


# HEYFORD PARK

THE FORMER RAF UPPER HEYFORD

## DESIGN CODE

PEGASUS B.0286\_2D  
PURSUANT TO CONDITION 8



An aerial photograph of a suburban development. The central part of the image shows a dense cluster of buildings, likely a school or community center, surrounded by parking lots and roads. The surrounding area consists of large, rectangular fields, some of which appear to be agricultural or undeveloped land. The overall scene is a mix of built-up areas and open space.

**“THE GOVERNMENT ATTACHES GREAT IMPORTANCE TO THE DESIGN OF THE BUILT ENVIRONMENT. GOOD DESIGN IS A KEY ASPECT OF SUSTAINABLE DEVELOPMENT, IS INDIVISIBLE FROM GOOD PLANNING, AND SHOULD CONTRIBUTE POSITIVELY TO MAKING PLACES BETTER FOR PEOPLE.”**

**(para. 56, NPPF 2012)**

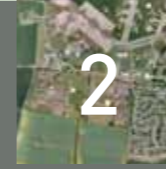
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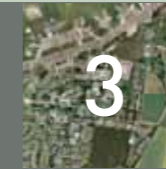
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ESTABLISHING A VISION AND  
DEVELOPMENT FRAMEWORK

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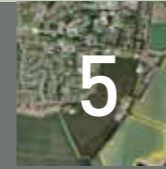
STREETS/MOVEMENT NETWORK  
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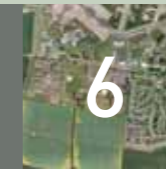
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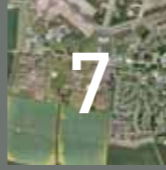
PUBLIC REALM CODE

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SUPPORTING SUSTAINABLE  
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APPENDIX A  
PUBLIC CONSULTATION

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**DESIGN CODING  
APPROACH**



# 1. DESIGN CODING APPROACH

## DESIGN CODING APPROACH

- 1.1 In 2011 (22/12/11) Cherwell District Council (CDC) granted planning permission for the development of part of the former RAF Upper Heyford camp, now marketed as Heyford Park (ref 10/01642/OUT).
- 1.2 The development includes up to 762 new dwellings and in addition, the change of use of 267 military dwellings to residential use (Class C3), plus 46 existing residential dwellings and associated facilities and infrastructure, with permission, therefore, for 1075 dwellings in total, plus associated commercial uses.
- 1.3 The former RAF Upper Heyford Airbase has a distinct character which reflects its unique military heritage and which is also reflected in the variety of its buildings, neighbourhoods, and the distinctive layout of its core areas.
- 1.4 The vision at Heyford Park seeks to create an attractive and readily accessible setting to the new vibrant and sustainable development, with formal 'military' landscapes defining the central, community heart of the new village, and a variety of edge areas, to link these visually and physically to the adjacent landscapes, within a multifunctional green framework and combining new homes in a historic military setting.
- 1.5 The Public Realm and Open Space Strategy seeks above all to unify the different development areas into a coherent whole, by creating an attractive and readily accessible green framework which reflects and celebrates the wider landscape and heritage of the site.

## REFINING THE OUTLINE DAS AND MASTERPLAN APPROACH


- 1.6 The Design Code process undertaken over a period of months has highlighted the need to refine the original DAS and Masterplan in a number of ways including;
  - i. Refined character area extent and definition with the trident area being dealt with as one area.
  - ii. Village Centre Camp Road proposed diversion (to enhance traffic calming and create a defined sense of arrival at the Village Centre).
  - iii. Substantial new and updated information relating to building type and urban form and associated refinement of approach in relation to density and scale.
  - iv. Additional street hierarchies outlined.
  - v. Updated bus stop locations provided.
  - vi. Updated Camp Road crossing points provided.
  - vii. Masterplan housing area locations updated (agreement that LAPs no longer required).
  - viii. Development to front onto Camp Road (outline application had areas where development backed onto Camp Road)
- 1.7 The reason for these changes will be explained in the following sections. The Design Code was subject to public consultation as detailed in Appendix A.
- 1.8 There has at this point in time, also been an application to relocate the school site create a new 'free school'. There are proposals for the renewal of the existing gymnasium to the west of the housing development area.

