

**SUPPORTING PLANNING STATEMENT**

**DISCHARGE OF CONDITION 50  
'LEAD APPEAL' PERMISSION 08/00716/OUT  
AND  
10/01619/CAC CONDITION 2 & 4  
HEYFORD PARK, CAMP ROAD  
UPPER HEYFORD**

Pegasus Planning Group Ltd  
Pegasus House  
Querns Business Centre  
Whitworth Road  
Cirencester  
Glos  
GL7 1RT

Telephone: (01285) 641717    Facsimile: (01285) 642348

PPG Ref:            CIR/D.0291

Date:                21 September 2011

**COPYRIGHT**

The contents of this document must not be copied or reproduced in whole or in part without the written consent of **Pegasus Planning Group Ltd**

## CONTENTS:

Page No:

1.	INTRODUCTION	1
2.	PROPOSED APPROACH TO ENABLING WORKS AND DEMOLITION	2
	Asbestos	2
	Site Investigation	3
	Demolition Phasing	3
	Demolition Methodology	5
	Protection of Visual Amenity	5
	Protection of Ecological Interests	5
3.	DISCHARGE OF CONDITION 50, 08/00716/OUT	7
	Condition Requirements	7
	Proposed Approach	7
4.	DISCHARGE OF CONDITION 2, 10/01619/CAC	8
	Condition Requirements	8
	Proposed Approach	8
5.	DISCHARGE OF CONDITION 4, 10/01619/CAC	9
	Condition Requirements	9
	Proposed Approach	9

## **1. INTRODUCTION**

- 1.1 This Statement accompanies three separate applications to discharge conditions in order to enable construction work to commence with regard to the 'lead appeal' planning permission 08/00716/OUT, granted by the Secretary of state on 11 January 2010.
- 1.2 The first discharge of condition application concerns condition 50 of the 'lead appeal' planning permission, which is in respect of the submission of a 'scheme for demolition'.
- 1.3 The second discharge of condition application concerns condition 2 of the Conservation Area consent 10/01619/CAC for the demolition of buildings and structures within a Conservation Area and is also in respect of the submission of a 'scheme for phased demolition'.
- 1.4 The third discharge of condition application concerns condition 4 of the Conservation Area consent 10/01619/CAC for the demolition of buildings and structures within a Conservation Area and is in respect of the submission of a 'scheme for the recording of buildings'.
- 1.5 The purpose of this supporting statement is to establish the background and context for these three discharge of condition applications.

**2. PROPOSED APPROACH TO ENABLING WORKS AND DEMOLITION**

- 2.1 A demolition strategy has been prepared on behalf of the Dorchester Group which seeks to progress the development of the New Settlement Area whilst preserving the character and appearance of the key elements of the Conservation Area and also protecting the amenity of local occupiers whilst these works are in progress.
- 2.2 An initial scope of work identified that particular buildings and areas were either in poor condition, had asbestos present, had ground contamination or underground tanks requiring treatment or were otherwise required for demolition.
- 2.3 Full regard has been had to the terms of the relevant planning conditions, Conservation Area Consent conditions, and other legislation in connection with the protection of ecological interests and various health and safety requirements.
- 2.4 As background contextual information, more detail on progressing these further surveys are set out below.

**Asbestos**

- 2.5 A contract for the asbestos survey process has been completed by CWE, a licenced asbestos surveyor. Works commenced on site on 15<sup>th</sup> August 2011. The scope of work is shown in the table below.

Area	Building/Structure
1	All buildings, except 442 and 492
2	568, 291, 546, 565, 551, 552, 548, 564, 573, 547. Noting that these are for the most part structures in association with live services
3	All buildings, except 583 and 584
5	None
6	Buildings 38, 51, 54, 64, 70, 72, 79, 81, 84, 85, UH 46
7	Buildings 294, 293, 300, 293A, 301 Buildings 113a, 114, 130, 145, 147, 171, 300A, 300B, 301, 301a, 313, 317, 317a and 346 UH 74 and 108 (both water towers)

- 2.6 Asbestos removal will be let as a separate contract and will be concluded in advance of demolition commencing on particular buildings, undertaken by a licenced asbestos removal contractor. Tenders for asbestos removal were released on 19<sup>th</sup> September 2011.

