

**PLANNING SUPPORT STATEMENT:  
CHANGE OF USE OF BUILDING 74 (OFFICERS'  
MESS) AND  
BUILDING 583 (SPORTS HALL/GYMNASIUM)  
AT  
RAF UPPER HEYFORD (HEYFORD PARK)**

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## **1. INTRODUCTION**

- 1.1 The following report is prepared to accompany a planning application for the change of use of Building 74, at Upper Heyford Air Base (now known as Heyford Park) previously used as an Officers' Mess, for use as a two form entry primary and secondary school (840 places) covering age groups of 4 to 19 years; and a planning application for the retention of Building 583, its reuse as a Sports Hall/Gymnasium for the school, and associated community use together with additional playing fields to the west. This Statement is intended to cover both these change of use applications explaining the policy background to these applications, the Development Control history, and the interrelationship of the standalone applications with the existing outline planning permissions for the redevelopment of the Settlement Area (Reference No: 10/01624/OUT). The Statement will provide an assessment of the proposals in relation to the former RAF Upper Heyford Conservation Area and set out the community consultation which has taken place.
- 1.2 The reason for the submission of these two change of use applications has arisen following consideration of Building 74 as a new Free School by the Department for Education in July 2012 under the Academies Act 2010. Under this Act promoters of new schools proceed through a four stage process involving Application, Interview, Pre Opening and Opening. After the first two of these the DfE has given provisional approval for this project to proceed. It will now move on to the next stage of the commissioning process which includes the preparation of contracts of the conversion of the building to educational use within a specified timescale allowing opening to occur in September 2013. Prior to this conversion process commencing, all the requisite planning consents need to be secured for the use of Building 74 within Class D1 of the 1987 Use Classes Order; and the use of Building 583 as a Gymnasium/Sports Hall for school children (mixed Class D1/D2).
- 1.3 Building 74 is a large two storey brick built structure which was previously used as the Officers' Mess. It dates from 1926 and formed part of the original Trenchard design of the Airfield. As will be noted below, the building stands in a prominent location on the main thoroughfare through the Base (Camp Road) with an attractive open setting on the frontage. By contrast Building 583 is a purpose built sports hall for use by military personnel. It was constructed in the late 1970s using prefabricated construction techniques and has little architectural merit.

## 2. Planning Policy Background

### Regional Spatial Strategy 9: The South East Plan

- 2.2 The South East Plan: as is widely known the Coalition Government has announced its intention to abolish the Regional level of plan making with its replacement by more locally based documents (LDFs). The statutory framework for this change to the planning system has been set out in the Localism Act (2011) which gives the Secretary of State powers (Section 109) to revoke RSS's. As part of this process the Courts have suggested that such revocation needs to be accompanied by Strategic Environmental Appraisals in order to conform with European Directives. As a consequence DCLG has elected to produce voluntary Strategic Environmental Appraisals of each of the relevant RSS's which it intends to revoke.
- 2.3 In September 2012 DCLG published a draft SEA for public consultation dealing with the South East Plan which covers inter alia the whole of Oxfordshire. This document undertook an assessment of the total revocation, the partial revocation and the total retention of all of the Policies in the South East Plan. It also undertook a detailed analysis of the consequences of revoking, partially revoking and retaining the Policies contained within the Saved Structure Plan Policies within the South East Region. Interestingly the Report recommended that Policy H2 of the "Saved" Oxfordshire Structure Plan dealing with Upper Heyford should be retained even if the RSS and the rest of the Structure Plans were abolished.
- 2.4 The Secretary of State's decision in respect of public consultation on the SEAs is still awaited and at this point in time, the RSS together with the Saved Structure Plan Policies still form part of the Statutory Development Plan.

### Oxfordshire Structure Plan (1996 – 2016)

- 2.5 The saved Policy H2 of the Oxfordshire Structure Plan is very straightforward and states:

#### **"Heyford Park**

**H2 a) Land at RAF Heyford Park will provide for a new settlement of about 1,000 dwellings and necessary supporting infrastructure, including a primary school and appropriate community, recreational and employment opportunities, as a means of enabling environmental improvements and the heritage interest of the site as a military base with Cold War associations to be conserved, compatible with achieving a satisfactory living environment.**

**b) Proposals for development must reflect a revised comprehensive planning brief adopted by the district council and demonstrate that the conservation of heritage resources, landscape, restoration, enhancement of biodiversity and other environmental improvements will be achieved across the whole of the former Air Base in association with the provision of the new settlement.**

**c) The new settlement should be designed to encourage walking, cycling and use of public transport rather than travel by private car. Improvements to bus and rail facilities and measures to minimise the impact of traffic generated by the development on the surrounding road network will be required"**

#### Cherwell Local Plan (1996)

- 2.6 At the local level the only part of the Development Plan which still applies is the 1996 Cherwell Local Plan. However as this pre-dated the Oxfordshire Structure Plan (Policy H2) (see above), and proposed no development at all at Upper Heyford, this document is clearly out of date and not in accordance with the latest NPPF advice (see below).

#### Emerging Cherwell Local Plan (2011 – 2031)

- 2.7 Cherwell District Council are currently in the process of preparing a Core Strategy (Local Plan) for the area and published the Deposit Draft version in August 2012. This contains the full range of district wide policies for housing, employment and other uses. It also contains a number of site specific policies relating to strategic schemes across the District Council area. Notwithstanding the fact that an outline planning permission already exists on the Upper Heyford Air Base site (see below), it is proposed to incorporate a new policy for this strategic site within the rural area in the form of Policy Villages 5. This policy is supported by several paragraphs of explanatory text (see Point 251 to see Point 257) and a specific policy that relates to the New Settlements at Upper Heyford. The full text is attached as Appendix 1. The development description forming part of the Policy states that the allocation at Upper Heyford will be for approximately 760 dwellings (net) together with the necessary supporting infrastructure, including a primary school and appropriate community recreational employment opportunities. The subsequent parts of the policy make it clear that within the community facilities the section on open space identifies "indoor

sport provision"; and within the definition of community facilities there is an expectation that a "nursery and education provision" will be provided.

#### **APPENDIX 1 : EXPLANATORY TEXT FROM EMERGING LOCAL PLAN**

- 2.8 Rather surprisingly neither the policy nor the supporting text makes specific reference to the creation of a Master Plan for the site although the section of the policy dealing with "Key Sites Specific Design and Place Shaping Principles" assumes that a significant degree of co-ordination will be necessary in order to achieve the 24 principles included in Policy Villages 5. Within these principles it is noted that there is a requirement for a Neighbourhood Centre (or hub) to be established at the heart of the Settlement including the primary school and nursery facilities, together with a range of other social infrastructure. One of the other relevant criterion is for the redevelopment to achieve environmental improvements within the site; this should include the removal of buildings and structures that do not make a positive contribution to the special character, or which are justified on grounds of adverse visual impact including proximity to the proposed Settlement. As an aside it should be noted that as the site and many of the buildings generate little or no positive visual impact or benefits for the Settlement or the surrounding area and are largely retained for historic reasons, this criterion is slightly difficult to understand. This comment is made with specific reference to Building 583 which is a modern, utilitarian structure dating from the 1970s.
- 2.9 The new Local Plan will cover the period 2011 to 2031 and will be the subject of an Examination sometime during the course of 2013 with adoption in early 2014. Until this time the policies contained within it constitute a material consideration in determining these applications but do not form part of the approved Development Plan.

#### Upper Heyford: Revised Comprehensive Planning Brief (2007)

- 2.10 In addition to the statutory or emerging statutory documents the District Council has a Supplementary Planning Document in the form of a Revised Comprehensive Planning Brief (RCPB) for the Upper Heyford Air Base which was approved by the Council in 2007. In many respects this document has been superseded by the subsequent planning permissions (see below) but there are a number of policies within this document that should be noted. Section 3.2 of the RCPB calls for the preparation of a comprehensive scheme for the entire site which is secured by means of a Legal Agreement. Further information is given in Section 3.3 which

refers to a “lasting arrangement”. This in turn stems from a comment by a Planning Inspector into the 1995 draft County Structure Plan where he states that a link between the achievement of environmental improvements and the development necessary to fund these should be secured through one “lasting arrangement”. The means whereby this “lasting arrangement” should be secured is set out in Section 3.5 or the RCPB and emphasizes the importance of preparing a Management Plan for the whole site to deal with the maintenance of the landscape and ecological interest in the site as well as the historic landscape and buildings and structures of heritage interest within the site. This Management Plan formed part of the 2010 planning permission (see below).

- 2.11 Section 4.1 of the RCPB deals with the location of the New Settlement and emphasizes that this should be within the former Technical Core and Residential Areas (or New Settlement Area) leaving the Flying Field largely undeveloped. In terms of conserving the Heritage interest Section 4.4 goes on to emphasize that protected buildings within the New Settlement Area must be sensitively integrated into the New Settlement and their curtilage and setting must be respected. Figure 4 identifies a number of buildings for retention (including Building 74) together with a further list of possible buildings for retention although this ignores the implications of designating the site as a Conservation Area (see below). Figure 4 also identifies key open spaces to be retained including the former Parade Ground area and the open space in front of the Officers' Mess (Building 74). This building is referred to specifically in Paragraph 4.4.2 (ii) indicating that it is probably one of the most prestigious Officers' Mess buildings built on an Operational RAF Station in the 1920s.
- 2.12 Section 4.7 of the RCPB sets out the various components of the Settlement and includes a debate as to whether the existing dwellings should be retained or demolished. It goes on to identify the need for various community facilities (Section 4.7.2) identifying in Paragraph 4.7.2.1 the need for a Primary School in order to reduce the need to travel for education of primary age children. It goes on to identify a need for a site of 2.2 hectares for a new school indicating that as this forms the focus for the community it should be in a visible location and with a design that reflects the importance of the use of the building. The building should be a landmark building which makes a positive contribution to the street scene and should integrate into the Local Centre. The location should be accessible by footway and cycleway from the remainder of the settlement. This paragraph goes on to suggest that



secondary age provision will be provided off-site and therefore the RCPB makes no provision for such a facility.

- 2.13 Section 4.7.3 of the RCPB goes on to deal with recreational facilities. Section 4.7.3.2 identifies the existing gymnasium as being prominent in views to the site. Unless a secure and viable future can be secured that would enable public access it is suggested that the buildings should be removed. However, if a viable future can be found then the visual impact should be mitigated through landscape planting.