THE MASTERPLAN VISION STRATEGY IS BASED UPON THE FOLLOWING PRINCIPLES

	Principles	Design Code Response
1	Retain key buildings and open space within the historic core of the administrative area to provide the backdrop to a new village community hub, which is distinctive and celebrates the heritage of the site.	Retained buildings are used as key buildings and denoted as such in the regulating plan. Village hub design approach to reinforce its role as a landmark of community identity and include a new heritage centre.
2	Significantly upgrade Camp Road to provide a strong east west spine which provides the focal point for safer north south pedestrian movement and providing activity connecting north and south parts of the development area together in a more unified cohesive form.	Camp Road is given a unique character through dedicated building typology, edge character and landscaping (existing and new tree planting). Crossing points are defined in the code.
3	Retain and enhance areas of significant green space within the development and provision of new quality public open space to create a comprehensive network of open space across the development, which acts as a focus for recreation and community interaction.	Create a green infrastructure strategy that promotes multifunctional open space overlapping passive and active planning uses alongside SUDs and engineering requirements.
4	Provide all the right ingredients for a successful village centre at the heart of the settlement area, easily walkable from residential and commercial districts centred around the new Village Green space.	Village centre concept is retained and reaffirmed through design coding of new building elements.
5	Provide new facilities that are sustained by the community and provide essential local uses required to enable a vibrant community of residents and workers to exist. These facilities can reuse existing heritage buildings to bring them back into successful long term use and safeguard their future.	The aspiration for delivery of new facilities is encouraged by updating the zone for mixed use village centre uses and providing a more defined framework for development. To include a new heritage centre & existing buildings integrated generally in positions of importance.
6	Reinforce the existing boundaries where these are well vegetated to maintain visual screen to site area and wooded character within and beyond the site, and to help integrate the development areas into the wider landscape.	Boundaries will be reinforced with specific edge types and landscape framework around the development.
7	Provide new low hedgerows and intermittent native tree planting to the western site boundaries, to help integrate new development areas into the landscape in views from the west to the site, by replicating the softer, more informal edges of traditional rural settlements.	New native hedgerows and intermittent tree planting will be provided around the peripheral areas and built form varied building lines coded. Character areas promote 'rural' edge special character where adjoining eastern countryside edge.
8	Retain existing housing and bungalows across the site as a sustainable and environmentally sensitive solution at Heyford Park and integrate new housing with existing properties.	The code is designed to be deliverable over a period of time to create a recognisable character reflecting the better attributes of the existing housing and creating a self sustaining catalyst for new development.
9	Reconnect historic route ways into, through and connect beyond the site, to help integrate the site into the surrounding areas, and to establish new links into the flying field.	The design code strategy identifies east/west and north/south routes around the new residential development and defines Camp Road crossing points to limit severance of northern and southern areas.
10	Establish distinctive 'gateways' at key locations to create a sense of arrival into the new settlement.	The design code regulating plan defines gateways (east/west) into the development on the Camp Road
11	Create new character areas for housing to create local distinctiveness and a sense of place for Heyford Park's future evolution.	The design code character areas promote not only characteristics that reinforce the existing character, via arts and crafts theme reinterpretation of the original base architecture, but goes further to create distinctive new character such as the village green, SUDs corridor and the rural edge typologies.
12	Use the existing distinctive landscape character areas of the site to create a variety of distinctive character areas across the development, which will help to reinforce the unique character of this site, and help to integrate the development into the wider landscape.	Landscape character and space between built form is an intrinsic part of the design code with details provided to create distinct sense of place.
13	Retain and maintain, where practical the existing mature tree cover to the site.	Tree survey work will be carried out in line with the conditions attached to the outline approval. The coding work and discussions reaffirmed the existing tree cover is and should continue to be one of the defining characteristics of the site.



