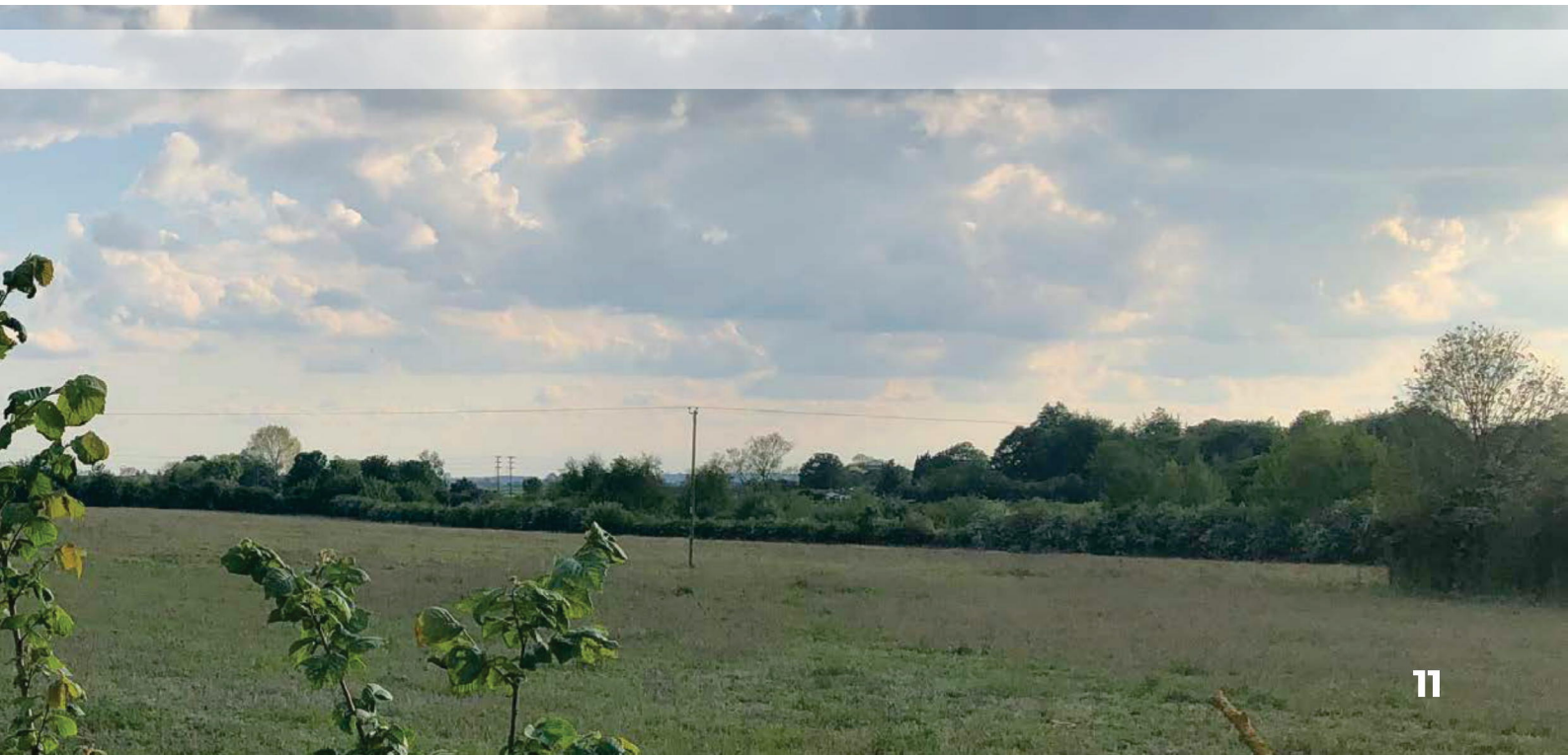
View along Chilgrove Drive



View looking west across the Site



View looking east across northern parcel of the Site





Contextual Analysis

Planning Policy Context

This section provides a summary of the relevant national and local planning policies that are necessary to consider in bringing forward the proposals for the Site.

Local Plan

Cherwell Local Plan

The adopted Cherwell Local Plan Part 1 2011 to 2031 sets the development framework for Cherwell District up to 2031. The Local Plan's spatial strategy identifies at Policy Villages 5 the creation of a sustainable new community at the former RAF Upper Heyford.