- 2.14 Paragraph 4.9.3.1 emphasizes the importance of public buildings stating that:-

**“Public buildings should serve both as strong focal points or landmarks in the settlement and as a focus for the expression of community life and activity. Buildings such as the school, community hall and place of worship should reinforce the centre of the settlement. Public buildings should be in prominent positions within the settlement and contribute to creating a sense of place by framing views or closing a particular vista. The design of such buildings should respond positively to the layout of the proposed settlement by the incorporation of significant landmark features and/or memorable and distinctive designs”.**

- 2.15 Paragraph 4.11.1 emphasizes the importance of adaptability and re-use of buildings taking into account relevant planning and conservation policies and best practice. It goes on to suggest that the basic design approach should seek to retain as much of the original building and its special features as is practical with internal alterations such as “fitting out” to modern standards for commercial or residential use, having no detrimental impact on the buildings’ external appearance.

- 2.16 So far as parking in the Local Centre is concerned Paragraph 4.12.2 of the RCPB indicates that a pragmatic approach to the provision of car parking for the Local Centre should be taken making the best use of car parking provision by grouping facilities to enable joint use of spaces. Specifically so far as the Primary School is concerned Oxfordshire County Council requires adequate staff and visitor parking to be provided within the site but no provision for parents cars on site. Instead a drop off facility is sought. In Paragraph 6.5.8 the education requirements are repeated (see above). However, so far as secondary school provision is concerned the RCPB requires contributions towards school transport between Upper Heyford and the closest secondary school (Bicester). Paragraph 6.5.15 indicates that there is a need for an enhanced indoor sports provision and that the District Council will seek appropriate contributions for such facilities.



- 2.17 In many respects the RCPB has been superseded by events; in particular the outline planning permission granted in 2010 followed by the revised version for the New Settlement Area granted in early 2012. However, the broad principles outlined in the RCPB are still valid and the overarching outline planning permission (see below) and its subsequent modifications still form the comprehensive scheme against which all subsequent planning applications can be determined.

### **3. PLANNING HISTORY**

- 3.1 In common with many of the existing buildings on the Upper Heyford Base Buildings 74 and 583 are currently unused since they were vacated by the US Air Force in 1994. Under the terms of the outline planning permission granted for the whole Base by the Secretary of State on appeal in January 2010, Building 74 has permission for Class C1 or Class D1 Uses (Care Home or conference facilities). Building 583 was proposed for demolition in the Master Plan attached to this outline planning permission although its use on a temporary basis appears to have continued without any formal submissions.
- 3.2 In January 2012 a further outline planning permission was granted for the New Settlement Area (excluding the Flying Field) (Reference No: 10/01624/OUT). The Master Plan for this permission incorporated a significantly higher percentage of retained dwellings across the site. So far as Building 74 was concerned this was altered slightly to a Class C1/C2 on the Illustrative Master Plan. Building 583 was again proposed for removal with its site being designated as a "natural open area" although the Section 106 documentation allowed for its possible retention. A copy of the latest Master Plan for the New Settlement Area from this consent is attached as Appendix 2.

#### **APPENDIX 2 : APPROVED MASTER PLAN FOR THE NEW SETTLEMENT AREA (DEC 2011)**

- 3.3 The 2010 consent provided the framework required by the RCPB for a "lasting arrangement" across the whole of the Flying Field, the Technical Area and the residential part of the Base. The 2012 consent only involved the preparation of a Master Plan covering the Technical Area and the proposed Residential Area and effectively replaced that part of the 2010 consent as it applied to the New Settlement Area. Both consents were for the erection of about 1,075 dwellings (in total) and both incorporated provision of a new primary school close to the Neighbourhood Centre. The School site was identified in the Master Plan on the western side of the Parade Ground open space and extended to 2.2 hectares (see Appendix 2). The intention was that the initial phase of construction on this identified site would involve the creation of a 1FE school which could be increased to a 2FE at a later stage. As indicated in the previous section dealing with the RCPB, no secondary education provision was made available on site. All pupils of secondary age were to have been bussed to a secondary school in Bicester. At that time the County Education

Authority intended focussing on larger secondary schools at Bicester supplementing the two additional schools with a third and probably fourth secondary school to take into account growth at Bicester and the surrounding villages. These plans did not take into account the possibility of smaller “straight through” free schools of the type now being proposed as part of the Academies Act 2010. These arrangements were finalized through Section 106 Obligations/contributions which were triggered upon implementation of the new build.

### **Relationship to Planning Conditions**

- 3.4 There are a significant number of conditions attached not only to the latest outline approval but also to the earlier 2010 approval. Discussions with Council Officers have suggested that these conditions should be checked to ensure that they do not adversely affect the two individual planning applications for Changes of Use now being promoted. We have examined the conditions in detail but none of them prevents or inhibits the subsequent submission of separate applications. Conditions 6 and 7 (in respect of outline application Reference No: 10/01642/OUT) makes specific reference to the Illustrative Master Plan but only in the context of reserved matter applications. It is self evident that a new application is not a reserved matter application. All the other conditions are similarly worded insofar as they relate to the consented scheme.

### **Relationship to Section 106 Obligations**

- 3.5 In addition to the planning conditions there is also the question of a long and extensive Section 106 Obligation which relates to the latest outline planning permission (Reference No: 10/01642/OUT). This adds to and amends an earlier Section 106 relating to the 2010 permission. Having examined this document in some detail it is clear that the creation of a Free School and the reuse of the sports hall and playing fields around Building 583 will impact upon the obligations that have already been entered into. In particular this applies to Schedule 5 which refers to the provision of Sports Pitches (4 tennis courts, 1 football pitch, 1 cricket pitch); Schedule 7 which refers to an indoor sports contribution (£326,000); Schedule 12 (relating to the construction of a new Primary School and the payment of secondary education commuted sums and travel to school contributions); and Schedule 13 (referring to the use of Building 74 as a hotel/Care Home). All of these Obligations would need to be varied as part of any consideration of the current proposals for a Free School.

### **Upper Heyford Air Base Conservation Area**

- 3.6 In 2006 Cherwell District Council decided to designate the whole of the Upper Heyford Air Base as a Conservation Area. The boundary of the Conservation Area extends along the perimeter fence and incorporates all aspects of the Base. A Conservation Area Appraisal was published concurrently and this sets out various objectives which the District Council was seeking to secure. Section 2.1.2 of this appraisal dealing with the justification for the Conservation Area designation notes that:-

**“Conservation area designation is based on “interest” and not reserved for the picturesque. The Air Base has special character in its own right as an historic landscape as well as forming the backdrop to significant elements within the site. It is for this reason that the Air Base has been designated a Conservation Area which will provide a statutory framework to ensure the appropriate levels of protection and development within the site.”**

- 3.7 This document contains an interesting history of the site but of particular relevance to these applications is Section 16 which sets out a “Summary of Issues”. In respect of the re-use of retained buildings it makes specific reference to a number of points both of which are relevant to the Change of Use applications for Buildings 74 and 583. It notes that for buildings proposed for retention the following points are of significance:-

- i. External appearance;
- ii. Structural integrity including provision of services where none exists;
- iii. Preservation;
- iv. Control of individualisation;
- v. Preservation of internal features of value;
- vi. Control outdoor storage, car parking, street clutter etc;
- vii. Traffic generation.

- 3.8 All these points will be addressed in the remainder of this document.

- 3.9 Insofar as Building 583 is concerned, this was previously used as a Gym/Sports Hall when the Air Base was occupied by US personnel, and has had temporary planning permission for use for sports and community uses subsequently. As noted above, it was originally to have been removed as part of the Master Plan for the New

Settlement Area. Conservation Area consent was granted in February 2011 (LPA ref: 10/01619/CAC) but has yet to be implemented. Having regard to this planning history and to the approach which the District Council has taken to the site as a whole it is probably the case that this building has a nil use and therefore needs a Change of Use for reoccupation for indoor sports activities. The reason for this is that although the building clearly was designed as a Sports Hall and last used for this purpose, it was an ancillary use associated with the primary use of the whole site curtilage as a military establishment. As the new outline planning permission (2010 and 2012) is intended to supersede this former military use then its reuse (as opposed to removal/demolition) probably requires express planning permission.

#### **4. APPLICATION FOR INTRODUCTION OF FREE SCHOOL AT UPPER HEYFORD**

- 4.1 In 2011 The Heyfordian Trust submitted details to the Department for Education of a bid for a Primary and Secondary School at Upper Heyford under the provisions of the Academies Act 2010. Details of this submission have been made available to the District Council including the potential layout of Building 74 for Primary and Secondary School purposes together with a sketch layout of play areas and parking. This submission included details of the demand for school places as evidenced from detailed consultation (see below) with local parents. Overall the results showed that 677 parents representing 1113 children have indicated on the register of interest that Heyford Park Free School would be their first choice preference. This results in a substantial level of oversubscription for the initial years for which the school is planning to open in 2013. The extent of public demand for this facility is reinforced by the support for the school from the local Member of Parliament, Sir Tony Baldry and others in the local community. Together the level of support and demand for the school is one of the major factors which has influenced the decision making process within the DfE in response to the bid. Thus in accordance with the statutory provisions which require demand issues to be considered, the Department for Education has given provisional approval for this project which will now move on to the next stage in the process, including the preparation of contracts for the conversion of the building to educational use within a specified timescale. The intention is that the facility should be available on site either in a permanent or temporary form by September 2013.
- 4.2 However, prior to the conversion process commencing it will be necessary to apply for all planning consents necessary to secure the use of the building within Class D1 of the 1987 Use Classes Order. Additionally, as part of the bid for a Free School at Upper Heyford, the proposal incorporates the reuse of Building 583 as a Sports Hall/Gymnasium for use partly by the school and partly by the wider community. As indicated above, this would entail retaining this building within the Master Plan and connecting it with the school by a safe pedestrian route for school children. Retention of this building would also provide the local community with an indoor sports facility as the overall size of the building is larger than that needed to serve the school alone. Having regard to the need for the retention of the Sports Hall because it currently has a nil use, the intention is to proceed with a separate planning application for Class D1/D2 use within this building, together with an area of adjoining playing fields.

