



- Recent development adjacent to the industrial area on the former airfield
- Up to 3 storeys, delivering higher densities of development
- Parking on plot to frontages or in integral garages
- Contemporary terraced townhouse properties and some flats
- Gable fronted properties respond to the built form of the industrial uses opposite and pick up on the form of the mixed use units on the Camp Road
- Use of balconies



- Barn style development
- Lower density
- Wide frontages
- Generous front gardens
- Clusters of buildings



- Recent development
- 2 - 2.5 storeys
- Combination of red brick and white/cream render facade
- Mix of large detached, semi-detached and terraced properties
- Various parking options: on street/next to properties/in garages/parking courts



- Recent development of 2.5 - 3 storeys
- White render facade
- Sweeping crescent surrounding the green
- Parking to the side of properties with garages set back
- Shared surface street with low level planting to frontages



Pattern of Development

The analysis has highlighted key features to take forward within the design proposals for Land north of Camp Road, Heyford Park.

There is a general geometric regularity in the street layout, with key roads running perpendicular and parallel to the artery roads such as Camp Road.





There are a mix of characters both within the former military housing and the more recent development. Taller storey heights, linked dwellings and continuous frontage are used to deliver higher density development. Detached and semi-detached homes are also used with a regular and ordered rhythm, reflecting Heyford Park's military history.

Densities are varied, ranging from 25dph-45dph for recent developments. The proposals adjacent to the Site sit in the middle of this range at 36dph and up to 2 storeys. The proposals should respond to the surrounding context whilst meeting the preference of the Local Authority to provide a minimum of 40dph.

Character Summary

- Geometric, grid-like street pattern
- Green focal spaces
- Linked dwellings and continuous frontages to primary routes
- Up to 3 storeys to create enclosure and for key buildings
- Regular rhythm of built form
- Barn style development located to the north west of the Site.

KEY:

-  Site boundary
-  Street Pattern (white)
-  Green focal spaces and linear parks
-  Proposals adjacent to Site (up to 2 storeys, 36dph)





Context Analysis



Local Services & Facilities

A range of facilities and services exist in Heyford Park which can be reached from the Site within a reasonable walking distance, as depicted on the plan below. To the west of the site, existing facilities include Heyford Park School (formerly pre-2019: 'Heyford Park Free School'), a convenience store, squash courts and a gym (part of Heyford Park School).



Heyford Park School is an Academy that offers free education for up to 840 students, aged 3-19. The Heyford Park Innovation Centre is located approximately 500m from the Site, and offers a wide range of employment opportunities which attract entrepreneurs specialising in technology and science. On-site kitchens, flexible office spaces; meeting rooms; laboratories; and regular networking and collaborative events make this Centre a thriving innovation hub with significant potential.

Proposals for the new Heyford Park Village Centre along Camp Road will consist of a mix of retail and residential

units to accommodate local businesses and a diverse community. A new village green will support sporting activities such as cricket, uniting both the existing and future community cohesively.

Further to the west lies the historic district of Upper Heyford, where there are further facilities including a public house, village hall, and 14th-century Church of England (St Mary's).

KEY:

- | | | | |
|--|---------------------|--|---|
|  | Site boundary |  | Dental Clinic |
|  | School |  | Bike & Coffee Shop |
|  | Innovation Centre |  | Green Space |
|  | Convenience Store |  | Sports Grounds |
|  | Sainsbury's Local |  | Heyford Park Employment/Residential Development |
|  | Place of Worship |  | Public Rights of Way |
|  | Industrial Services |  | Bus stops |
|  | Fitness Centre | | |
|  | Events Venue | | |
|  | Squash Courts | | |

Facilities & Services Plan



The bus services near the site and within Heyford Park provide opportunities for travel to larger centres for employment, leisure and retail purposes. The large market town of Bicester is located to the east, just a 15-minute drive or 30-minute cycle/bus journey, which further unlocks a vast range of services and facilities such as major supermarkets and a proposed business park ('Bicester Gateway') including 15,000m² of office space.

Heyford Rail Station is located c.3 miles to the southwest of the site and provides a direct morning and evening service to Oxford.



St Mary's Parish Church (old Upper Heyford)



Heyford Park School



Heyford Park Cricket Ground



Heyford Park Play Area

Local Services & Facilities Summary

- As part of the wider Heyford Park proposals, further facilities such as education, leisure, retail and employment developments, are planned to be developed in the near future;
- A number of facilities, including Heyford Park Free School, are located within the 2km walking distance referred to in MfS guidance, and as included in the former PPG13 guidance; and
- Access to all these facilities is available via the existing footway/cycleway network in the vicinity of the site.



Recently constructed supermarket and retail/commercial units with residential above