### Site Investigation

- 2.7 A site investigation strategy has been developed in conjunction with Waterman, specifically to address
- Contamination and remediation
  - Geotechnical conditions and engineering options
  - Soil soakage capabilities and engineering options
  - Location of existing mains utilities to inform detail design and construction of new utilities and drainage
- 2.8 This strategy is being deployed on site in three phases
- 2.9 **Phase 1:** excavation of slip trenches adjacent to Camp Road to inform existing utilities positions and local contamination; exposure of existing gas mains; execution of soakage testing through window bores and soakage pits. The contractor will undertake a suite of contamination tests and will report factually upon this and upon contamination and utilities positioning; Waterman will produce an interpretive report and will accommodate the outputs into their wider design and monitoring duties
- 2.10 **Phase 2:** definition of a site wide SI strategy; site investigation fieldwork to those areas adjacent to the first phases of the demolition process, notably areas 1, 3 and 7; contamination testing and geotechnical sampling; factual reporting by the contractor and interpretive reporting by Waterman; definition of requirements / constraints to include in the demolition tender; commencement of borehole monitoring for gas and water, feeding into the first stage interpretive report and remediation strategy
- 2.11 **Phase 3:** site investigation fieldwork to residual areas, contamination testing and geotechnical sampling; factual reporting by the contractor and interpretive reporting by Waterman; continuation of borehole monitoring for gas and water, feeding into the second stage interpretive report and remediation strategy; submission to EA/LPA for agreement

### Demolition Phasing

- 2.12 The demolition process will be phased and is proposed to commence with Area 1, progressing in a clockwise direction around the site as follows
1. Phase 1 – area 1
  2. Phase 2 – areas 2 and 3
  3. Phase 3 – area 7

4. Phase 4 – area 6

2.13 Ground slabs and foundations will be grubbed up to a depth of 1.5m in selected areas, principally

- To the area that will comprise the new school site (Area 1)
- To the area that will comprise the village green (Area 1)
- To the area that comprises the western development site (part of Areas 3 and 7)

2.14 The buildings and structures proposed to demolished within each phase are set out in the Table below and are also shown on the accompanying drawing D.0291\_65-1.

Phase	Buildings/Structures
1 (Area 1)	<p><b>Poor condition buildings:</b> 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 444, 454, 461, 467, 468, 470, 481, 484, 486, 491, 493, UH8, UH11, UH12, UH13</p> <p><b>Parade square/village green area:</b> 449, 474, 475, 483, 472A, 472B</p> <p><b>New school area:</b> 465, 466, 459, 460, 471, 529, 593, 594, 596</p>
2 (Area 2 and Area 3)	<p><b>Area 2:</b> 546, 547</p> <p><b>Area 3, poor condition buildings:</b> 515, 570, 577, 595, 597</p> <p><b>Area 3, house-builder area:</b> 582, 581, 579</p>
3 (Area 7)	<p><b>Poor condition buildings:</b> 113a, 114, 130, 145, 147, 171, 300A, 300B, 301, 301a, 313, 317, 317a, 346</p> <p><b>House-builder area:</b> 294, 293, 300, 301</p>
4 (Area 6)	<p><b>Poor condition buildings:</b> 38, 51, 54, 64, 70, 72, 81, 84, 85, UH46</p>
To be allocated to appropriate phases	Two water towers, UH 74 and 108



**KEY**

- Phase 1
- Phase 2
- Phase 3
- Phase 4

**Demolition Phases 1 - 4  
Heyford Park**

Dorchester Group

www.pegasuspg.co.uk  
Team PB/AR/HC  
20 September 2011  
1.2000 (BA1)

D.0291\_65-2



### Demolition Methodology

- 2.15 The demolition process will be undertaken by a competent and experienced contractor, fully in accordance with BS 6187.
- 2.16 The CDM regulations will be fully complied with and a planning supervisor will be appointed in accordance therewith.
- 2.17 General points that will be developed include:
- Providing hoardings and suitable traffic routes, both pedestrian and vehicular, to demolition sites;
  - Working hours and environmental measures will be agreed with the LPA;
  - Reuse of materials and location of spoil heaps and crushing plant, in the event that material is not immediately removed from site, will be located in positions designed to minimize inconvenience to residential and commercial occupiers on the site;
  - A traffic flow strategy will be developed to prevent demolition traffic as far as possible interrupting normal traffic flows on Camp Road and generally around the site;
  - Measures will be put in place to reduce the impact of noise and dust. Fires will not be permitted.
- 2.18 Redundant services and drainage will be identified prior to demolition and will be fully isolated at convenient points.