- 4.3 Although the surrounding playing fields will continue to be available partly for community use this might reduce the overall ability for access to the wider public necessitating an increase in the overall quantum of open space. Open space already exists to the west of Building 584 and is already referred to as “Adjoining Land” in the Section 106 Obligations, relating to the 2012 outline planning permission. Therefore the Change of Use extends into this open space to increase the overall area of land available and meet the District Council open space standards (see below).



## **5. THE WAY FORWARD**

- 5.1 It is clear that the Department for Education provisional approval for the Free School at Upper Heyford is designed to deal with the need and suitability of the site for the proposed range of educational uses i.e. primary and secondary education. Moreover, this process also deals with the extent to which the proposed Free School interacts with the existing provision with the eastern part of Oxfordshire to ensure that resources are used satisfactorily. Consequently, whilst it is self evident that the District Council accepts the need for a 2FE primary school on the site (see planning policy documents referred to above), there is no need to justify in terms of need the provision of secondary educational facilities within the site. The Department for Education were well aware at the time of making the provisional decision that there were about 320 dwellings occupied on the site already and that there was planning permission for a further 760 dwellings, thereby generating a significant level of future local demand for secondary school places from within the Settlement. The interaction of secondary provision at the proposed Free School with the existing secondary provision in the area (primarily at Bicester) is set out in the documentation submitted to the Department for Education. It is no part of this planning submission to reiterate these arguments. The purpose of this Supporting Statement and the planning application for the Change of Use is solely to deal with the suitability of the building for the proposed use, its effect on the adjoining uses, and the way in which the scheme will be implemented and integrated with the consented Master Plan.
- 5.2 As part of this process the applicant will produce illustrative material indicating how Building 74 and the surrounding site identified within the red line will be laid out to meet facilities for play within the school site, achieve adequate levels of car parking with drop off facilities, and linkage to the playing fields. Details regarding the internal layout of the buildings do not necessarily form part of any Change of Use planning application but these are included to demonstrate that the buildings are capable of the use as a 2FE Free School. Effectively these drawings and supporting material show how the buildings and the site would operate on a day to day basis. They are attached as Appendix 3 to this document.

### **APPENDIX 3 : DRAWINGS & SUPPORTING MATERIAL**

- 5.3 The proposal to focus educational activity for both primary and secondary ages on the former Officers' Mess building (Building 74) renders the previous outline planning permission for the Primary School redundant in that the 2.2 hectare site will no longer

be needed for this purpose. Although the potential use of this site is not the subject of the current planning applications or this Support Statement, it should be noted that the Dorchester Group is proposing to utilize this land for Class C1/C2 Uses with any additional value created being used to help fund the Free School. Effectively this represents a swap of uses between the two sites as compared with the Master Plan approved under the original 2010 outline planning permission. As such it generates a similar balance of Class D1 and C1/C2 Uses. The application for development on the Primary School site will be the subject of a separate outline application with an appropriate Planning Support Statement.

### **Planning Applications for Changes of Use to Building 74 and Building 583 and Associated Applications**

#### **5.4 In planning terms there is a need to:-**

- i. Seek approval for the use of Building 74 for Class D1 purposes. Although the building currently has planning permission for Class C1/D1 purposes this approved use has not yet been commenced on the site and relates to the earlier 2010 consent. Nonetheless the Class C1/D1 Use would appear to be an appropriate baseline against which to measure any Class D1 activities;
- ii. Seek the approval for the use of Building 583 as a School and community Gymnasium/Sports Hall (Class D1/D2);
- iii. Apply for variations to any existing planning conditions attached to the 2010 or 2012 outline planning permissions which either fix the position of the School or which require compliance precisely in accordance with the Illustrative Master Plan;
- iv. Seek alternative uses for the Primary School site shown on the Illustrative Master Plan; this will be the subject of a separate planning application.

### **Building 74 and Curtilage**

#### **5.5 The first application for the Change of Use of Building 74 (Officers' Mess) makes use of an existing building within the designated Conservation Area, and one which is deemed to have positive effects on the character of the Conservation Area according to the District Council's own Appraisal (2006). Additionally the Development Brief identifies Building 74 as one of the more significant buildings within the Conservation Area. Its importance within the Conservation Area was also recognized by English Heritage in the evidence which it presented to the Planning Inquiry in 2009. The building is of substantial appearance dating from the early days of the formation of the Royal Air Force. It is generally of sound construction having both historic and cultural importance. Therefore in accordance with the advice contained in Paragraph**

129 of the NPPF it is assumed that the building has considerable significance both individually and as part of the Conservation Area.

5.6 As such the re-use of this building not only accords with the advice contained in the RCPB but also with Paragraphs 126 and 131 of the NPPF which emphasizes the importance of putting designated Heritage Assets to a viable use. In this context planning permission for the use of the building already exists for Class C1/D1 and Class C1/C2 Uses but the building has now been deemed appropriate for a 2FE Primary and Secondary School use by the Department for Education (Class D1). The full extent of the site is delineated on the red line plan forming part of the application and comprises 1.5 hectares. Attached as Appendix 3 is the red line superimposed on an aerial photograph; additionally this Appendix contains Floor plans for the building and proposals for laying out the external areas. This demonstrates that the building is of sufficient size to meet the specific requirements of the Department for Education both in terms of internal and external space. These plans do not form part of the application but are intended to demonstrate how the space can be used to meet the requisite needs.

5.7 Externally the building is surrounded by hardstanding to the rear (northern elevation) with some additional hardstanding immediately to the south by the front entrance to Building 74. Further to the south again, but still within the curtilage of the building, is an extensive area of open grassland which provide an open aspect to the main entrance and the front elevation. The intention is that part of this open area currently used for tennis courts could be used for hard surface playground with the remainder being retained as an open grassed area for educational recreation. Sufficient space exists either within the immediate curtilage of the building or on land immediately adjacent which falls within the red line area to provide adequate amounts of car parking both for staff and for drop off facilities for residents as shown in Appendix 3. The parking provision of 1 space per two teachers has been agreed in the approved Transport Strategy as prepared by Peter Brett Associates and dated 17 July 2012.

5.8 As the building stands in the north western quadrant of Camp Road and the proposed new access to the Flying Field access arrangements into the site will need to be agreed with the County Highway Authority at a later stage. At this point in time the existing access arrangements into Building 74 using the main gates onto Camp Road are deemed to be adequate but in due course a one way system with ingress from Camp Road with an exist onto the new access road leading to the Flying Field,

will be considered. However, this proposal does not form part of this Change of Use application. At this stage the proposed new access road into the Flying Field has not yet been constructed and therefore does not form part of this application. Details of any new access arrangements onto this new highway will form part of the details of the new road as and when this is submitted. Any site specific traffic concerns which the Class D1 Use generates over and above the Class C1/D1 or C1/C2 Use in relation to access from the site can be dealt with by means of planning conditions. This includes securing the site from the new access road to the Flying Field.

- 5.9 Moving the school to Building 74 results in a marginally less centralized location for the building for residents of Upper Heyford. However, Building 74 is still very close to the Neighbourhood Centre allowing joint trips to be made. Moreover, the school is still within a reasonable walking distance (<800 m) for pupils and residents as can be seen from the Figure in Appendix 4. In addition there are potential gains to the permeability of the settlement arising from the relocation of the school, with opportunities to improve walking and cycling routes through the former primary school site.
- 5.10 Compatibility with adjoining uses is again no different from the previous location of the Primary School. The latter had existing residential uses directly along the whole of its western boundary. Building 74 has some existing residential properties on the eastern boundary located off Soden Road and a few, proposed new, higher density dwellings immediately to the west. To the north is the Innovation Centre and to the south across Camp Road are more residential properties. The number of residents directly affected by noise and activity associated with play times and the start and end of the school day, is not materially different to the previous arrangement.

#### **Building 583 & Surrounding Playing Fields**

- 5.11 The Change of Use application for the Sports Hall/Gymnasium contains Building 583 itself, the surrounding car parking for approximately 60 spaces, an area of playing field land to south and west. Overall the site area comprises 4.92 hectares.
- 5.12 The application is for a combined Class D1/D2 use as the primary intention is to secure the use of Building 583 and pitches as part of the new Free School (Class D1). However, the building and the surrounding sports pitches will also be available for wider community use during part of the day and during the evening and weekend periods – hence the Class D2 Use.

- 5.13 Although the previous Illustrative Master Plan for the New Settlement Area proposed the demolition of Building 583, this was not a specific requirement and its re-use will:-
- 1) reutilize an existing facility thereby representing a sustainable use of resources;
  - 2) provide a satisfactory Gymnasium/Sports Hall for the Primary/Secondary School within Building 74;
  - 3) is of sufficient size to provide additional facilities for the local community both during and after school hours;
  - 4) satisfy the requirements of the RCPB to provide additional indoor sports provision.
- 5.14 It is clear that this building was originally constructed as a Sports Hall for military personnel and comprises about 2,300 m<sup>2</sup> of floorspace in a “four square” building up to 7.5m in height. Although it has not been used for nearly 20 years the building is still in a reasonable state of repair with good wooden flooring and can be refurbished to meet modern standards. The area around the building has sufficient hardstanding to provide car parking spaces when the building is to be used by existing community residents. A significant proportion of users would be expected to travel by foot or bike to this facility but the plans show car parking spaces sufficient to meet Oxfordshire County Council's standards.
- 5.15 Although the building appears to have been constructed in the 1970s and has little architectural merit, it nonetheless forms part of the Conservation Area and adds to the historic understanding of the former use as a military base. As such its future falls to be considered in much the same way as the bungalows to the south of Camp Road which, although they form part of the designated Conservation Area, the RCPB leaves the decision as to whether they are retained, to the individual developer. The previously approved scheme granted in 2010 anticipated the removal of the bungalows whereas the 2012 outline planning permission seeks to retain virtually all of the bungalows and the existing houses within the site. Similarly the re-use of Building 583 as a Sports Hall/Gymnasium continues the theme of refurbishing and re-using existing buildings and facilities where this is both viable and sensible.
- 5.16 The retention of Building 583 will mean that new residential properties will front onto the existing building on its northern and eastern sides but will be separated from it by an acceptable distance which will be finalized through the reserved matter procedures.

