

Outline Planning Permission 10/01642/OUT

Application for approval of details reserved by Condition No. 21

1. Condition 21

1.1 Condition 21 requires that:

“No reserved matters applications shall be submitted pursuant to the outline planning application until details of the layout of the settlement’s commercial centre/ hub have been submitted to, and approved in writing by, the Local Planning Authority. Details shall include a plan at a scale of not less than 1:100 of a scheme to traffic calm Camp Road between buildings 52 and 549 to demonstrate how traffic speeds will be reduced to 20mph, hard and soft landscaping of the area, a scheme to improve the public realm and demonstrate how the centre will function as a commercial entity.

The traffic calming scheme as approved shall be implemented prior to the occupation of the 416th dwelling or 100th new build dwelling whichever is the sooner and/or before the occupation of any 4 of the buildings adjacent to the traffic calmed area shown on the Development Uses Parameter Plan as being the Local Centre.”

1.2 The condition therefore requires a number of matters to be submitted and approved:

- a) a scheme to traffic calm Camp Road between Buildings 52 and 549 to demonstrate how traffic speeds will be reduced to 20mph;
- b) hard and soft landscaping proposals for the area;
- c) a scheme to improve the public realm;
- d) demonstrate how the centre will function as a commercial entity.

1.3 Each of these 4 matters is considered below, after a review of the overall parameter plans.

2. Outline Planning Permission Parameter Plans

2.1 It is also important to note that the details pursuant to the discharge of condition no.21 also need to respect the overall parameter plans approved as part of the outline planning permission. These comprise:

Illustrative Masterplan (031 RevM)



DORCHESTER GROUP
SCOTT BROWN RIGG

Illustrative Masterplan
Upper Heyford
09 February 2011 14272-01-TP-411-031 Rev.M
Scale 1:2500 @ A1

Development Uses (023D)



SCOTT BROWN RIGG

- 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

Development Uses Parameter Plan
Upper Heyford
31 August 2010 14272-01-DW-411-023 D
Scale 1:2500 @ A1

Buildings and Roads Retained (011D)

SCOTT
BROWN RIGG



- Key: -
- Application Boundary
 - Key road to be retained
 - Buildings for retention
 - Buildings for partial retention

Buildings and Roads to be Retained Parameter Plan

Upper Heyford
31 August 2010 14272-01-DW-411-0110
Scale 1:2500 @ A1

Access (028D)

SCOTT
BROWN RIGG



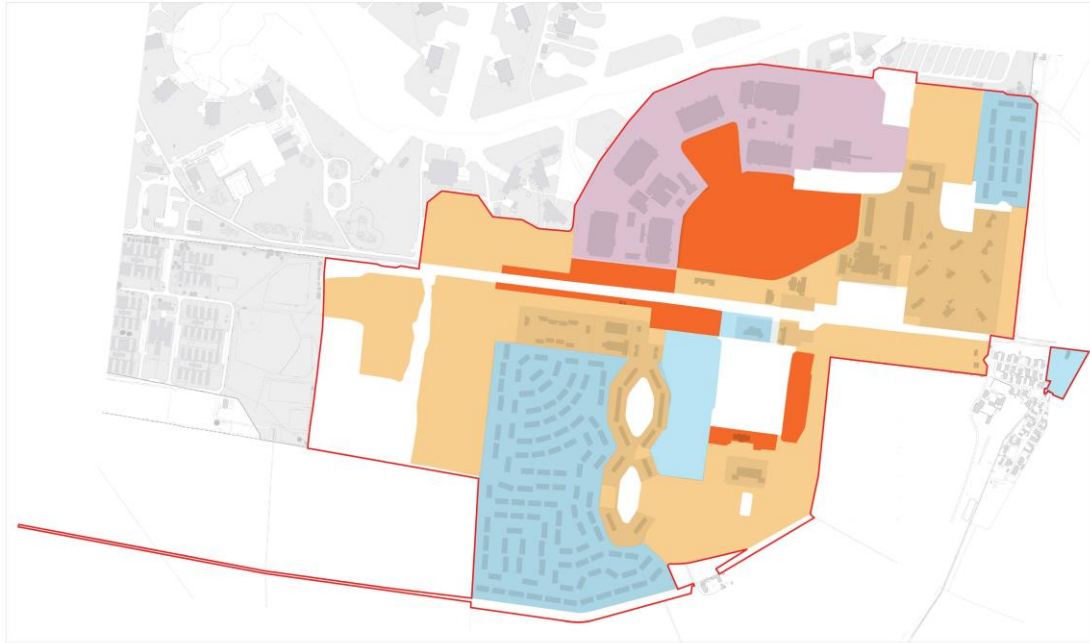
- Key: -
- Application Boundary
 - Main Circulatory Route
 - Primary Route (Camp Road)
 - Bus Route
 - - - HGV Route
 - One way traffic