### Protection of Visual Amenity

- 2.19 Demolition of structures and clearance of ground slabs has the potential to result in some visual harm to the current built environment, albeit on a temporary basis. Use will be made therefore of some / all of the following measures:
- Screening and hoarding on a temporary basis
  - Some decorative improvements
  - Targeted planting

### Protection of Ecological Interests

- 2.20 Discussions have been held between Cherwell District Council, Thomson Ecology, Dorchester Group and Chris Knott Consulting regarding carrying out bat surveys of the buildings due for demolition in the first phase.
- 2.21 A methodology has been proposed and agreed and is being currently being carried out on site (due to be completed by the end of September) namely that with many of the buildings being inaccessible for health and safety reasons (asbestos and



structural soundness etc.), activity surveys at dawn and dusk are to be carried out more extensively to locate and determine the types of roosts present.

2.22 Agreement has been reached that this is likely to be acceptable for a licence application and will provide sufficient information to judge the nature of the bat interest on site. An EPS licence will also be needed for this phase as some roosting bats have been identified.

2.23 Following the completion of these surveys and prior to any works being carried out on site, a method statement outlining working practice, any proposed watching brief, timetable of works including timing constraints and the proposed mitigation for any buildings found to have bats present will need to be submitted. It has also been agreed that this method statement may be submitted separately to other mitigation plans for protected species on site and for bats on other parts of the site.

### 3. DISCHARGE OF CONDITION 50, 08/00716/OUT

#### Condition Requirements

3.1 The condition requires that the following matters be addressed:-

- a) *The demolition techniques to be employed in respect of each building to be removed*
- b) *Proposed hours of operation in respect of the proposed demolition works and demolition material processing/treatment*
- c) *Dust and noise mitigation measures to be employed in respect of the demolition*
- d) *Details of the treatment of the demolition material including whether it is to be removed from the site or re-used in connection with the development*
- e) *If demolition spoil is to be processed on site details of the method of processing shall be submitted, including dust and noise mitigation measures to be employed.*

#### Proposed Approach

- 3.2 At this stage, detail in respect of these 5 aspects is not available and will be submitted by the appointed demolition contractor prior to the phased demolition works commencing.
- 3.3 We wish to agree that the demolition details as required under condition 50 can be discharged in a phased manner in accordance with the submitted demolition phasing strategy indicated at Section 2 of this Statement.

#### 4. DISCHARGE OF CONDITION 2, 10/01619/CAC

##### Condition Requirements

- 4.1 The condition requires that the following matters be addressed:-
- 4.2 *'The works to which this consent relates shall not be carried out until a scheme for the phased demolition has been approved by the LPA in writing and a contract has been let for the redevelopment of that phase in accordance with details to be approved by the LPA in writing. Prior to demolition commencing a scheme indentifying the works necessary to restore the land to a safe and satisfactory condition following the demolition of the building shall be submitted to and approved in writing by the LPA. Following demolition the site shall be restored in accordance with the approved scheme.'*

##### Proposed Approach

- 4.3 There are in effect three constructs to this condition which apply before demolition may commence.
- 4.4 The first construct is that a scheme for the phased demolition should be approved by the LPA. The proposed phased approach is set out in the table in Section 2 and the accompanying drawing. Approval is therefore sought for this phased approach to meet the first requirement.
- 4.5 The second construct is that a contract should be let for the redevelopment of that phase and details should be approved by the LPA. The advance removal of asbestos, the initial demolition and the enabling infrastructure works underpin the phased approach towards delivering a new settlement. Contracts will be let in October for the first stage of these enabling works, notably asbestos removal and details are to be submitted once a preferred contractor is appointed. Further contracts for demolition and infrastructure will follow. Approval is sought in principle that the placing of this contract (with details of the contractor to be provided) on a phased basis fulfils this second requirement.
- 4.6 The third construct is that a scheme for restoring the land to a safe and satisfactory condition should be approved by the LPA. The sites to be cleared are to be put in a condition where the resulting site is level, clear of demolition debris and arisings.