- 5.17 Bearing in mind the linkage between Building 74 and Building 583 as part of the Free School, it is clear that it would be appropriate for the County Highway Authority to satisfy itself that there is a safe and adequate means of pedestrian access for children moving between the two buildings. The distance between the two buildings/campuses is approximately 800m which is reasonable walking distance for secondary age pupils (slightly less than 10 minutes). It is likely that all Primary School recreation activity can be carried on within the curtilage of Building 74 and only the Secondary School children are likely to travel to Building 583 for games and gym lessons. Where transport is necessary this will be by minibus which will take less than 2 minutes.
- 5.18 Notwithstanding this, there is still a need for a safe pedestrian route and before these uses are implemented it is suggested that details of the safe route ought to be submitted to the District Council and the County Highway Authority for formal approval. A route is shown on the attached Plan at Appendix 4. Implementation can be dealt with by means of a planning condition attached to any consent.

#### **APPENDIX 4 : SAFE PEDESTRIAN ROUTE PLAN**

##### **Effect on Approved Master Plan**

- 5.19 The District Council has already noted that the possible relocation of the Primary School from the position shown on the Illustrative Master Plan associated with the outline planning permission represents a change which could affect the overall balance of uses. This is in addition to the site specific issues referred to above.
- 5.20 Initially, as a general point it needs to be noted that planning permissions can exist by overlapping current consents and each of these can be implemented individually, provided they are not incompatible. Case Law on this matter is comparatively slight and restricted to the case of Secretary of State v Pilkington dating from 1974. However, in this case as the two uses are included within the mix of consented uses under the terms of the latest outline planning permission (Ref. No. 10/01642/OUT), the swapping of these uses is not deemed to be incompatible in the context of the Pilkington judgement.
- 5.21 In order to ensure that replacement Uses applying to a site which already has outline planning permission do not upset the overall balance of uses, the best way of ensuring that this occurs is by simply swapping the proposed uses. Accordingly whereas the 2012 outline planning permission anticipated Building 74 and its



curtilage being utilized for Class C1/C2 purposes with the Primary School (Class D1) being on a separate site to the west of the Parade Ground open space, the current arrangements proposed the Class D1 Uses in Building 74 and its curtilage with the former Primary School site being utilized for Class C2 Uses (i.e. as a Care Home). This latter proposal will be the subject of a separate new application which has regard to the overall urban design concept of this part of the New Settlement. It follows that the balance of uses within the New Settlement will remain broadly similar.

### **Open Space**

- 5.22 The main issue where the Free School proposals and the earlier Master Plan require co-ordination relates to open space provision albeit that the latest proposals do not actually affect adversely any of the existing open space at all.
- 5.23 The Design & Access Statement produced by Scott Brownrigg for the New Settlement Area Master Plan are set out in Section 4.4 of that document. The open space budget is set out in the Table on Page 83 shows a requirement for 6.2 hectares in total to meet the Council's standards and provision of 8.6 hectares on the Master Plan. This is reproduced in the Table below. The distribution and budget breakdown of these spaces is shown in more detail on the Plan on p85. These two sources show that, although overall open space exceeds the budget, pitch provision at 4.2 hectares is exactly as required by Council standards.
- 5.24 The current applications potential remove the following areas of open space from usage by the public:-
- Area with tennis courts to the south of Building 74 (0.536 hectares)
  - Football pitch and running track south of Building 583 (1.282 hectares)
- 5.25 In theory this would reduce the pitch provision below the District Council's standard by 1.818 hectares. However, in respect of the football pitch and running track areas these would be available for partial community use outside school hours. On the normal basis this area of land would count towards 50% of the provision leaving a deficit of 1.17 hectares of pitch provision.
- 5.26 In order to make up the shortfall, and to provide the requisite area of pitches necessary for the Free School, additional land for this purpose is identified to the west of Building 583 and forms part of the Change of Use application for Class



D1/D2 Use. Part of this additional land which is identified as being usable for this purpose in the current Section 106 (see s106 Appendix 7), will be for use partly by the school and partly by the community. The balance will be available for use solely by the community. Together the total budget makes up the full 4.2 hectares applying the normal 50/50 factor to jointly used recreation land (see Table below).

**Table**

|  | <b>Hectares</b> |
|--|-----------------|
| Sports Pitches Requirement                           | 4.2             |
| Total Sports Pitches from Master Plan                | 4.2             |
| <sup>1</sup> Less Land South of Building 74          | (0.536)         |
| <sup>2</sup> Less 50% of land south of Building 583  | (0.68)          |
| <sup>3</sup> Plus 50% of Joint Use Pitches on Area A | 0.54            |
| <sup>4</sup> Plus 100% of Pitch use on Area B        | 0.68            |
| <b>Total</b>   | <b>4.204</b>    |

5.27 It will be readily apparent that this additional land has already been used for recreation space and therefore it has no impact on either the overall Master Plan or on adjoining uses. Indeed the proposal improves the overall package of recreation facilities available within the community by keeping the correct amount of pitch provision and providing indoor facilities for local residents.

**Proposed Conditions/Obligations**

5.28 The current applications are for a Change of Use and do not involve any built development requiring planning permission. The applications are accompanied by drawings showing how the site could be laid out although these do not form part of the application. However, in order to ensure that these facilities are put in place prior to occupation we would expect the Authority to impose some conditions to ensure approved implementation within a specified period. This could include:-

- i. Landscaping conditions (on Building 583);
- ii. Access and parking arrangements;
- iii. Travel plans;
- iv. Details of securing the site

## 6. HERITAGE ASSESSMENT

- 6.1 A full assessment of the relevant planning policy is provided above; however, this Section specifically focuses on national guidance relating to the historic environment and provides an assessment of both the historical significance of Buildings 74 and 583 as well as an assessment of potential impact of the development proposals against this significance.

### National Planning Policy Guidance

- 6.2 National policy and guidance is set out in the Government's National Planning Policy Framework (the NPPF) published in March 2012. The NPPF replaced the previous suite of national Planning Policy Statements, Planning Policy Guidance notes and some Circulars with a single, streamlined document.
- 6.3 The NPPF sets out 12 no. core planning principles for delivering sustainable development. In terms of the historic environment regard should be had to the core principle 10, which states at paragraph 17:

**"Planning should: conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations."**

- 6.4 Section 12 of the NPPF relates to 'Conserving and enhancing the historic environment' and states at paragraph 129 that:

**"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal"**

- 6.5 Paragraph 131 goes on to state that:

**"In determining planning applications, local planning authorities should take account of:**

- **the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;**
- **the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and**

- **the desirability of new development making a positive contribution to local character and distinctiveness.”**

6.6 With regard to Conservation Areas, paragraph 137 states that:

**“Local planning authorities should look for opportunities for new development within Conservation Areas...and within the setting of heritage assets to better enhance or reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.”**

6.7 Paragraph 138 goes on to confirm that ***‘not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance’***, and that the relevant significance of the element affected and its contribution to the significance of the Conservation Area as a whole should be taken into consideration when considering the impact of changes proposed.

6.8 As set out later in this Statement, it can be demonstrated that the proposals would serve to preserve the character and appearance of the designated heritage asset of the former RAF Upper Heyford Conservation Area. They would also make a positive contribution to area as a whole and to the setting of other designated and non-designated heritage assets in the vicinity of the application site.

PPS5: Planning for the Historic Environment - Practice Guide

6.9 Whilst PPS5 was cancelled by the publication of the NPPF, the related Practice Guide remains a valid and Government endorsed document pending review of guidance supporting national planning policy. The references in the document referring to PPS5 policies are now redundant, however given that the intent of the NPPF is similar to that of PPS5 the Practice Guide remains useful and relevant to the application of the NPPF.

6.10 Paragraph 86 confirms the view that heritage assets such as Conservation Areas can accommodate change and states:

**“Not all designated assets are of equal significance or sensitivity to change. Some Grade II listed buildings and conservation areas will be particularly important or sensitive to change, while others may be more capable of accommodating it.”**

6.11 With regard to consideration of proposals within Conservation Areas, paragraph 178 goes on to state that:

**“The main issues to consider in proposals for additions to heritage assets, including new development in conservation areas, are proportion, height, massing, bulk, use of materials, use, relationship with adjacent assets, alignment and treatment of setting. Replicating a particular style may be less important, though there are circumstances when it may be appropriate. It would not normally be acceptable for new work to dominate the original asset or its setting in either scale, material or as a result of its siting. Assessment of an asset’s significance and its relationship to its setting will usually suggest the forms of extension that might be appropriate.”**

- 6.12 Whilst both Building 74 and 583 are located within the former RAF Upper Heyford Conservation Area neither building have been statutorily Listed as being of special historical or architectural significance and thus are considered to be able to accommodate change, such as the proposed change of use of each building and the suggested internal arrangements to facilitate this.

### **Building 74**

#### **Existing Building**

- 6.13 Constructed in 1925, the former Officers’ Mess (Building 74) building is constructed of red brick, with occasional blues, with a steep pitched, slate roof. The building is in a prominent location, set back from Camp Road, with a lawn to the front which includes tennis courts and mature trees. The Officers’ Mess forms the central block, which is flanked by two wings containing the single officer’s accommodation linked by corridors.
- 6.14 The main front elevation features a white stone entrance with a stylised, shallow pedimented classical façade which is typical of other public buildings of the period. It also has a metal framed entrance canopy which is in a poor state of repair. The windows are multi-pane metal windows in rotting timber sub frames. There are a number of flat roofed, brick built structures within the internal courtyard to the rear containing boiler, plant etc which are not considered to be of any architectural or even historic merit. Photographs of Building 74 are provided at Appendix 5.

### **APPENDIX 5 : BUILDING 74 PHOTOGRAPHS**

- 6.15 Whilst being generally wind and water tight, there are general signs of water ingress and dampness throughout the building. Many of the original internal features have been removed or damaged, including much of the flooring at ground floor level. However, a number of key features are still present including doors, staircases,

chandeliers, fireplaces, skirting, panelling and the internal layout of key spaces is still easy to appreciate. A number of fir trees are located as little as 500mm from the building, blocking light to many of the rooms and obscuring much of the front elevation.

#### Existing Use

- 6.16 Whilst originally being used as the Officers' Mess and Single Officer's Accommodation during the military use of Heyford Park, Building 74 is currently vacant and disused.
- 6.17 Permission was previously granted through the 'Lead Appeal' (LPA ref: 08/00716/OUT) for the change of use of the Building to Class C1/D1 as a hotel / conference centre of up to 4,150 sq.m. However, the recently approved application for the revised New Settlement Area (LPA ref: 10/01642/OUT) saw permission granted for the Change of Use of Building 74 to Class C1/C2 use. To date neither of these permissions have been implemented in respect of Building 74.