The policy allocates 1,600 dwellings in addition to the 761 dwellings already granted planning permission at the time of the adoption of the Plan. Alongside the creation of new dwellings, a significant amount of employment land is allocated at the former airbase alongside various community facilities and new infrastructure. Upper Heyford as a new settlement is at the early stages of its development and it must continue to grow and evolve to create a place that Cherwell can be proud of.

Policy Villages 5 identifies areas of previously developed land to deliver the new community but crucially also identifies greenfield sites that will need to come forward for development in order to protect historic areas of the airbase and to ensure that the quantum of development within the policy can be delivered. Clearly therefore, the creation of a new sustainable community at Upper Heyford relies on the development of greenfield sites in

addition to previously developed land.

The review of the adopted Cherwell Local Plan must act positively to ensure that the long term aspirations and objectives of a new community at Upper Heyford are delivered. With that comes the need for new and additional infrastructure and community facilities to support the growing population of the settlement. Key to this will be the allocation of further greenfield sites for residential development which will directly contribute to the delivery of these new facilities and infrastructure. Most notably the creation of a new secondary school – a community facility that must be secured in order to provide a truly sustainable settlement at Upper Heyford.



Draft Cherwell 2017 HELAA

The Site subject of this vision document was assessed within the Draft Cherwell 2017 HELAA (Housing and Economic Land Availability Assessment) under sites '216' and '217'. The Site within this submission and under the control of Richborough Estates was assessed independently to the sites included under site 217, this included land under the control of Lone Star Land also subject of this submission and land

under the control of Pye Homes that benefits from a resolution to grant planning permission.

Site 216 (assessed individually) and site 217 were assessed with recommendations within the HELAA as being entirely 'Suitable', 'Available' and 'Achievable' for residential development. At the time this was without land promoters agreements with landowners in place to support the promotion and development of the Site. This now further reinforces the delivery of the entirety of the Site now submitted within this Vision Document.

Richborough Estates and Lone Star Land look forward to working closely with Cherwell District Council to deliver this sustainable extension to the growing community at Heyford Park. Additional sustainable residential development at Heyford Park will support the needs of this growing community.

Design Considerations

As part of the design proposals, consideration will be given to local and national design guidance, including the *Cherwell Residential Design Guide SPD* and the *National Design Guide and the National Planning Policy Framework* to ensure good design is at the forefront. This will include meaningful analysis as required by the SPD, articulating a clear vision and providing a robust masterplan that is responsive to the unique local conditions of Heyford Park and the site. It will employ the principles of good urban design as set out in the SPD including active frontage development, strong perimeter blocks, and provision of street trees.

Land north of Camp Road, Heyford Park

Previous Oxfordshire Structure Plans and Cherwell Local Plans have recognised Heyford Park as a highly suitable and highly sustainable location for housing and economic growth and the delivery of new and improved infrastructure, services and facilities.

The development of land to the north of Camp Road provides a unique opportunity to 'plug into' that existing committed growth and to provide further sustainable growth in the emerging Local Plan and beyond up to 2050 to meet the objectives of the soon to be created Oxfordshire Spatial Plan.

Further growth in this location through the development of this land will not only meet the future housing needs to the District in way that positively addresses the increasing importance of the climate change agenda, but will allow the developing community of Heyford Park to thrive and grow.

The Site can be developed with no significant harm to those areas of the former airbase that are rightly protected. Development can fully integrate with existing and future phases of the site.

KEY:

- Site boundary
- Land in same ownership
- Conservation Area

1 18/00825/HYBRID - Heyford Park Camp Road Upper Heyford Bicester OX25 5HD

Hybrid/mixed application for up to 1,235 dwellings; retail; medical centre; employment; schools; community use buildings; indoor sports provision; energy facilities; 30m high observation tower with zip-wire; changes of use and demolition to existing buildings; open space; sports facilities; green infrastructure; and upgrades to Chilgrove Drive and the junction with Camp Road.

Status: Outline approval.

2 21/02008/SCOP - Land At Junction Of B430 And Camp Road Heyford Park

Consultation on Environmental Statement Scoping Opinion request for nationally significant infrastructure proposal - Oxfordshire Strategic Rail Freight Interchange.

Status: Scoping opinion issued.