## 5. DISCHARGE OF CONDITION 4, 10/01619/CAC

### Condition Requirements

- 5.1 The condition requires that the following matters be addressed:-
- 5.2 A scheme of recording of the buildings is to be approved by the LPA. The record shall be carried out by an archaeologist/building recorder or an organisation with acknowledged experience in recording standing buildings which is acceptable to the LPA. The scheme shall include:
- a) *the identification and qualifications of the person/body that will undertake the recording*
  - b) *methodology*
  - c) *timetable*
  - d) *the form of the completed document*

### Proposed Approach

- 5.3 The proposed scheme for the recording of buildings to be demolished in the phases 1-4 is set out below.
- 5.4 a) qualifications. The body appointed to undertake the recording building survey will be Oxford Archaeology.
- 5.5 b) methodology. The assessment is proposed to be undertaken to the recording levels defined by English Heritage in *Understanding Historic Buildings: a Guide to Good Recording Practice* (2006). Individual recording levels are proposed for each building. These are shown in the Table below. A Written Scheme of Investigation has been prepared by Oxford Archaeology which contains full details and for which approval is sought.

**PHASE 1 (AREA 1)**

No	OA No.	Date	Description/type	Intrinsic Significance	Character Area	Significance of character area	Recording Level
400	-	1939	Offices	Uncertain*	OA13 (Eastern Huts)	Negligible	1
401	-	1939	Offices	Uncertain*	OA13 (Eastern Huts)	Negligible	1
402	-	1939	Offices	Uncertain*	OA13 (Eastern Huts)	Negligible	1
403	-	1939	Offices	Uncertain*	OA13 (Eastern Huts)	Negligible	1
404	-	1939	Offices	Uncertain*	OA13 (Eastern Huts)	Negligible	1
405	-	1939	Offices	Uncertain*	OA13 (Eastern Huts)	Negligible	1
406	-	1982	Incinerator	Uncertain*	OA13 (Eastern Huts)	Negligible	1
407	-	1939	Offices	Uncertain*	OA13 (Eastern Huts)	Negligible	1
408	-	1939	Offices	Uncertain*	OA13 (Eastern Huts)	Negligible	1
409	-	1939	Offices	Uncertain*	OA13 (Eastern Huts)	Negligible	1
410	-	1939	Boiler House	Uncertain*	OA13 (Eastern Huts)	Negligible	1
444	-	1982	Unknown	Uncertain*	OA12D (1930s area)	Low	1
454	-	1950	Water tank	Uncertain*	OA12B (Parade Ground)	Low	1
461	-	1939	cabin/sheds	Uncertain*	OA12B (Parade Ground)	Low	1
467	OA12B.7	1925	Boiler House	LOW	OA12B (Parade Ground)	Low	2
468	-	1940	Office/store	Uncertain*	OA12B (Parade Ground)	Low	1
470	-	1940/77	unknown	Uncertain*	OA12B (Parade Ground)	Low	1
481	-	1973	Thrift shop	Uncertain*	OA12B (Parade Ground)	Low	1
484	-	1940/77	Disused	Uncertain*	OA12B (Parade Ground)	Low	1
486	-	1976	Offices	Uncertain*	OA12B (Parade Ground)	Low	1
491	-	1935	Store	Uncertain*	OA12B (Parade Ground)	Low	1
493	OA12A.3	1985	Petrol Station	LOW	OA12A (Barracks & Institutions)	Low	2
UH11	-	-	portacabin	Uncertain*			1
UH12	-	-	tank	Uncertain*	OA13 (Eastern Huts)	Negligible	1
UH13	-	-	offices	Uncertain*	OA13 (Eastern Huts)	Negligible	1
449	-	1940/77	Disused	Uncertain*	OA12B (Parade Ground)	Low	1
474	OA12B.3	1925	Dining Room/ cokhouse	MEDIUM	OA12B (Parade Ground)	Low	3
475	OA12B.4	1925	Ration store & shop	LOW	OA12B (Parade Ground)	Low	2
483	OA12B.5	1925	Barrack Block Type C	LOW	OA12B (Parade Ground)	Low	2
472A	OA12B.8	1939	Mess complex	LOW	OA12B (Parade Ground)	Low	2

472B	-	1939	Recreation centre	Uncertain*	OA12B (Parade Ground)	Low	1
465				Unknown			
466	OA12B.5	1925	Barrack Block Type C	LOW	OA12B (Parade Ground)	Low	2
459	OA12B.1	1925	Single Sergeants Quarters	LOW	OA12A (store/petrol station)	Low	2
460	-	1939	Bus shelter	Uncertain*	OA12A (store/petrol station)	Low	1
471	OA12B.5	1925	Barrack Block Type C	LOW	OA12B (Parade Ground)	Low	2
529	-	1935	Leisure Unit	Uncertain*	OA12B (Parade Ground)	Low	1
595	-	1970/80	Baseball dugout	Uncertain*	OA10A (sports field)	Low	1
594	-	1970-72	Barrack Block Type H	Uncertain*	OA12C (West Barracks)	Low	1

