

Heritage & Archaeology

A **desk-based Heritage Assessment** has been undertaken to demonstrate an understanding of the Site. The planning application is supported by a Built Heritage Statement which identifies sensitive built heritage assets and considers the impact of the scheme in accordance with the NPPF and Historic England guidance.

There are no designated heritage assets within the Site. The northern and western boundaries of the Site are immediately adjacent to the RAF Upper Heyford Conservation Area and there are a number of Grade II Listed Buildings and a Scheduled Monument situated within the Conservation Area that are associated with the historic operation of the airbase.

In terms of archaeological potential, there are no non-designated heritage assets recorded on the Site on the Historic Environment Record. A **Geophysical Survey** of the site has been undertaken which has identified a number of anomalies that appear most likely to relate to the former agricultural use of the site, as well as possible quarrying and natural features. The Geophysical Survey will inform an Archaeological Desk-Based Assessment of the Site; both

reports will be submitted in support of any future planning application. There is no suggestion at this stage that the Site contains buried remains that would be a constraint to development of the Site.

The only built heritage asset identified as being sensitive to the development of the site is the RAF Upper Heyford Conservation Area. The Site forms a small part of the setting of the RAF Upper Heyford Aircraft Hangers and the Hardened Aircraft Shelters located within it (non-designated heritage assets) but is a neutral element that makes no contribution to their respective significance. The development will result in a small visual change within their settings, but this will be seen in the context of nearby residential areas and will not compete or change the visual and spatial relationships found within the formal extent of the airbase. Consequently, the proposed development will result in no harm to the significance of the RAF Upper Heyford Conservation Area and non-designated heritage assets within it.

KEY:

-  Site boundary
-  Conservation Area
-  Listed buildings
-  Scheduled Monuments

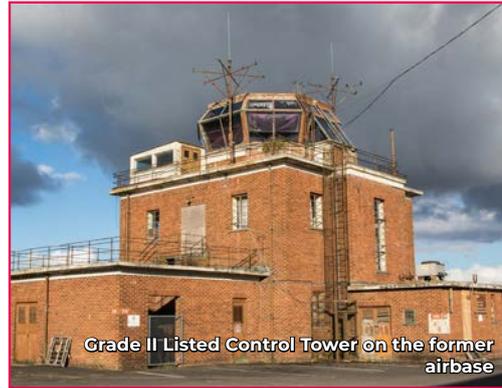
Conservation Area & Listed Buildings Plan



Design Considerations

Notwithstanding the limited interaction with heritage assets, a number of key design considerations have been incorporated into the masterplan to avoid impacts on the Conservation Area. These are summarised below:

- Design and scale of built development along the northern, southern and western boundary addresses and responds to the character of the adjacent Conservation Area; and
- The layout of the scheme respects the wider development to the west and how the existing settlement has evolved.



Design Evolution

The Early Masterplan

An early Illustrative Masterplan was prepared to demonstrate the initial thoughts of how the Site could be developed. This took on board the early technical and environmental assessments that had been undertaken and was utilised in pre-application discussions.

The Illustrative Masterplan proposed up to 210 dwellings, 35% of which would be affordable housing. Vehicular access was proposed central to the southern boundary along Camp Road with a primary road leading through the heart of the development. The proposed street grid was simple and geometric, reflecting the historic character of the air base, with the street hierarchy used to help create character.

The masterplan proposed outward looking streets to ensure overlooking of all streets and public spaces, creating a safe environment. All boundary vegetation was proposed to be retained save for areas associated with the delivery of access through the Site. Landscape buffers around the edges of the Site allowed for the integration of circular recreational routes ensuring maximum accessibility to the new green spaces and the existing footpath network surrounding the Site.

With regard to the setting of the RAF Conservation Area to the north of the Site, a larger landscape buffer was included and the housing along the northern areas of the Site were proposed to be lower density housing and the potential for bungalows to minimise the

visual impact.

The main area of public open space was proposed in the west of the Site, running north to south. Retention of existing ponds and introduction of new attenuation measures allowed for the creation of a 'wet corridor'. This 'wet corridor' would provide significant recreational benefits and enjoyment to both existing and new residents as well as enhanced biodiversity through the creation of new habitats.