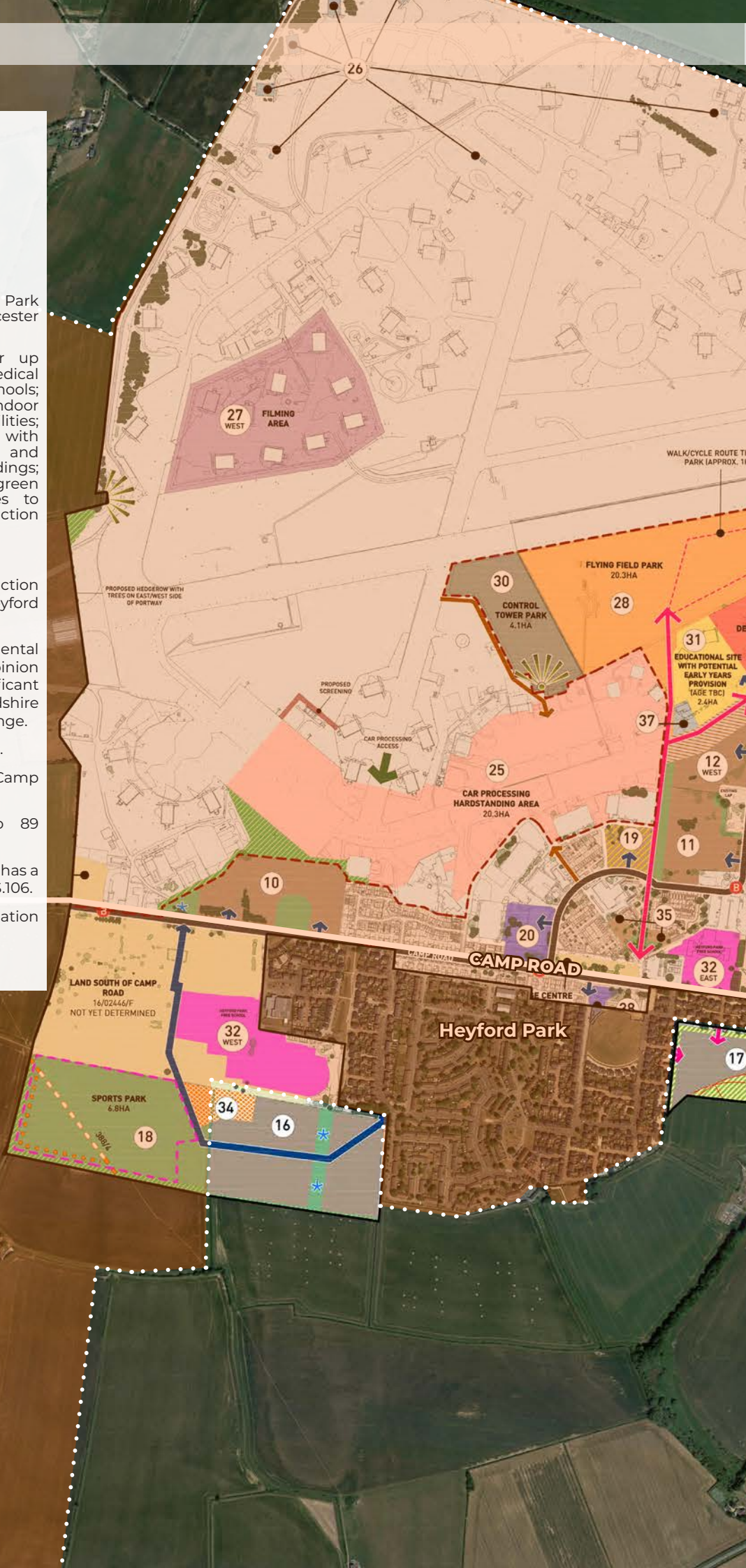
3 15/01357/F - Land north of Camp Road.