Access Parameter Plan

Upper Heyford
02 September 2010 14272-01-DW-411-028 D
Scale 1:2500 @ A1

Building Heights

SCOTT
BROWN RIGG



- Key: -
- Application Boundary
 - 1 storey buildings
Eaves height not to exceed 7.5m
above local ground level
 - Up to 2 storey buildings
Eaves height not to exceed 10m
above local ground level
 - Up to 3 storey buildings
Eaves height not to exceed 13m
above local ground level
 - Up to 4 storey buildings
Eaves height up to 16m
above local ground level

Building Heights Parameter Plan

Upper Heyford
31 August 2016 14272-01-DW-411-026 D
E: 1:500 1:100 1:100 1:100 1:100 SCALE 1:2500 @ A1
© Scott Brownrigg Ltd

Green Infrastructure

SCOTT
BROWN RIGG



- Application Boundary
- Sports ground
- Open Space
- Natural Open Space
- Green Routes (see DAS)
- Structure Planting (see DAS)
- Surface Water Attenuation Feature
(precise number, location and
dimension to be determined)

Green Infrastructure Parameter Plan

Upper Heyford
02 September 2016 14272-01-DW-411-029 C
E: 1:500 1:100 1:100 1:100 1:100 SCALE 1:2500 @ A1
© Scott Brownrigg Ltd

2.2 In addition, a Design Code was approved under Condition No. 8 which also relates to the Village Centre. This was approved on 7th November 2013 (ref 13/00153/DISC).

3. How the centre will function as a commercial entity

3.1 Taking into account the 5 approved parameter plans and the illustrative masterplan referred to earlier in Section 2, it is clear that it is the intention to create a new village centre at the heart of Heyford Park which is located at the traditional centre of the former airfield campus.

3.2 The Development Uses Parameter Plan area indicates that the village centre is to comprise of a mix of uses located both to the north and south of Camp Road. This is to be formed from a mix of Class A1-A5, D1 and C3 uses (shown in blue). In addition, to the north side of Camp Road is an adjacent area of 'Commercial Class B1' office centred on Heyford Park House (Building 52). To the south side is an area of infrastructure which is centred on the former Parade Ground and which is proposed to take the form of a village green with a cricket square as its centrepiece. To the south west was an area shown as a site for a 'New Primary School Class D1'. However, this proposed use has now been superseded by the opening of the Heyford Free school which is located a short distance to the north east of the north side of Camp Road in Building 74, and a short distance to the west at Building 583 in the former sports hall. The 'New Primary School site' is the subject of a separate planning application for 60 dwellings which has recently been granted planning permission (ref: 13/01811/OUT).

3.3 Taken together, this represents an integrated mix use approach which will include:

- i. **community facilities** (currently located in Buildings 549 as the community hall and 572 as the chapel, but which have the potential to be relocated to be better integrated into the new village centre in a purpose built building subject to further discussion with both the community and Cherwell District Council), and Building 455 which will be a mix of community uses and residential accommodation above comprising both refurbishment of part of the historic building together with new build);
- ii. **retail facilities**, largely to be located on the north side of Camp Road, subject to tree and ecological survey assessments, which will include Gatehouse Building 100 together with new build premises, but also in a new 'Market Link' which is a mixed use covered space which will variously