Retention of existing vegetation and planting of new trees and hedgerows was proposed to aid with visual screening of the Site and integration into the existing landscape as well as biodiversity enhancements.

- 1 Site access
- 2 Primary road
- 3 Secondary roads/shared surface lanes
- 4 Enhanced native hedgerow boundary planting
- 5 New landscape buffer respecting setting of Conservation Area
- 6 Central green spaces to act as a focal point
- 7 'Wet corridor' open space
- 8 Attenuation ponds located in lowest part of the Site
- 9 Play space
- 10 Recreational routes/possible trim trails
- 11 Lower density development



Local Plan Policy Villages 5 Allocation

Design Evolution

0 25 50 75 100 125 150 m



Consultation Strategy

Given the location of the Site there are few immediately affected neighbours and, as a result, no public exhibitions have been held. Meetings have been held with the Dorchester Group and contact was made with Pye Homes (applicants of the proposed development immediately west of the Site), with a meeting planned early in 2021. A 'Zoom' meeting was held with Heyford Park Parish Council and a pre-application meeting has also held with Cherwell Planning Department.

Pre-application discussions with Cherwell DC

While no formal written advice has been received, a 'Zoom' meeting was held with Andrew Lewis, Principal Planning Officer to discuss the early proposals on 24th June 2021.

Mr Lewis set out a number of important contextual issues; these included the position of the new Chilgrove Road access to the airfield, flooding in October 2020 to the south of Heyford Park, highways issues and potential sustainable solutions, ecology, and heritage. The proposals for the adjoining Dorchester land were discussed in light of the impact they might have on the form of the scheme on the subject site.

The early illustrative masterplan proposed up to 210 dwellings at an average of 35-40 dwellings per hectare (dph) and as noted on the previous pages, this scheme proposed lower density development with single storey dwellings along the northern edge of the Site to respect the setting of the Conservation Area. Mr Lewis noted that some sites elsewhere in Heyford Park are perhaps underdeveloped and set out that this scheme should be landscape led and that the best use of land would be made with a density of at least 40dph. He argued that there did not appear to be a justification for bungalows as proposed in northern area and that there exists an opportunity for a centre with taller buildings. The adjoining site to the north is earmarked for commercial activity and this in turn will have an impact on the heritage sensitivities of the Site and would also suggest that a simple, more modern architecture might be an appropriate response for the Site.

Mr Lewis noted that the lower density areas of the existing settlement, such as the officers houses from the 1930's, have an Arts and Crafts aesthetic whereas more recent higher density development have a more modern and plain architecture. He suggested that this proposal has a potential opportunity to make this a centre for a new character for Heyford Park.

Mr Lewis felt that the wetland areas were a "wonderful" idea but noted that it would be important to provide routes through to the west to ensure connectivity for both new and existing residents without spoiling the biodiversity value and appearance of the wetland areas.

He concluded that in terms of the principle of the development it would be for the promoters to demonstrate that the benefits of the development are not significantly and demonstrably outweighed by the harms. Highways and traffic will be key considerations in any planning balance.

Heyford Park Parish Council

A 'Zoom' meeting was held with Members of Heyford Park Parish Council on 25th November 2021. This was not a formal meeting of the Parish Council.

The scheme was described to the Members who then asked a series of questions relating to matters such as highways, access, noise and foul water disposal. Members also set out some important local context, such as their desire to provide for play areas, community buildings and a burial ground.

Members welcomed the large provision of green space within the scheme and advised that it should be fully publicly accessible. They would welcome links to the existing and proposed development to the west of the Site. As a matter of detail, they would like a plan showing which roads would be adopted and those that would remain private.