**PHASE 2 (AREAS 2 AND 3)**

No	OA No.	Date	Description/type	Intrinsic Significance	Character Area	Significance of character area	Recording Level
546	OA11B.5	1977	Credit union	LOW	OA11B (mixed use area)	Low	2
547	OA11B.4	1935	Laundrette/store	LOW	OA11B (mixed use area)	Low	2
515	-	1983	Leisure	Uncertain*	OA10A (sports field)	Low	1
570	-	-	Store	Uncertain*	OA10A (sports field)	Low	1
577	-	70s/80s	Baseball dugout	Uncertain*	OA10A (sports field)	Low	1
595	-	70s/80s	Baseball dugout	Uncertain*	OA10A (sports field)	Low	1
597	-	1940	Waste disposal pit	Uncertain*	OA10A (sports field)	Low	1
582	OA10B.2	1982	Hospital	LOW	OA10B (supermarket/hospital)	Low	2
581	OA10B.1	1975	Supermarket	LOW	OA10B (supermarket/hospital)	Low	2
579	-	1980	B House	Uncertain*	OA10B (supermarket/hospital)	Low	1

**PHASE 3 (AREA 7)**

No	OA No.	Date	Description/type	Intrinsic Significance	Character Area	Significance of character area	Recording Level
113A	-	1990	Tanks	uncertain*	OA14B (service area)	Low	1
114	OA14B.7	1940	Power house	LOW	OA14B (service area)	Low	2
130	OA14A.2	1940	Main workshop	LOW	OA14A (aircraft sheds)	Medium	2

145	-	1935	Inflammables store	uncertain*	OA14B (service area)	Low	1
147	-	1935	Office-link trainer	uncertain*	OA14B (service area)	Low	1
171	-	1935-48	Petrol tanker sheds	uncertain*	OA14A (aircraft sheds)	Medium	1
300a	-	1953	Office	uncertain*	OA8A (built-up edge)	Low	1
300b	-	1953	workshop	uncertain*	OA8A (built-up edge)	Low	1
301	-	1953	Generator	uncertain*	OA8A (built-up edge)	Low	1
301A	-	1953	Storage tank	uncertain*	OA8A (built-up edge)	Low	1
313	-	1950	Pavilion	uncertain*	OA14A (aircraft sheds)	Medium	1
317	-	1950	Workshop	uncertain*	OA14A (aircraft sheds)	Medium	1
317a	-	1950	Canopy	uncertain*	OA14A (aircraft sheds)	Medium	1
346	-	-	Fuel tanks	uncertain*		Medium	1
294	OA8A.2	1971	office	LOW	OA8A (built-up edge)	Low	2
293	OA8A.2	1971	Workshop (flight simulator)	LOW	OA8A (built-up edge)	Low	2
300	OA8A.2	1953	Collaboration & admin	LOW	OA8A (built-up edge)	Low	2

**PHASE 4 (AREA 6)**

No	OA No.	Date	Description/type	Intrinsic Significance	Character Area	Significance of character area	Recording Level
38	-	1986	Car wash	uncertain*	OA14D (post-war open landscape)	Low	1
51	OA14E.1	1942	Briefing rooms	negligible	OA14E (1920s core)	Medium	1
54	-	1940	Single storey hut	uncertain*	OA14B (service area)	Low	1
64	-	1940s	Building	uncertain*	OA14B (service area)	Low	1
70	-	1972	Conference room	uncertain*	OA14B (service area)	Low	1
72	-	1940	Storage sheds	uncertain*	OA14B (service area)	Low	1
84	-	1975	Petrol kiosk	uncertain*	OA14C	Negligible	1
89	-	1939	?	uncertain*	OA14A (aircraft sheds)	Medium	1
UH46	-	-	Office	uncertain*	OA14B (service area)	Low	1

- 5.6 c) Timetable. Upon written approval of a recording scheme with the LPA, it is proposed that the recording works will take 30 working days to complete, during September/October 2011. A Written Scheme of Investigation has been prepared by Oxford Archaeology which contains full details and for which approval is sought
- 5.7 d) Form of completed document. The completed document will comply with the best practice guidance as published by English Heritage in *Understanding Historic Buildings: a Guide to Good Recording Practice* (2006). A Written Scheme of Investigation has been prepared by Oxford Archaeology which contains full details and for which approval is sought