#### Assessment of Significance

- 6.18 The ACTA report 'Landscape Character Assessment of the Airbase South of the Cold War Zone' (March 2006) identifies Building 74 as being within the 'Technical Area' (Area 6). This is identified as being a:

**"complex area bounded by Camp Road, the officers' houses to the east and the site boundary elsewhere. There has been infilling around the 1920s framework in the west and south, while in the north and east the additions are mainly post-war development on formerly open ground. Nevertheless, the radiating tree-lined avenues of the Trenchard layout and the dominance of the six aircraft sheds retain the framework of the 1920s layout. This is emphasised by the survival of all of the major building in prominent positions (e.g. Guardhouse (100), Station Offices (52) and Officers' Mess and Single Officers' Quarters (74) and minor buildings in the same materials. The uniformity of the 1920s buildings contrasts with the wide variety of styles and materials of the post-war additions."**

- 6.19 The report goes on to assess the 1920s Core Area stating:

**"This area contains the principal large 1920s buildings. The main elevations (except the north elevation of 74) are substantially intact and the buildings remain separated by lawns with scattered trees. Despite the accretion of security fencing and gates along the road and buildings such as the Briefing Rooms (51) south of the Station Offices, the area**

retains the overall characteristics of the 1920s layout. These are:

- *dominance of buildings in dark red brick with pitched slate roofs;*
- *1920s Georgian revival design;*
- *open setting of buildings”*

6.20 The significance of Building 74 and its setting was further analysed within the Archaeology and Cultural Heritage Chapter of the Environmental Statement produced by Waterman, which accompanied the application for permission of the development of the New Settlement at Heyford Park and which was approved 22<sup>nd</sup> December 2011. This concluded that that Building 74 was within the area defined as the ‘1920s Core’ which was considered to be of ‘Medium’ significance for the following reason:

**“This area contains the characteristics of the 1920s layout, with the principal structures largely intact (with the exception of the north elevation of 74) and separated by lawns with scattered trees. The structures within this Area are of the highest significance within the application area (other than the Battle Command Centre and Hardened Telephone Exchange), and enhanced by the spacious setting.”**

6.21 Building 74 was itself classified as being of ‘**Medium**’ significance.

6.22 It is therefore considered that given that Building 74 retains much of its original form and its direct setting has remained largely unchanged its significance within this part of the Upper Heyford Conservation Area is considered to be medium importance.

#### Impact Upon Significance

6.23 The application proposes the conversion of Building 74 to a two form entry School. No external alterations to the Building are proposed in this application which only considers its use, so it is important to consider how the principle of using the site for educational purposes may affect the historic environment, with reference to the illustrative layout provided at Appendix 2.

6.24 Paragraph 137 of the NPPF confirms that Local Planning Authorities should look for opportunities for new development within Conservation Areas and encourage development which better reveals the significance of a heritage asset (whether designated or not). This echoes the overarching thread of a presumption in favour of sustainable development, which runs throughout the NPPF. The NPPF also

emphasises the desirability of 'sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation'.

- 6.25 By virtue of the fact that the permission exists for the re-use of Building 74 for Class C1/C2 use under the revised New Settlement permission (10/01642/OUT) and for Class C1/D1 use under the 'Lead Appeal' (LPA ref: 08/00716/OUT), the Council already accepts the principle of Building 74 being re-used for a purpose other than its original use; therefore it is considered that the use of this Building as a school is not significantly different from the approved uses, which have included Classes C1, C2 and Class D1, so as to warrant a different view being taken in this case.
- 6.26 In addition, the proposals would entail the re-use of an existing building within a Conservation Area, and, in particular one which has been assessed as being of medium significance. Therefore, the proposed re-use of the building for a suitable use is one which should be welcomed and encouraged.
- 6.27 Bringing the building back into beneficial use will provide benefits not just to the building itself in the form of investment, repair and maintenance, but also to the wider Conservation Area objectives. The relationship with the surrounding area will be maintained and the lawn area will be utilised for outdoor play areas. Landscaping works will be undertaken to manage the mature trees, in particular the large non native coniferous trees which currently obscure the front elevation of the building.
- 6.28 Overall, it is considered that the application for the Change of Use represents an acceptable and appropriate form of development; and that when considered in the context of the character and appearance of the existing structure would positively enhance the character and appearance of this part of the Upper Heyford Conservation Area.

### **Building 583**

#### **Existing Building**

- 6.29 Building 583 was constructed in the post-war period and is dated from 1976 within the Building Appraisal produced by Roger Evans Associates Ltd; this formed part of the application submission for the 'Lead Appeal' consent (LPA ref: 08/00716/OUT). The main building which houses, amongst other facilities, a full sized basketball court, with sprung floor (believed to be one of only three such facilities in the



country). It is a utilitarian box shape structure 8m high and constructed of pebble-dashed concrete with a flat roof and metal capping.

- 6.30 The main building is flanked by two other lower level elements including a 7.5m high gym building with timber shingles on a plywood background and a shallow pitched roof with metal flashing. Other facilities internally include 4 racquetball/squash courts, fitness gym, aerobic/gymnastic gymnasium space and storage. The adjacent boiler house is single storey with rendered walls and a flat roof.
- 6.31 The open space around the building includes parking and outdoor playing facilities including baseball diamonds, tennis courts, football pitch and running track. There are a number of minor structures located throughout these outdoor sports facilities including stores, baseball dugouts and spectator stands, all of which are dilapidated and in a poor condition. Photographs of Building 583 and the surrounding area are provided at Appendix 6.

## **APPENDIX 6 : BUILDING 583 PHOTOGRAPHS**

### Existing Use

- 6.32 Building 583 and the surrounding sports fields were specifically constructed during the late 1970s as a purpose built sports facility for the American personnel on site and is currently used on a temporary basis for community use.
- 6.33 As described above, both the 'Lead Appeal' permission (LPA ref: 08/00716/OUT) and the recently approved revised New Settlement Permission (LPA ref: 10/01642/OUT) saw Building 583 being demolished and therefore it is considered that the Building is currently classified as having 'nil use' in planning terms.

### Assessment of Significance

- 6.34 Building 583 and the surrounding area and sports facilities are designated as Character Area 2A within the ACTA Landscape Character Assessment of the Airbase South of the Cold War Zone report (March 2006) which identifies the area as:

**"a very sharply-defined area with Camp Road to the north, the School Huts to the west and the bungalows of area 3A to the east. 2A and 2B are similar in the way that large rectangular, rather bleak, buildings sit in an open landscape but the former lie within sports fields and the latter within hard surfaces. The general characteristics are therefore:**

- **Very open landscape in contrast to built-up areas to east, north and west;**

- Few buildings, but those present very large 'boxes' in grey concrete;
- Few trees, but the conifers present prominent and intruding into the adjacent rural landscape."

6.35 The RAF Upper Heyford Conservation Area Appraisal (April 2006) goes on to describe Building 583 and its associated buildings (the former hospital, supermarket and bowling alley) as ***"rather large, monolithic, unrelenting buildings that are well separated but relate poorly to each other and therefore do not form a coherent group"***. It goes on to provide a description of character area 10D 'Service & Recreational area' as:

**"This area, located south of Camp Road west of the housing area, is very open in contrast to the areas either side. There is a limited number of service buildings spread across this area. The buildings are modern prefabricated structures in the rather dull utilitarian municipal style of the 1970s, now much reviled. Whilst the buildings maybe considered functional, they lack architectural merit.**

**These buildings are interspersed with recreational sporting facilities and areas of parking.**

**The layout of this area has no coherence."**

6.36 The significance of Building 583 was directly considered within the Archaeology and Cultural Heritage Chapter of the Environmental Statement produced in support of the revised New Settlement Application. This concluded that Building 583 was within the area defined as '1A Sports Fields' and was classified as being of **'Low'** significance.

6.37 In summary, whilst Building 583 is of no particular architectural merit and of low significance, the character of the area and the function of the Building itself does have some merit in the understanding of this part of the Conservation Area in that it represents the recreational function of this area, and the presence of the Baseball diamonds and basketball court within the gym building clearly relate to the former American occupation of the base.

#### Impact Upon Significance

6.38 The application proposes the use of Building 583 as a Sports Hall/Gymnasium (Class D1 and D2), the use of some of the surrounding pitches and open space is proposed partly for use by the school externally and partly by the wider community. No external alterations are proposed to the Building at this stage as this application solely considers the proposed change of use of the building. Given that both previous

proposals for the site anticipated the demolition of Building 583 it is important to consider the impact its retention and reuse will have upon the historic environment, with reference to the approved illustrative masterplan.

- 6.39 In principle the appropriate reuse of existing buildings within historic areas is supported by the guidance contained within the NPPF, as set out above. Given that the proposed use sees the building revert to its original use when it was initially occupied during the military use of the site, the proposals are therefore considered to be entirely appropriate albeit consideration needs to be given to the adjoining housing area as shown in the Illustrative Master Plan for the New Settlement Area and consented in December 2011..
- 6.40 Whilst the building is not considered to be of any particular architectural merit, it is an example of the type of architecture and design which was used in military bases during this period and which was used throughout both the new settlement area and the Flying Field to the north of Camp Road. Overall the building contributed to the designation of the whole Base as a Conservation Area by Cherwell District Council in 2006.
- 6.41 Previous assessment of this part of the site has concluded that the buildings (including Building 583) do not form a coherent development. However the new settlement area masterplan sees the area to the east of the building being developed for residential purposes and therefore the development of the reserved matters and design code for this area will provide an opportunity for Building 583 to be better related to the surrounding development including landscaping in due course.
- 6.42 Overall, it is considered that the retention, upgrading and investment into both Building 583 and the outdoor sports facilities for use by both the school and the wider community is considered to provide an opportunity to enhance this area. Moreover, it will see the facilities being brought up to modern standards thus enhancing this part of the Conservation Area whilst retaining its original function. Consequently it will preserve the special historical character associated with the Cold War period which formed the basis of the designation of the wider former RAF Upper Heyford Conservation Area.