Design feature

Early Masterplan proposals

Consultation feedback & technical assessments

Final Masterplan considerations



1. Street form & hierarchy

One primary access road served off Camp Road; grid like street network; circular recreational routes

+

Access located further west along Camp Road; opportunities for taller building along primary route to aid with character and density

=

Clear distinction of road hierarchy to assist in character and placemaking; use of tree planting; connections to the east and planned upgrades to Chilgrove Drive; cycle routes



2. Building form & composure

Average 35-40dph; lower density and single storey development along northern edge

+

Min. 40dph; no justification for lower density or single storey development; modern architecture; new character for Heyford Park

=

Min. 40dph with opportunities for higher density and taller buildings to assist with character and placemaking; modern architecture; farmstead character in the north



3. Building lines & parking

Outward looking streets; parking tucked between dwellings

+

No specific comments

=

Continuous frontages along primary street; focal squares; frontage parking with landscaping to assist with street character; adequate visitor parking; EV charging



4. Materials & details

Respectful of Heyford Park architectural character

+

Opportunities for modern architecture and materials; domestic scale

=

Modern architecture/materials; possible inspiration from hangers to the north; sustainable materials and construction methods



5. Public spaces

Retention and enhancement of existing vegetation; 'wet corridor' POS; green spaces along primary route; landscape buffers

+

Landscape-led; provide good accessibility to POS; provision of play areas; ensure protection of habitats

=

Celebrate 'wet corridor' as key asset; central green focal space; street trees; play areas; enhancement of existing vegetation with native species; ecology corridors

Constraints & Opportunities

Taking into account the analysis carried out for the Site and the advice received from the pre-application discussions undertaken, the following opportunities and constraints should be considered when developing the masterplan layout:

Access & Movement

Vehicular access to the development is proposed off Camp Road, approximately 100m to the west of the Camp Road/Chilgrove Drive junction. The proposed access takes the form of a priority T-junction and has been set out in line with Oxfordshire County Council's Residential Road Design Guide. Appropriate visibility splays can be provided at the access junction in line with MfS standards for a road subject to a 30mph speed limit and a 2m footpath with flank either side.

The zebra crossing will be provided to the west of the site access, near to where new footway/cycleway provision (3m wide) on the southern side of Camp Road is provided, to increase the connectivity and ease of active travel.

The existing field access to the Site, located in its south east corner, will be removed and the hedgerow gap filled in with suitable planting to soften views into the development edge.

There is an opportunity to vastly improve connectivity across this Site and maximise opportunities for sustainable travel, whilst reducing the need to travel by car wherever possible. This will be done with footpaths and cycle routes along roads, as well as additional, well located recreational routes through green spaces.

The new street hierarchy will use different street designs to create character, legibility and speed control. The masterplan will create nodal points to assist legibility and ease of movement.

Existing vegetation

The hedgerows which form the field boundaries comprise Hawthorn, Blackthorn and Bramble primarily with other native species and they are overgrown and gappy in places. The retention and enhancement of these features where possible and provision of a 5m no construction buffer, will ensure

-  Site boundary (11.68ha)
-  Hybrid/mixed application for upto 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
(18/00825/HYBRID)
Status: Outline Approval
- 1** Full application for 89 dwellings
(15/01357/F)
Status: Undetermined
- 2** Outline application application for up to 31 dwellings
(21/03523/OUT)
Status: Undetermined
-  Existing site access point
-  Existing trees/hedgerows to be retained (where possible)
-  Conservation Area boundary
-  Existing watercourses
-  Existing ponds
-  High voltage electric cable
-  Low voltage electric cable
-  Bridleway
-  Other route with public access
-  Existing track
-  Proposed vehicular access point
-  Indicative link road through proposed development
-  Proposed recreational circulation opportunities
-  Potential pedestrian/cycle connections
-  Existing building-line continued
-  Proposed residential development opportunities
-  Proposed play space
-  Area reserved for attenuation
-  Enhanced boundary planting



Design Evolution

CAMP ROAD

30

0 20 40 60 80 100 m



the protection of existing habitats and aid with visual screening. New hedgerow and tree planting should be incorporated, particularly along the northern boundary, to provide additional screening and respect the setting of the adjoining Conservation Area. Some removal will be necessary to secure vehicular and pedestrian connections into and through the Site.

The 'wet corridor' along the west side of the Site will be retained and enhanced as it will provide new residents with a local mature public open green space for recreation.

Landscape

The existing landscape features will inform the landscape-led design approach to the masterplan, as they provide the existing landscape framework.

Proposed built form will be visually broken up to allow space for green infrastructure including pocket parks and native trees. Street, garden, feature trees and copses will be proposed throughout the site to introduce more canopy cover and green corridors for ecological and environmental resilience, enhancement of local biodiversity, habitat provision and the local landscape character. Along with reducing the housing density, this green infrastructure will soften views of the built development edge to the wider countryside, particularly along the east boundary.