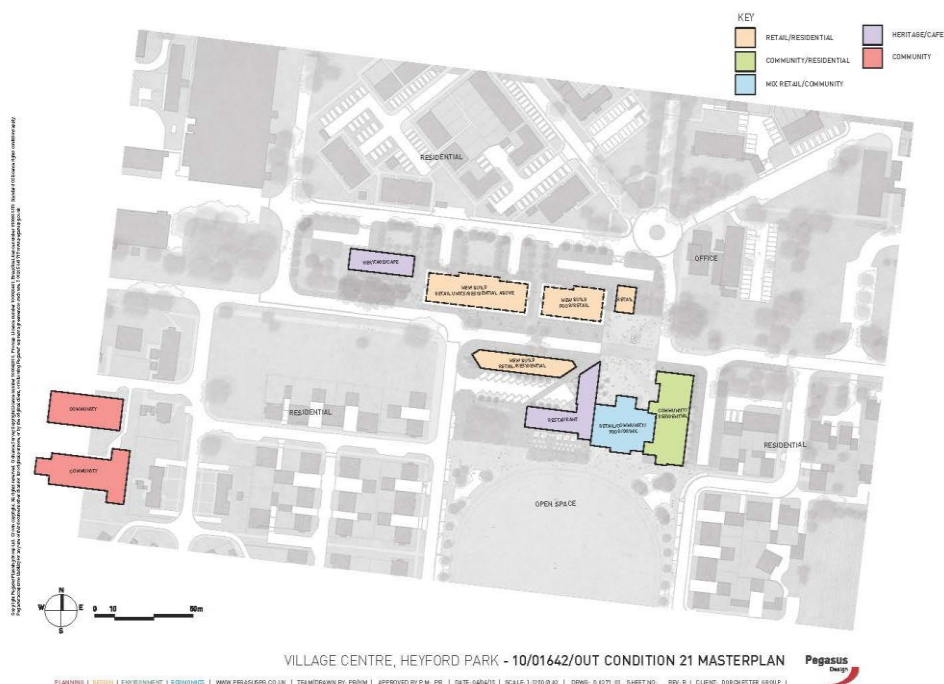
include retail activities in addition to other food/drink and community activity uses at different times;

iii. **restaurant and café facilities**, including Building 103 (which has also subsequently been granted planning permission for change of use to a heritage centre (ref: 11/01428/F)), Building 457 (which will comprise a mixture of refurbishment of the historic building with new build), the Market Link which is a mixed use covered space which will variously include food/drink uses in addition to other retail and community activity uses at different times;

iv. **residential uses**, which will variously comprise accommodation over the new retail accommodation on the north side of camp road, and some residential accommodation on the upper floor of Building 455 (which will be refurbished and extended).

3.4 From a heritage perspective, this mix of uses will sensitively incorporate the retained historic buildings (103, 455 and 457), bringing them back into active long term viable uses, whilst incorporating new build elements to create an integrated and complimentary range of commercial, community and residential uses which will lie at the heart of the Heyford Park settlement.

3.5 The proposed mix of uses across the local centre is shown in drawing D.0371_01 rev B which is reproduced below:



3.6 In addition, there are further neighbouring adjacent land uses to the village centre area as identified on the Land Use Parameter Plan which will further add to vitality and viability of the centre as a commercial entity. This includes the Free school to the north east, the village green to the south and the office and employment uses at Heyford Park House also to the north east.

4. Scheme to traffic calm Camp Road between Buildings 52 and 549 to demonstrate how traffic speeds will be reduced to 20mph

4.1 A set of Woods Hardwick drawings are submitted:

- HEY – F – 207 N – overall plan of Camp Road proposals
- HEY – F - 211 B – detail (west)
- HEY – F – 212 C – detail (centre)
- HEY – F – 213 C – detail (east)
- HEY – F – 221 B – bus tracking lots along Camp Road

4.2 Approval is sought approval for:

- traffic calming proposals along Camp Road and the extent of the proposed 20mph zone
- provision for deliveries, cars and cycles along Camp Road
- location of bus lay-bys/stops along Camp Road

4.3 It should be noted that this condition 21 submission does not seek approval for the adjacent development parcels to the north and south of Camp Road as these will be the subject of separate applications, either reserved matters pursuant to this outline planning permission, or separate planning applications in their own right. However, where the preparation of contextual schemes details are sufficiently advanced, these are shown illustratively, purely as context, in the Woods Hardwick drawings.

4.4 It should also be noted that further detailed approval by the local highway authority of the details for the Camp Road corridor will be required under Section 278 in due course.

5. Scheme to improve the public realm, including hard and soft landscaping proposals

5.1 Two drawings prepared by Eden (reference EDC03-101 v5 and EDC03-102 v5) are submitted which show an overall design concept for the village centre's public realm, in particular:

- pedestrian environment and routes
- vehicular access & routes
- cycle environment and routes
- key sight lines and vistas
- areas of retained trees and new trees
- hard landscaping areas and broad proposals along Camp Road
- soft landscaping areas and broad proposals along Camp Road.

5.2 Again, it should be noted that this condition 21 submission does not seek full approval for the building envelopes, parking or landscaping proposals as these will be the subject of separate applications, either reserved matters pursuant to this outline planning permission, or separate planning applications in their own right. However, this submission does seek to provide an overall context and approach for the provision of the village centre within the context provided by the previously consented parameter plans.