## **7. CONSULTATION STATEMENT**

### **Introduction**

- 7.1 There has been considerable consultation surrounding various regeneration schemes since the airbase ceased military operations in 1994, most recently including the North Oxfordshire Consortium's proposals which were the subject of a major public inquiry in 2008/2009, and which was allowed by the Secretary of State in January 2010. This scheme is often referred to as the 'lead appeal' and established a comprehensive proposal for the redevelopment of the site including a new settlement of 1,075 dwellings with a primary school and a new hotel/conference centre.
- 7.2 More recently, in October 2010, Dorchester Group submitted a revised hybrid planning application for a new settlement also of 1075 dwellings, including a greater emphasis on the refurbishment of the existing buildings where appropriate. This revised scheme proposed the change of use of Building 74 to a Class C1/C2 use and the provision of a primary school on 2.2 hectares. This application was accompanied by a 'Statement of Community Involvement', which was informed by a household survey undertaken in March 2010, a public consultation exhibition undertaken in May 2010 and an open day held in October 2010. The findings of the consultation exercises indicated very significant support for the revised proposal to secure the permanent use of the existing dwellings at Heyford Park as part of the revised Master Plan, and there were no objections to the proposed revised masterplan at the consultation event held in May 2010. The planning application was duly granted planning permission on 22 December 2011.

### **Free School Consultation process**

- 7.3 The educational vision at the heart of the proposal was been driven by engagement with the local community, so that the school that the Heyfordian School Trust has designed is reflective of their needs and desires. The following processes describe the various measures to engage with the community:
- 7.4 **Development of the Parent and Resident Steering Group**, whereby The Heyfordian School Trust began inviting parents to join a Parent and Resident Steering Group for the Heyford Park Free School in November 2011. The presence of the Steering Group at every level of the process has helped ensure that The

Heyfordian School Trust has designed a school with a commitment to understanding the community and their needs.

7.5 **Use of community figures**, whereby The Heyfordian School Trust has shown an appreciation of the role of well established community figures play in the establishment of a new community school. The following people have been influential in communicating with the wider community:

- Debbie Brock, who runs Park Keepers, an independent nursery on the site;
- Catherine Hannan, general manager of the Heyford and Caversfield Sure Start Centre;
- Tina Vibert, personal assistant to the Managing Director of Paragon Fleet Solutions, allowing access to the largest employer and business community at Heyford Park;
- Sam Vaughan, general manager of the Cherwell Valley Innovation Centre;
- Michael Zeyfert, administrator of the Heyford Park Facebook page;
- Jenny Luff, chair of the Heyford Park Residents Association;
- Paul Silver, chief member of the Dorchester Group;
- Chris Prescott, trust member for RAF Upper Heyford Heritage Limited;
- Suzi Wild, Education Officer at the Banbury Museum;
- Dr Ian Willets, a member of the Somerton Tea Time Club providing connections to local villages.

7.6 **Heyford Park Free School meet and greets**, whereby The Heyfordian School Trust holds regular community open meetings within the Heyford Park Chapel or the Heyford Park Activity Centre once a month. These are chaired by The Heyfordian School Trust and Parent and Resident Steering Group, and provide an opportunity for interested parents and residents to come and meet the trust members. Most importantly, these meetings allow for residents to ask questions regarding the school, and give The Heyfordian School Trust suggestions on what they would like to see continued as the school develops. These events can attract anywhere between 20-100 people.

7.7 These events also included an additional opportunity for parents to formally indicate the Heyford Park Free School as their first choice school, adding to the formal survey work which was completed by then. By formally presenting the Trust to a greater number of parents and residents at these key event, The Heyfordian School Trust has demonstrated to parents that those at the very top of the proposer group are truly interested in learning from this community and hearing what they have to say.

- 7.8 Prior to these events, it is ensured the advertisement and marketing of the 'meet and greets' are varied and widespread to inform as many parents and residents as possible. This has included organising free advertisement in papers with a larger survey drop than the Valley News, sending reminders via the email database that has been collected during the survey work (and encouraging those contacted to bring along interested friends), creating a Facebook event for the meet and greet, organising direct mail outs to residents, liaising with the Bicester Advertiser to write articles about events, posting details of the events on buying and selling websites for the Bicester area and posting/distributing new advertisement material around the site and in the wider community. A few advertisements have also been bought in school supplements that have been created for half-term by local papers. This has enabled the advertising to be focussed on local parents, consequently ensuring these events draw in a large number of newly interested parties.
- 7.9 Meetings are successful and popular. A head count is always taken and at popular events up to 100 parents and residents are present. Most importantly, parents have the opportunity to engage in a question and answer sessions as well as one-to-one personal questioning. This allows parents to interact with the Heyfordian School Trust, making the group accountable to the wider community here. A resident petition has also been circulated at such events.
- 7.10 **Use of community organisations and initiatives**, whereby The Heyfordian School Trust has been able to secure advertising and marketing opportunities that were already proved to engage directly with parents. The following is a list of the community organisations and initiatives that have been included in order to engage with parents more directly:
- Heyford and Caversfield Sure Start Centre
  - Park keeper's Independent Nursery
  - Heyford Park Residents' Association
  - Heyford Park Chapel
  - Heyford Park Community Centre
  - Cherwell District Council
  - Banbury Museum
  - RAF Upper Heyford Heritage Limited
  - Heyford Park Residents' Page (Facebook)
  - Cherwell Valley Innovation Centre

- Paragon Fleet Solutions
- The Dorchester Group

7.11 Overall, The Heyfordian School Trust can demonstrate that they have taken a varied and proactive approach to engaging with parents, and structures are in place to continue to do this, so that the basis of support already identified continues to prosper and grow.

7.12 The Heyfordian School Trust undertook an intensive survey period in January/February 2012, which has been supplemented subsequently by an online version of this survey on the School website, which was similar to that suggested by the New Schools Network. The survey form gave a succinct summary of the educational vision for the school, as well as detailing some of the objectives with regard to student outcomes. The initial description of the Heyford Park Free School also explained for the reader the composition of the Parents and Resident's Steering Group and Trust in order to ensure full transparency.

7.13 During the intensive survey period, confirmations were received in various formats, and obtained using various engagement approaches in order to ensure a variety of parents were surveyed from the wider area. Parents in the identified target area of roughly a 7 mile radius were able to register their interest and confirm their commitment by either filling out an e-copy of the survey, registering via a form on the Heyford Park Free School website, giving their details/confirming their interest over phone, or by filling out a paper copy of the survey. These were circulated via the following methods:

#### Paper Survey

- Placed onsite at Park Keepers Independent Nursery and distributed/collected by the manager Debbie Brock to parents either with children at Park Keepers or parents enquiring about sending their child/children to Park Keepers. This captured respondents mainly from the wider Heyfordian area and Bicester.
- Placed onsite at the Heyford and Caversfield Sure Start Centre and distributed/collected by the manager Catherine Hannan to parents who either use the Sure Start Centre or enquiring about the Sure Start Centre. This captured respondents mainly from the wider Heyfordian area and Middleton Stoney.
- Placed onsite at the Heyford Park Community Centre and distributed/collected by the manager Tym Soper to those who expressed an interest whilst using the facilities at the centre. This captured respondents mainly from the wider Heyfordian area.



- Circulated by The Heyfordian School Trust at the Heyford Park Free School Meet & Greet, which took place at 6pm on Wednesday 15<sup>th</sup> February 2012 at the Heyford Park Chapel. These surveys were passed around the 80 person audience who attended the Meet & Greet after the Heyfordian School Trust had conducted a presentation and question and answer session with the audience.
- Placed onsite at Paragon Fleet Solutions employee cafe during lunch time service on 18<sup>th</sup> January 2012. These surveys were distributed and collected by Sarah McCready of the Dorchester Group and Richard Henderson of Paragon and a company member. This captured respondents from a wider geographical distance, who were however interested in the school due to the possibility of combining the commute to work with the school run.
- Door to Door surveying within our 7 mile radius undertaken by Thor Research – a local company that specialises in survey work in Oxfordshire. This was conducted from 5<sup>th</sup> January – 18<sup>th</sup> February 2012 over 48 interviewer shifts (6 hours per shift, 288 hours in total). This focused on the following areas:
  - Ardley
  - Bicester (West)
  - Bloxham
  - Deddington
  - Fewcott
  - Fritwell
  - Heyford Park
  - Kidlington
  - King's Sutton
  - Kirlington
  - Lower Heyford
  - Middle Barton
  - Middleton Stoney
  - North Aston
  - Northbrook
  - Somerton
  - Steeple Aston
  - Steeple Barton
  - Upper Heyford
  - Woodstock

7.14 Additional Street interviewing was conducted in Bicester West and Bicester Town Centre by Thor Research. This mainly captured respondents from Bicester, as well as surrounding suburban areas like Wendlebury, Chesterton and Ambrosden.

### E-Copy Of The Survey

- Circulated on the internal mail systems at Paragon Fleet Solutions after a brief advertisement campaign also via internal mail. This was circulated by Tina Vibert, personal assistant to the general director of Paragon. These were emailed back to Sarah McCready at the Dorchester Group, who in turn passed them on to Thor Research who collated all the information together.
- Circulated on the internal mail systems at the Cherwell Innovation Centre after a brief advertisement campaign also via internal mail. This was circulated by Sam Vaughan, general manager of the Innovation Centre. These were emailed back to Sarah McCready at the Dorchester Group, who in turn passed them on to Thor Research who collated all the information together.

### Website Form:

- The Heyford Park Free School website went live ([heyfordparkfreeschool.org](http://heyfordparkfreeschool.org)) in December 2011, and was formatted to include a section where in parents could fill out an online form that allowed them to either register their interest in finding out more information, or confirm The Heyford Park Free School as their first choice preference. This website form has remained open on the website, allowing parents to continue to register their interest even after the intensive surveying period had finished. The opportunity to register interest in this way was advertised by creating an A5 leaflet that was distributed in the wider area prior to the website going live. This leaflet was distributed as follows:
  - Inserted into the Valley News – a free local newspaper – by the Heyford Park Residents Association and posted to approximately 400 homes in the wider area.
  - Left in communal areas/recreation spaces at Paragon Fleet Solutions by Tina Vibert.
  - Left in communal areas/recreation spaces at the Cherwell Innovation Centre by Sam Vaughan.
  - Handed to visitors at the Heyford and Caversfield Sure Start Centre by the manager Catherine Hannan.
  - Handed to visitors at the Heyford Park Community Centre by the manager Tym Soper.
  - Distributed to friends/relatives and fellow parents by the Heyford Park Free School Parent and Resident Steering Group.
  - Distributed to those who attended the Heyford Park Free School “meet and greet” session on 15<sup>th</sup> February 2012 in the Heyford Park Chapel.