Newly formed high quality green spaces and public open spaces can be connected with movement routes and loops to promote well-being, play, sport, active travel and recreational activities.

The small existing stone wall will be restored, and new stone walls incorporated in accordance with the published landscape character and policy guidance.

Ecology

There are several opportunities to secure biodiversity net gain in the Site. All new tree and hedgerow planting is to be native and green spaces will be linked up in continuous corridors for good wildlife movement. A variety of other ecological habitats will be introduced

including wildflower grassland areas, wetland areas, ponds and Sustainable Drainage Systems.

There are opportunities for new housing/ nesting boxes and hibernacula to be located within the Site for bats, birds, dormouse, reptiles and hedgehogs and a dark corridor is proposed along the west boundary for the protection of existing ecological commuting and foraging corridors. Further surveys will be required to establish the presence of species on Site.

A 5m construction buffer will be given to all existing hedgerows on site to prevent disturbance to commuting species during the proposed development.

Drainage & Topography

The entirety of the Site is situated within Flood Zone 1, however part of the Site along the western boundary is at risk of surface water flooding. The existing watercourse should be utilised to intercept overland flows as well as provision of on-site attenuation basins to ensure there will not be an increase in the likelihood of flooding elsewhere. Landscaping in and around the basins will create new habitats.

The Site is relatively flat, with a gentle slope to the west of the Site (towards the linear strip of land where the watercourse lies) from its centre. The orientation of streets and location of houses will consider the contours sensitively and the lowest points will be kept free from development.

On-site attenuation will be provided in this area to manage surface water runoff and provide biodiversity and amenity benefits. Swales will be created along the west and southern boundaries to further manage surface water run off and to create attractive habitats for biodiversity and aesthetic beauty.

The provision of on-Site attenuation basins should ensure there will not be an increase in the likelihood of flooding elsewhere. Landscaping in and around the basins should create new habitats and aid in the delivery of biodiversity gains and contribute to the development character.

Heritage

There are no designated heritage asset constraints within the Site. The northern and western boundaries of the site are immediately adjacent to the RAF Upper Heyford Conservation Area and there are a number of Grade II Listed Buildings and a Scheduled Monument situated within the Conservation Area that are associated with the historic operation of the airbase. Sensitive design and inclusion of landscape buffers to the northern edge of the Site will ensure that there is likely to be little harm to their setting.

Proposals should be mindful of the local vernacular to ensure a development that fits into its context.

Residential Development Potential

Development is proposed for the majority of the Site, with the exception of public open space to the west and north west of the Site and around the boundaries.

The assessments carried out indicates that the Site has capacity for up to 230 dwellings.

Potential Design Opportunities



Concept & Vision

The overarching concept for the Site is to create a high quality landscape-led place that integrates with the existing landscape, protecting and enhancing the mature trees and hedgerows, water features and visual character. The proposals will be sensitive to the existing visual context within the wider landscape setting, whilst delivering new homes, new areas of public open space and retaining and enhancing habitats for wildlife.

The landscape-led proposals will include tree lined streets, generous areas of public open space with circular walking routes and new play areas for children, promoting health and wellbeing. Retained and enhanced landscape features promote biodiversity, provide spaces for wildlife and nature conservation.

The masterplan concept allows the opportunity to create vibrant multi-use spaces for multi-generational enjoyment. This Site should be a place for everyone, anytime, any day and should create new homes for those living and working in the settlement and the surrounding district.

The proposals create a well connected new residential development with a mix and choice of housing for a balanced community.

The proposed street structure is geometric, with an integrated green focal space, reflecting the existing character of Heyford Park. Taller storey heights are proposed as landmark buildings. The primary route should be tree lined, reflecting the character of the existing settlement and the development adjacent to the Site.

The proposals ensures a legacy - with development becoming a positive gain and complementing its location, on the eastern edge of Heyford Park. The high quality design fits into the surrounding context, whilst delivering identity and distinctiveness. The Site provides an opportunity to create a new development nestled within the wider growth proposals for the whole of village, whilst enhancing landscape and complimenting this area of the settlement and the approach into Heyford Park from the east.