Key: -

 Land required for infrastructure (including green infrastructure)


 Residential Class C3

 Commercial Class B1

 Heritage Class D1

 Institutional Residential Class C1

 Commercial Class B1/B2/B8

 Local centre Class A1-A5 / D1 and C3 use

 New Primary School Class D1

 Hotel/Care home facility Class C1/C2

LAND USE/PARAMETER PLAN  
 (AS APPROVED AT THE OUTLINE APPLICATION STAGE)



## PURPOSE OF THE CODE

- 1.9 The outline permission defined the development form and principle of development in a series of parameter plans, and these are used as a basis for the design code work. The land use parameter plan is shown opposite.
- 1.10 The outline permission conditioned the requirement for a Design Code under condition 8 as follows;

**'No reserved matters applications shall be made for any phase until a Design Code for that phase of the New Settlement Area, as identified in Condition 7 above, has been submitted to and approved in writing by the Local Planning Authority.**

**The Design Code shall comprise:**

- i) Land use, density, layout of streets and public spaces and character areas;
- ii) Landscape, including for the immediate setting of the new settlement, to include retained trees and vegetation, new planting, public open space, amenity space, children's play areas, sports facilities, footpaths, public spaces, together with adoption arrangements and extent;
- iii) Surface water control, including design standards and methodology for sustainable drainage systems, details of specific features, including appropriate options for Sustainable Urban Drainage (SUDS), swales, together with adoption arrangements and extent;
- iv) Public realm, including hierarchy of streets and public spaces, characteristics, dimensions, building line and or setbacks, materials, means of enclosure, street furniture, including street lighting, and car parking, methods to control traffic speeds and create legibility, together with adoption arrangements and extent;
- v) Built form, including scale, materials, roof treatment, elevational treatment, treatment of landmark and marker buildings, key frontages and gateways;

- vi) Sustainable design, including the measures to be incorporated to ensure that the development complies with at least the minimum Code Level required by the Building Regulations in the Code for Sustainable Homes and to assess the impact this would have on appearance;
- vii) Car and cycle parking, including standards of provision by land use and dwelling type; and
- viii) Waste recycling, including how the Councils standards for individual householders' waste and recycling bins are to be accommodated within the dwelling curtilage and refuse vehicle access to these obtained.

The development shall thereafter be carried out in accordance with the approved Design Codes. Reason - Design Codes, together with the Approved Master Plan, are required at the beginning of the development process to ensure that the subsequent reserved matters applications are considered and determined by the Local Planning Authority in the context of an overall approach for the site consistent with the requirement to achieve a high quality design as out in the Environmental Statement, the Revised Comprehensive Planning Brief for the site, and Policies UH4 of the Non Statutory Cherwell Local Plan, H2 of the Oxfordshire Structure Plan 2016 and comply with Policies CC6, CC7 and H5 of the South East Plan 2009.'



INDICATIVE DESIGN CONCEPT

# 1. DESIGN CODING APPROACH

1.11 The Council and Developer have discussed the requirements for Design Codes to guide the residential development at Heyford Park. The objective of producing Design Codes is not to add another layer of complexity to the planning process, but to provide a clear framework for development that is supported by all parties. This is particularly important on a strategic development site such as this which may be developed by several developers / house builders over the life of the scheme.

- 1.12 The Design Codes are proposed in order to;
- ESTABLISH A LONG TERM VISION FOR THE SITE AND DESIGN LED FRAMEWORK FOR THE SITE
  - BUILD UPON THE WORK ESTABLISHED BY THE OUTLINE PLANNING APPLICATION AND THE DESIGN AND ACCESS STATEMENT FOR THE AREA
  - ENSURE OVERALL COORDINATION AND CONSISTENCY BETWEEN DEVELOPMENT SITES
  - PROVIDE A LEVEL OF CERTAINTY TO THE LANDOWNER, COUNCIL, DEVELOPER AND THE COMMUNITY
  - PROVIDE A CLEAR GUIDE FOR DEVELOPERS WORKING ON INDIVIDUAL PLOTS AND SETS THE CONTEXT FOR MORE DETAILED DESIGN WORK.

1.13 The Codes establish the design principles in four areas:

- i. Vision and development framework
- ii. Streets / Movement Network
- iii. Character areas- including urban form and morphology, materials and details.
- iv. Public realm

1.14 The code establishes clear performance criteria for each development area, setting out the level of prescription alongside desired and mandatory requirements.

1.15 There may be circumstances where a designer working up proposals in accordance with the Code feels that a building or group of buildings could better contribute to the quality and identity of the development by localised deviation from the Code. In these circumstances, a rationale for the approach being proposed is recommended in conjunction with early discussions with CDC.

## DESIGN CODING PROCESS FLOW DIAGRAM