### Telephone Canvassing

- Thor Research revisited the results of the 2011 survey regarding the Upper Heyford Free School. They contacted those parents who had indicated that

they would either be “likely” or “very likely” to send their child/children to the Upper Heyford Free School, but who hadn’t been recaptured by this year’s survey work, via phone. These parents had our new educational vision read aloud to them by the operative from Thor Research, and then were asked whether they would confirm their interest in the school again, and if so whether they would also confirm their commitment to selecting the Heyford Park Free School as the first choice preference for their child/children.

- 7.15 Further consultation is presently ongoing during November and December 2012 concerning the proposal that the Secretary of State for Education enters into a Funding Agreement with The Heyfordian School Trust so that Heyford Park Free School may open to its first cohort of students in September 2013. The results for this consultation will be published in an online report made available of the school website in the New Year. The school has directly contacted a variety of stakeholders in order to encourage feedback from key individuals to be given to The Heyfordian School Trust and to circulate the suite of literature regarding the school to them. As part of this consultation, the following groups have been contacted: key councillors at Oxfordshire County Council, all councillors at Cherwell District Council, key officers at Cherwell District Council and Oxfordshire County Council, all registered parents, all onsite businesses at Heyford Park, all local residents and community groups at Heyford Park and all local pre-schools, primary schools, secondary schools and FE colleges in Heyford, the surrounding villages and Bicester.

### **Summary**

- 7.16 It is clear that the Department for Education provisional approval for the Free School at Upper Heyford is designed to deal with the need and demand together with the suitability of the site for the proposed range of educational uses i.e. primary and secondary education. Moreover, this process will also deal with the extent to which the proposed Free School interacts with the existing provision with the eastern part of Oxfordshire to ensure that resources are used satisfactorily.
- 7.17 Consequently, whilst it is self evident that the District Council accepts the need for a 2FE primary school on the site (see planning policy documents referred to above), there is no need to justify in terms of need the provision of secondary educational facilities within the site. The Department for Education were well aware at the time of making the provisional decision that there were about 320 dwellings occupied on the site already and that there was planning permission for a further 760 dwellings thereby generating a significant level of future local demand for secondary school places from within the Settlement. The interaction of secondary provision at the

proposed Free School with the existing secondary provision in the area (primarily at Bicester) is set out in the documentation submitted to the Department for Education. It is no part of this planning submission to reiterate these arguments.

- 7.18 The purpose of this Supporting Statement and the planning application for the Change of Use is solely to deal with the suitability of the building for the proposed use, its effect on the adjoining uses, and the way in which the scheme will be implemented and integrated with the consented Master Plan.

## 8. CONCLUSIONS

8.1 Taken overall the two applications for Buildings 74 and 583 bring with them substantial benefits as follows:-

- i. they secure the re-use of both buildings located within the Conversation Area in accordance with advice in the NPPF. Building 74 in particular is an attractive structure and already represents a Keynote Building within the Settlement which could accommodate a central public function;
- ii. use of Building 74 already has an earlier planning permission granted by the Secretary of State for a use within the same Use Class (Class D1);
- iii. they improve the sustainability of Heyford Park Settlement by securing a better range of educational facilities (secondary places) and recreational facilities (indoor sports provision) in a joint use arrangement which benefits all the residents of Heyford Park together with residents in the surrounding area;
- iv. if the Section 106 funds from the outline planning permission Ref. No. 10/10642/OUT associated with the education and indoor sports provision, are diverted to the creation of a local facility and combined with the additional value generated from the site formerly proposed as a Primary School, this represents significantly greater value than the earlier arrangements (see Heads of Terms);
- v. the use of these funds, which could amount to nearly £10 Million (comprising nearly £6 Million from the existing Section 106 and an estimated £4 Million from the sale of the previously allocated Primary School) which along with central Government funding, will improve the self containment and sustainability credentials of Heyford Park very substantially;
- vi. the two applications help by securing a choice of schools at both primary and secondary level which not only meets the needs of existing residents as expressed through the consultation process but also aids in delivery of the Coalition Government's programme for the introduction of free schools;
- vii. the use of the buildings can be achieved in a way which has no adverse impact on the arrangement of land uses as set out in the previous Master Plan for the New Settlement Area;
- viii. the introduction of the secondary school provision can be achieved without any material increase in traffic on the surrounding roads during the peak hours (see Transport Assessment) and without the need for the continuation of bussing arrangements for pupils currently using secondary schools at Bicester;
- ix. the new school arrangements focussing on Building 74 still provide facilities adjacent to the central Neighbourhood Centre in a location which is within reasonable walking distance for all existing residents of Heyford Park thereby reducing the overall carbon footprint for all residents.

## **APPENDIX 1**

### **EXPLANATORY TEXT FROM EMERGING LOCAL PLAN**

- 0.4ha amenity open space
- 0.2ha allotments.

These strategies were formulated before the amount and preferred distribution of development in the district for an extended plan period had been established, and as a result future needs need to be updated to cover the period through to 2031.

In terms of addressing existing deficiencies in the rural areas, based on the findings of the Playing Pitch Strategy and Green Spaces Strategy (as updated by the 2011 Open space review) new areas of open space will be required for the following:

- 6.38 ha of amenity open space in Rural North sub-area with priority provision in Adderbury, Bloxham and Bodicote, Cropredy and Sibford Wards
- 2.87 ha of amenity open space in Rural South sub-area with priority provision in Gosford and Water Eaton, Kirtlington, Launton, Otmoor and Yarnton.

The Playing Pitch and Green Spaces Strategy estimated that the following additional provision was required to meet needs to 2026:

| Rural North Sub Area  | Rural Central Sub Area   | Rural South Sub Area                    |
|---|--------------------------|---|
| 2 junior pitches  | 1 junior pitch           | 1 junior pitch                          |
| 1 mini-soccer pitch   | 1 mini-soccer pitch      | 1 mini-soccer pitch                     |
| 2 cricket pitches   | 2 cricket pitches        | 2 cricket pitches                       |
| 5.3ha of natural/semi-natural green space (through new provision or public access agreements) | 1.5ha amenity open space | 2.7ha amenity open space                |
| 2.6ha amenity open space  |                          | 1 tennis court                          |
|   |                          | 1 bowling green subject to local demand |

- C.249** It is important that provision to meet future open space and recreation needs is made in conjunction with new housing, in order to achieve development that secures sustainable communities. The Local Plan sets out the framework for housing development in Kidlington and the Rural Areas but site specific allocations will be determined by the Local Neighbourhoods DPD and this will include allocations to meet deficiencies in open space, sport and recreation provision for the plan period.
- C.250** As indicated above, the strategies were formulated before the amount and preferred distribution of development in the district for an extended plan period had been established, and as a result future needs will need to be updated as the Local Neighbourhoods DPD is progressed.

#### Policy Villages 5: Former RAF Upper Heyford

- C.251** The former RAF Upper Heyford site is located 7 km north west of Bicester, in an isolated rural location, within the parishes of Upper Heyford, Somerton and Ardley. It measures approximately 500 hectares in total.



- C.252** The US Air Force vacated the airbase in 1994 and since 1996 the site has been allocated for residential led mixed uses as enabling development to secure environmental improvements and conservation of the heritage interest of the site associated with its former use as a Cold War military base.
- C.253** In view of this heritage interest, the whole site has been designated as a Conservation Area. There are a number of Scheduled Ancient Monuments, listed buildings, and non designated heritage assets on site, and much of the airfield is of ecological importance. The site has been divided into three main functional character areas: the main flying field and a technical site to the north of Camp Road and the residential area that is mainly to the south of Camp Road.
- C.254** A Revised Comprehensive Planning Brief to guide the future redevelopment of the site was adopted by the Council as an SPD in 2007.
- C.255** Since the airbase closed in 1994 temporary planning permissions have been granted for the reuse of a large number of the buildings on the site. At present there are just over 300 residential dwellings on the site, the majority of which are rented. Buildings used for employment purposes provide around 1000 jobs. The Cherwell Innovation Centre is also located on the site, providing serviced offices and flexible office space, lab space, and meeting rooms. The Centre is home to a large number of science, technology and knowledge-based businesses.
- C.256** Over the last 10 years numerous applications have been made seeking permission to either develop the whole site or large parts of it and many have gone to appeal. The most significant application proposed a new settlement of 1,075 dwellings (gross), together with associated works and facilities including employment uses, community uses, school, playing fields and other physical and social infrastructure for the entire site. Following a major public inquiry in 2008 the Council received the appeal decision from the Secretary of State in January 2010. The appeal was allowed, subject to conditions, together with 24 conservation area consents that permitted demolition of buildings on the site including 244 dwellings. More recently, and following a change of ownership of the site, a new outline permission has been granted for a revised scheme focusing on the settlement area only. A new masterplan was produced in which the same numbers of dwellings are proposed with the majority of the existing units retained but the development area extends further westwards.
- C.257** The 2010 permission granted consent for some of the many commercial uses already operating on temporary consents on the site. However no new build development has yet taken place nor has any part of the permitted residential development commenced. This site is therefore allocated in this Local Plan as a means of securing the delivery of a lasting arrangement on this large scale brownfield site, which reflects the exceptional nature of the site. As the former RAF Upper Heyford has planning permission for limited redevelopment, it represents a permitted strategic housing site which, together with its existing employment activity (nearly 1,000 jobs), provides it with potential to be a self contained development. The potential for accommodating further significant development at Upper Heyford beyond 2031, subject to improvements to transport links and social infrastructure, will be explored before the next review of this Local Plan.

### **Policy Villages 5: Former RAF Upper Heyford**

**Development Area:** 500 ha

**Development Description:** This site will provide for a settlement of approximately 760 dwellings (net) and necessary supporting infrastructure, including a primary school and appropriate community, recreational and employment opportunities, enabling environmental improvements and the heritage interest of the site as a military base with Cold War associations to be conserved.

