

Application number(s):	23/02827/F
Application site:	Land At Heyford Park Camp Road Upper Heyford Oxfordshire OX25 5HD
Proposal:	Use of the eastern part of the southern taxiway and the adjacent Hush House building (Building 1368) for car processing operations plus associated works and portable buildings. Planning permission is sought for a 5 year period.

<input checked="" type="checkbox"/> NDHA	<input checked="" type="checkbox"/> Conservation Area	<input type="checkbox"/> Setting of a Listed Building
<input type="checkbox"/> Grade I	<input type="checkbox"/> Grade II*	<input type="checkbox"/> Grade II

Policies

Cherwell Local Plan 2011-2031 (2015)

- Policy ESD15** New development proposals should: Conserve, sustain and enhance designated and non-designated 'heritage assets' including buildings, features, archaeology, conservation areas and their settings, and ensure new development is sensitively sited and integrated, furthermore development should respect the traditional pattern of the form, scale, and massing of buildings.

Cherwell Local Plan 1996 Saved Policies

- C18** Works to a listed building should preserve the building, its setting, and any features of special architectural or historic interest. Alterations or extensions to a listed building should be minor and sympathetic.

- C23** Presumption in favour of retaining positive features within a Conservation Area.

- C28** The layout, design and materials proposed within a new development should respect the existing local character. 'control will be exercised over all new development to ensure that standards of layout, design and external appearance are sympathetic to the character of the urban or rural context of that development.

NPPF – Chapter 16

- Paragraph 205.** When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

- Paragraph 206.** Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:
- grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
 - assets of the highest significance, notably scheduled monuments, protected

wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly Exceptional.

Paragraph 207. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
a) the nature of the heritage asset prevents all reasonable uses of the site; and
b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 208. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 209. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Other Relevant Policies and guidance

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16. In considering whether to grant listed building consent for any works the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72. With respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Significance (50 words)

RAF Upper Heyford is a cold war landscape with a range of designated and non-designated heritage assets including a conservation area, scheduled monuments (one of which is identified as being of international significance), listed buildings and non-designated buildings of national and local significance.

Appraisal (250 words)

The proposal can be split in to two main parts, one being a change of use and the other erection of structures. The former is to allow the use of building 1368 for car processing. The latter is for the erection/installation of three portacabins, 13 lighting/CCTV towers and valet washing facilities.

Building 1368 is considered to be a non-designated heritage asset. As there are no physical changes proposed to the building the character and appearance will be maintained. This part of the proposals is

therefore not considered to result in harm to the building as a non-designated heritage asset or the significance of the conservation area.

The proposals for portacabins, towers and valet washing facilities will result in additional structures within the conservation area and within the setting of the non-designated heritage assets. However these additions are considered to be in keeping with the current activities and structures in this part of the RAF Heyford site. Consequently they are not considered to negatively affect the character of the area and will not result in harm to the significance of the Heritage Assets.

Level of harm

No Harm

Less than Substantial Harm

Substantial Harm

Public Benefit (NPPG)

Yes

No

Comments

The proposals will help to promote the continued use of the site.

Recommendation

No objections

Objections

Engage in preapp

Suggested Conditions

- New structures removed once no longer needed/in use.
- Details of the CCTV/lighting towers.
- Details of any structures relating to the valet and washing facilities.

Conservation Officer: Emma Harrison

Date: 29/01/2024