-  Site boundary (11.68ha)
-  Proposed residential development area
-  Proposed open space
-  Squares/focal spaces
-  Key frontage
-  Proposed location of flat blocks
-  Potential for taller buildings
-  Proposed farmstead style housing
-  Proposed recreational routes
-  Proposed play space
-  Existing vegetation retained (where possible)
-  Proposed vegetation
-  Existing ponds
-  Proposed attenuation basins

- ① Access into the Site should be at 90 degrees to Camp Road, a vernacular characteristic of Heyford Park
- ② The layout of the Site should be simple, geometric and structured, reflecting the historic character and the legacy of the air base as well as the proposals to the west
- ③ Development parcels should be outwards looking to respect, reinforce and frame the streets, green spaces and edges
- ④ The primary street should be tree lined to reflect the characteristics of the existing settlement and underpin the street hierarchy
- ⑤ There is potential for connectivity to the east along Chilgrove Drive to allow for integration with the proposed upgrades as part of the wider Heyford Park masterplan proposals
- ⑥ Landmark buildings should be utilised around proposed squares/focal spaces to aid the placemaking strategy
- ⑦ A central green space should be incorporated to provide a focal space for the community
- ⑧ The integration of some 3 storey dwellings and continuous frontages along the primary street will aid the placemaking strategy and is reflective of the character of Heyford Park
- ⑨ A farmstead characteristic should be incorporated in the north to reflect the nearby farmstead
- ⑩ The majority of the proposed public open space should be located in the west forming a 'wet corridor' providing recreational opportunities as well as ecological enhancements
- ⑪ Buffers around the northern edges should be incorporated to create ecological corridors ensuring that existing vegetation is retained and enhanced as well as ensuring that development is respectfully set back from the Conservation Area (despite the heritage assessment concluding that the site makes no contribution to the setting of the CA)



Design Evolution

CAMP ROAD

CHILCROVE DRIVE

0 20 40 60 80 100 m



Masterplan Strategy

The Masterplan

An Illustrative Masterplan has been prepared to demonstrate one way in which the Site could be developed, taking on board the technical and environmental assessments that have been undertaken.

The Illustrative Masterplan confirms that the Site will deliver up to 230 dwellings, 35% of which would be affordable housing. It is the intention that the affordable units would be integrated throughout the development and be tenure blind to an integrated community. The housing mix is reflective of local housing needs.

The Site is accessed from Camp Road by the primary street which leads through the heart of the development. The proposed street network is geometric and grid-like, reflecting the historic pattern of the air base and the adjacent Pye Homes scheme. The proposed street grid is sensitive to topography and orientated to maximise on solar gain potential.

A distinguished road hierarchy helps to create character and identity as well as serving to slow internal traffic speeds through design rather than signage.

The masterplan creates outward looking streets which are enhanced through the integration of front gardens and verdant green edges overlooking the public spaces. This creates activity and safe overlooking within the development.

The integration of a network of

- ① Proposed vehicular and pedestrian access via Camp Road
- ② Proposed pedestrian/cycle connection to Camp Road
- ③ Proposed pedestrian/cycle connection to Chilgrove Drive
- ④ Primary tree lined street with foot/cycleway
- ⑤ Secondary street
- ⑥ Shared surface
- ⑦ Linked private drive
- ⑧ Private drive/lane
- ⑨ Proposed footpaths/recreational routes
- ⑩ Central green space to act as focal point with playspace (LAP)
- ⑪ Playspace (LEAP)
- ⑫ 'Wet corridor' public open space to provide ecological enhancement and recreation benefits
- ⑬ Attenuation basins
- ⑭ Existing ponds
- ⑮ Existing vegetation retained and enhanced as necessary with locally characteristic and native species
- ⑯ Proposed hedgerow strengthening the field pattern by planting up gappy existing hedges
- ⑰ Proposed native wet woodland
- ⑱ Proposed native tree belts around airfield to enhance urban fringe and reduce the the visual impact using locally characteristic and native species
- ⑲ Proposed scattered clusters of native tree planting to give impression of linear tree belt to enhance urban fringe and softening of built form



Masterplan Strategy

CAMP ROAD

CHILGROVE DRIVE



pedestrian routes which are connected to the existing Public Right of Way ensures maximum accessibility to the new green spaces and residential areas and to the existing surrounding streets and footpath network, promoting good placemaking, health and wellbeing.