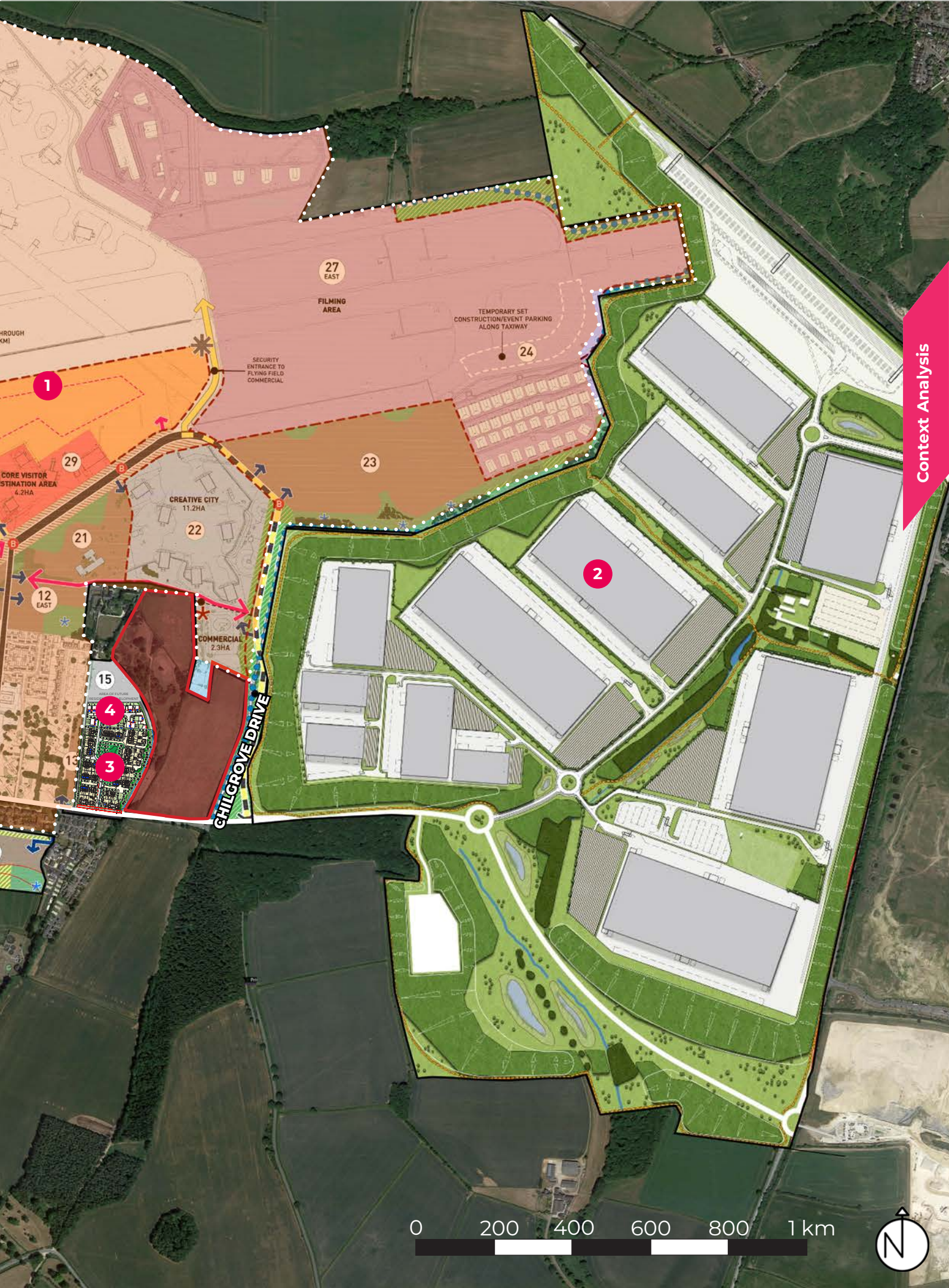
Full application for up to 89 dwellings.

Status: Undetermined. Phase I has a resolution to grant subject to S.106.

4 21/03523/OUT - Outline application for up to 31 dwellings.

Status: Undetermined





Context Analysis



History of Heyford Park

Heyford Park is a young village in Oxfordshire and came about due to the building of the Upper Heyford airfield during the First World War in **1916**. Before this, the majority of the land was arable fields.