The proposals will connect into the proposed improvements to the footway network along Camp Road, providing convenient access to the west and to the various services and facilities offered in Heyford Park.

The landscaping will be soft and native with a formal structure of tree planting along the primary road to create a legible hierarchy of streets. Additional tree planting in the form of large native species to the focal space will break up rooflines of taller dwellings. The enhancement of existing vegetation and introduction of new tree planting will provide additional softening and a native character to the landscape.

The introduction of attenuation measures located at the lowest area of the Site in the 'wet corridor' running north-south, will help mitigate against any drainage issues and through sensitive planting along the edges of the basins, create new habitats. This green corridor will also provide recreational opportunities, providing public access and enjoyment for both new and existing residents to an attractive landscape with a number of existing ponds and mature landscaping that is currently largely inaccessible.

Planted landscape buffers to the north will be integrated to aid with visual

screening and respect the setting of the Conservation Area.

It is proposed that informal and incidental natural play areas will be integrated within the green spaces throughout the Site for enjoyment of children of all ages. These play areas will benefit from natural surveillance. There is also scope for the integration of public art throughout the Site.

Within the development, smaller focal spaces will give localised areas for more significant landscape contributions to the street scene.

The development of the Site will increase overall sustainability of the area by promoting access to nature, and encouraging walking, jogging, and other recreational activities.

The proposals promote a low carbon development by incorporating opportunities for reducing energy consumption and enabling more efficient use of energy, through the orientation of streets and buildings to maximise solar energy for passive heating and cooling and natural ventilation and scope to install Electric Vehicle (EV) Charging Infrastructure.

The development can accommodate all ecological and arboricultural recommendations and creates a fantastic addition to the north of the settlement of Heyford Park whilst respecting the character of the village and enhancing it for future generations.



Potential Design Opportunities/Precedents



Placemaking Strategy

The masterplan demonstrates robust urban design and placemaking principles, delivering a place that people will want to live in as well as creating spaces for informal recreation with safe and liveable streets.

The integration of recreational routes/natural trails throughout the open space and proposal ensures that this scheme connects with the existing street network in Heyford Park, as well as integrating the settlement into the surrounding countryside. This blurs the line between natural and urban landscapes whilst promoting good placemaking, health, and well-being for existing Heyford Park residents and a new community to the settlement.

Gateways

The access to the Site will be designed to create a landscaped gateway, with enhanced hedgerow and clusters of native tree planting and properties orientated to create a strong frontage. This creates a change in character and landscape, signalling a new place and providing Heyford Park with a complimentary new character area. It will be paramount that the gateways are designed to create interest and set the benchmark for design quality.

Focal points

It is important to integrate both new and existing communities spatially, and consequently, a green focal point will provide space for social interaction for new and existing residents.

Green focal points located in the north-western part of the Site create a publicly accessible feature for the northern meadow, combining children's play areas with natural landscape features and recreational walking routes.

These green focal points are designed as a less formal approach to a traditional village green, where residents can host communal activities and come together in safe, overlooked and generous outdoor space for picnics, parties, sporting and leisure activities.

A focal point located in the in the south of the development along the primary route delivers a different character, with large trees breaking up the built form.

The proposal will be framed around the existing extensive and mature landscaping and ponds to create a pleasant environment for recreation.

Transition Nodes

At key nodes throughout the development, there are transitions of character to add interest and variety. Characters can be achieved through the use of different architectural styles, densities, street types or use of materials.

Landmarks

Landmark buildings and landscapes provide opportunities for streets and spaces to be framed with key, landmark architecture, helping to create identity and interest.

Landmark buildings can be distinguished by being taller than those surrounding or through architectural materiality and design. To create an exciting and interesting development, and to aid in wayfinding, a number of landmark buildings should be placed across the masterplan at key points.

KEY:

-  Site boundary
-  Development parcels
-  Gateway
-  Nodes
-  Green focal point
-  Landmark buildings
-  Primary street
-  Frontages