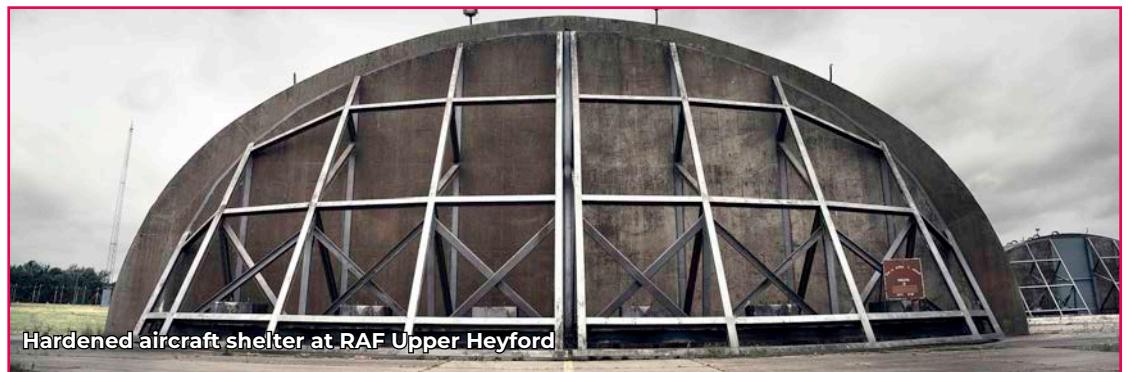
The Upper Heyford airfield was first used in 1916. Until 1950 it was mainly used as a training base but later served as a Cold War airbase.

The Royal Flying Corps first used the airfield for a short period before it became the location of an RAF station between 1919 and 1950. During this time, the airfield was mainly used by various units of the RAF as a training facility. Houses were built nearby for the airmen and officers.

From **1950** to 1994, the airfield was used as a USAF (United States Air Force) station for training strategic bombers, fighters and fighter-bomber aircrafts. During this time, more houses and bungalows were built for further airmen and officers, expanding on the existing housing built between 1920-1950. These bungalows are still standing in Heyford Park today as rental homes.

The airfield closed to aviation in **1994** and was then used for industrial and commercial purposes. Upper Heyford airfield and its housing were deemed a Conservation Area due to its unique nature as a Cold War airbase, with its multiple Cold War relics, including disused bunkers, water towers, huts and fences. Many of the airfield buildings are preserved as scheduled Ancient Monuments and Listed Buildings.

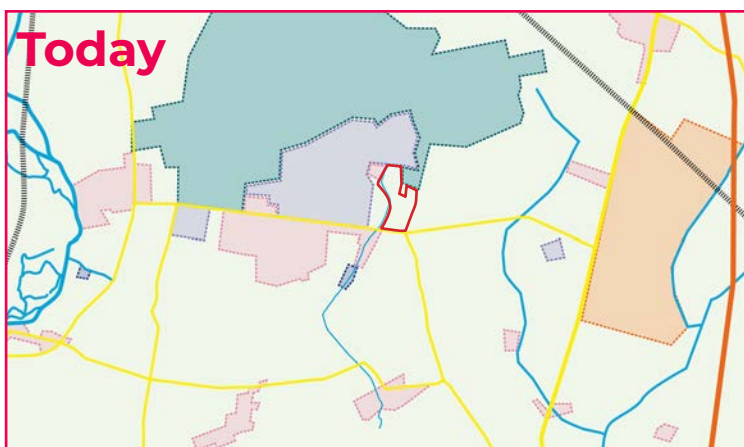
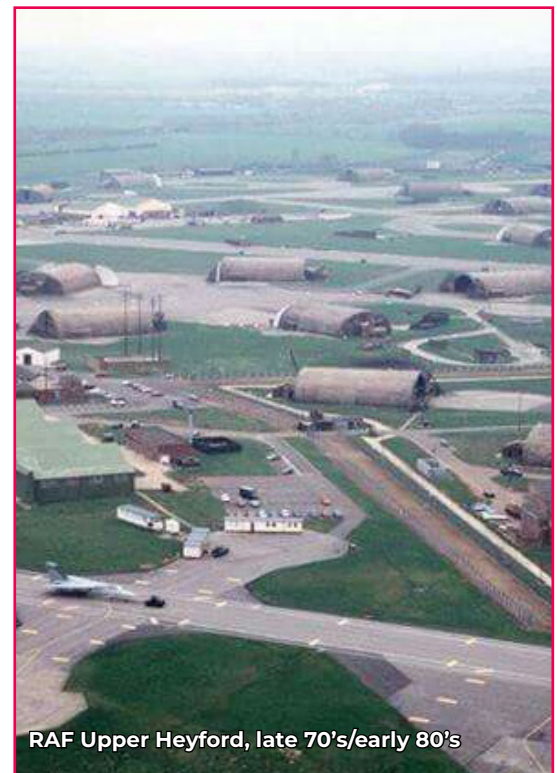
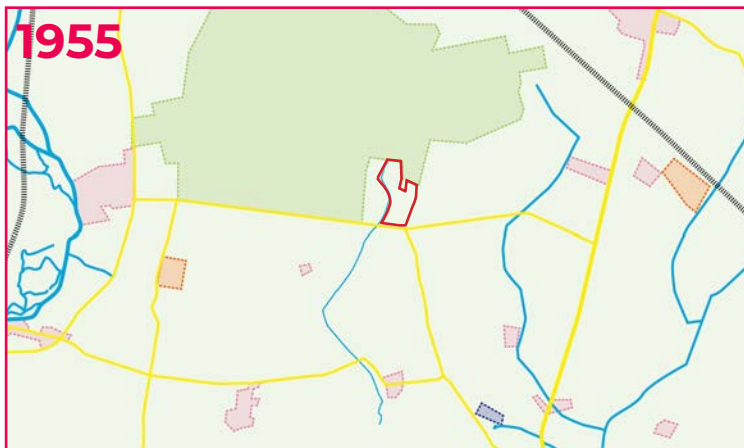
Today, the runways of the former airfield are home to wildlife; some of the buildings are used for purposes such as automotive storage, while other buildings remain abandoned. Several of the aircraft shelters were placed on the English Heritage list of scheduled monuments in 2010. Heyford Park is currently being redeveloped with 700 new homes, offering an exciting future for the area and its community.



Hardened aircraft shelter at RAF Upper Heyford



Upper Heyford Airbase Conservation Area



- KEY:**
- Site boundary
 - Strategic road infrastructure
 - M40
 - Development
 - Industrial & employment sites
 - Railway
 - River
 - Airfield
 - Disused airfield
 - Sewage works
 - Quarry



Character

Housing Densities in Heyford Park

The following spread analyses a range of the densities found in Heyford Park, studying both historical and modern development. There is a vast range of densities, reflecting Heyford Park's post-war expansion.

There are areas of lower density (around 20dph) single storey development that in the past housed the military.

The more recent development in Heyford Park includes areas of 2-2.5 storeys, showcasing a variety of densities between 25dph (Hart Walk), around 30-35dph (Williams Road) up to 3 storeys and 40-45dph (Hampden Square).



Soden Road: 6 dph



Portal Drive: 21 dph



Carswell Circle: 24 dph



Hart Walk: 25 dph



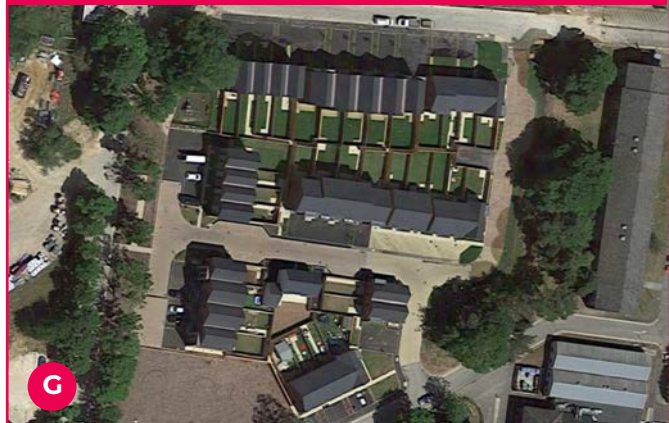
Broad Way: 30 dph



Williams Road: 32 dph



East Castle Street: 42 dph



Hampden Square: 43 dph



Pattern of Development

The development patterns of Heyford Park's neighbourhoods reflect the growth of the village's military heritage, contributing to its distinct character.

The photos demonstrate the contemporary approach recent developments have taken for new homes. They consist of a mix of detached, semi-detached and terraced

homes and demonstrate an ordered and/or geometric character reflecting Heyford Park's military history.

The plan demonstrates the geometric regularity in street layout, with key secondary streets running perpendicular and parallel to the primary streets such as Camp Road.



- Recent Bovis Homes development
- Swales and basins create a green-blue feature corridor through the development
- Detached, semi-detached and terraced properties
- 2 storeys
- Parking typically on plot to the site, with some garages and use of rear parking courts
- Combination of red brick, cream and white render facade



- Military housing
- Semi-detached, single storey properties create an area of lower density
- Footpath to one side of the street
- Parking on plot to the side of properties
- Grey rendered facade

- 2-storey terraced properties
- White render facade
- Front gardens facing the pavement
- Parking on other side of the street
- Buildings wrapping around a central large open green space