**Housing**

- Land area – to be confirmed
- Number of homes – approximately 760 (net)
- Affordable housing – 30%

**Employment**

- Land Area – to be confirmed
- Jobs created – net figure to be confirmed
- Use classes – B1, B2, B8

**Infrastructure Needs**

- Open Space – sports pitches, sports pavilion, play areas, indoor sport provision
- Community Facilities – nursery, community hall, local centre/hotel, education provision, a neighbourhood police facility
- Access and Movement – transport contributions and sustainable travel measures, countryside access measures, fencing along the boundary of the new settlement and the Flying Field
- Utilities – contamination remediation

**Key site specific design and place shaping principles:**

- Proposals must demonstrate that the conservation of heritage resources, landscape, restoration, enhancement of biodiversity and other environmental improvements will be achieved across the whole of the former airbase in association with the provision of the settlement
- The settlement should be designed to encourage walking, cycling and use of public transport rather than travel by private car, with the provision of footpaths and cycleways that link to existing networks. Improvements to bus and rail facilities and measures to minimise the impact of traffic generated by the development on the surrounding road network will be required
- Development should provide for good accessibility to public transport services
- A Travel Plan should accompany any development proposals
- The construction of the settlement on the former technical core and residential areas should retain buildings, structures, spaces and trees that contribute to the character and appearance of the site and integrate them into a high quality place that creates a satisfactory living environment.
- Integration of the new community into the surrounding network of settlements by reopening historic routes and encouraging travel by means other than private car as far as possible

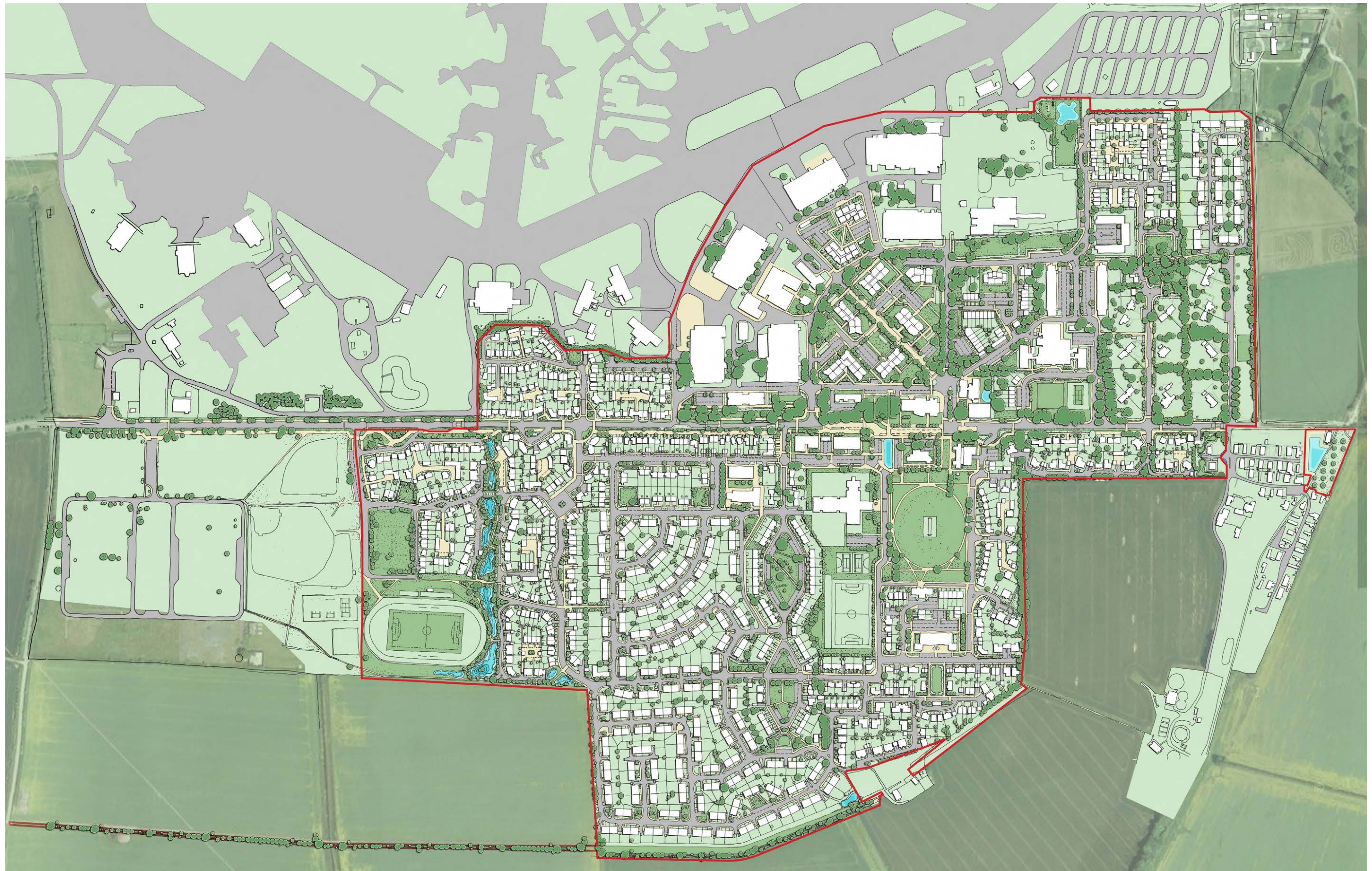
- The preservation of the stark functional character and appearance of the flying field beyond the settlement area, including the retention of buildings of national interest which contribute to the area's character (with limited, fully justified exceptions) and sufficient low key re-use of these to enable appropriate management of this area.
- The achievement of environmental improvements within the site and of views to it including the removal of buildings and structures that do not make a positive contribution to the special character or which are justified on the grounds of adverse visual impact, including in proximity to the proposed settlement, together with limited appropriate landscape mitigation, and reopening of historic routes.
- The conservation and enhancement of the ecological interest of the Flying Field through appropriate management and submission of an Ecological Mitigation and Management Plan, with biodiversity preserved and enhanced, and wildlife corridors enhanced, restored or created
- Visitor access, controlled where necessary, to (and providing for interpretation of) the historic and ecological assets of the site
- Provision of a range of high quality employment opportunities, capable of being integrated into the fabric of the settlement, and providing that the use would not adversely affect residents or other businesses and would not have an unacceptable impact on the surrounding landscape, historic interest of the site, or on nearby villages
- New and retained employment buildings should make a positive contribution to the character and appearance of the area and should be located and laid out to integrate into the structure of the settlement
- A full arboricultural survey should be undertaken to inform the master plan, incorporating as many trees as possible and reinforcing the planting structure where required
- New development should respond to the established character of the district character areas where this would preserve or enhance the appearance of the Conservation Area
- Management of the Flying Field should preserve the Cold War character of this part of the site, and allow for public access. New built development on the Flying Field should be restricted to preserve the character of the area
- Proposals should demonstrate an overall management approach for the whole site
- A neighbourhood centre or hub should be established at the heart of the settlement to comprise a primary school and nursery facilities, community hall, place of worship, shops, public house, restaurant, and social and health care facilities. Proposals should also provide for a heritage centre given the historic interest and Cold War associations of the site
- The removal or remediation of contamination or potential sources of contamination will be required across the whole site
- The scale and massing of new buildings should respect their context. Building materials should reflect the locally distinctive colour palette and respond to the materials of the retained buildings within their character area, without this resulting in pastiche design solutions
- Public art should be provided

- Recycling and potential reuse of demolition materials where possible
- Provision of sustainable drainage including SuDS in accordance with 'Policy ESD 7: Sustainable Drainage Systems (SuDS)', taking account of the Council's Strategic Flood Risk Assessment
- Demonstration of climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD1 – 5.

## **APPENDIX 2**

### **APPROVED MASTER PLAN FOR THE NEW SETTLEMENT AREA (DEC 2011)**





# Illustrative Masterplan

Upper Heyford

09 February 2011 14272 • 01 - TP - 411 - 031 Rev M

0 50 100 150 200 250m SCALE 1 : 2500 @ A1

© Scott Brownrigg Ltd





## **APPENDIX 3**

### **DRAWINGS & SUPPORTING MATERIAL**



**Floor Plan Details:**

- Room 201:** 10' x 10'
- Room 202:** 10' x 10'
- Room 203:** 10' x 10'
- Room 204:** 10' x 10'
- Room 205:** 10' x 10'
- Room 206:** 10' x 10'
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- Room 215:** 10' x 10'
- Room 216:** 10' x 10'
- Room 217:** 10' x 10'
- Room 218:** 10' x 10'
- Room 219:** 10' x 10'
- Room 220:** 10' x 10'

[illegible][illegible]

Architectural floor plan of the Officers Quarters, Men's Ground Floor Plan, at the Strategic Air Command, Goodrich England, Upper Heyford. The plan shows various rooms including a Dining Room, Kitchen, Hall, and several Quarters. It includes dimensions, room numbers, and a title block with the drawing number 0020566.

**ROOMS AND DIMENSIONS:**

- Quarters 1: 10' x 10'
- Quarters 2: 10' x 10'
- Quarters 3: 10' x 10'
- Quarters 4: 10' x 10'
- Quarters 5: 10' x 10'
- Quarters 6: 10' x 10'
- Quarters 7: 10' x 10'
- Quarters 8: 10' x 10'
- Quarters 9: 10' x 10'
- Quarters 10: 10' x 10'
- Quarters 11: 10' x 10'
- Quarters 12: 10' x 10'
- Quarters 13: 10' x 10'
- Quarters 14: 10' x 10'
- Quarters 15: 10' x 10'
- Quarters 16: 10' x 10'
- Quarters 17: 10' x 10'
- Quarters 18: 10' x 10'
- Quarters 19: 10' x 10'
- Quarters 20: 10' x 10'
- Quarters 21: 10' x 10'
- Quarters 22: 10' x 10'
- Quarters 23: 10' x 10'
- Quarters 24: 10' x 10'
- Quarters 25: 10' x 10'
- Quarters 26: 10' x 10'
- Quarters 27: 10' x 10'
- Quarters 28: 10' x 10'
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- Quarters 31: 10' x 10'
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- Quarters 96: 10' x 10'
- Quarters 97: 10' x 10'
- Quarters 98: 10' x 10'
- Quarters 99: 10' x 10'
- Quarters 100: 10' x 10'

**TITLE BLOCK:**

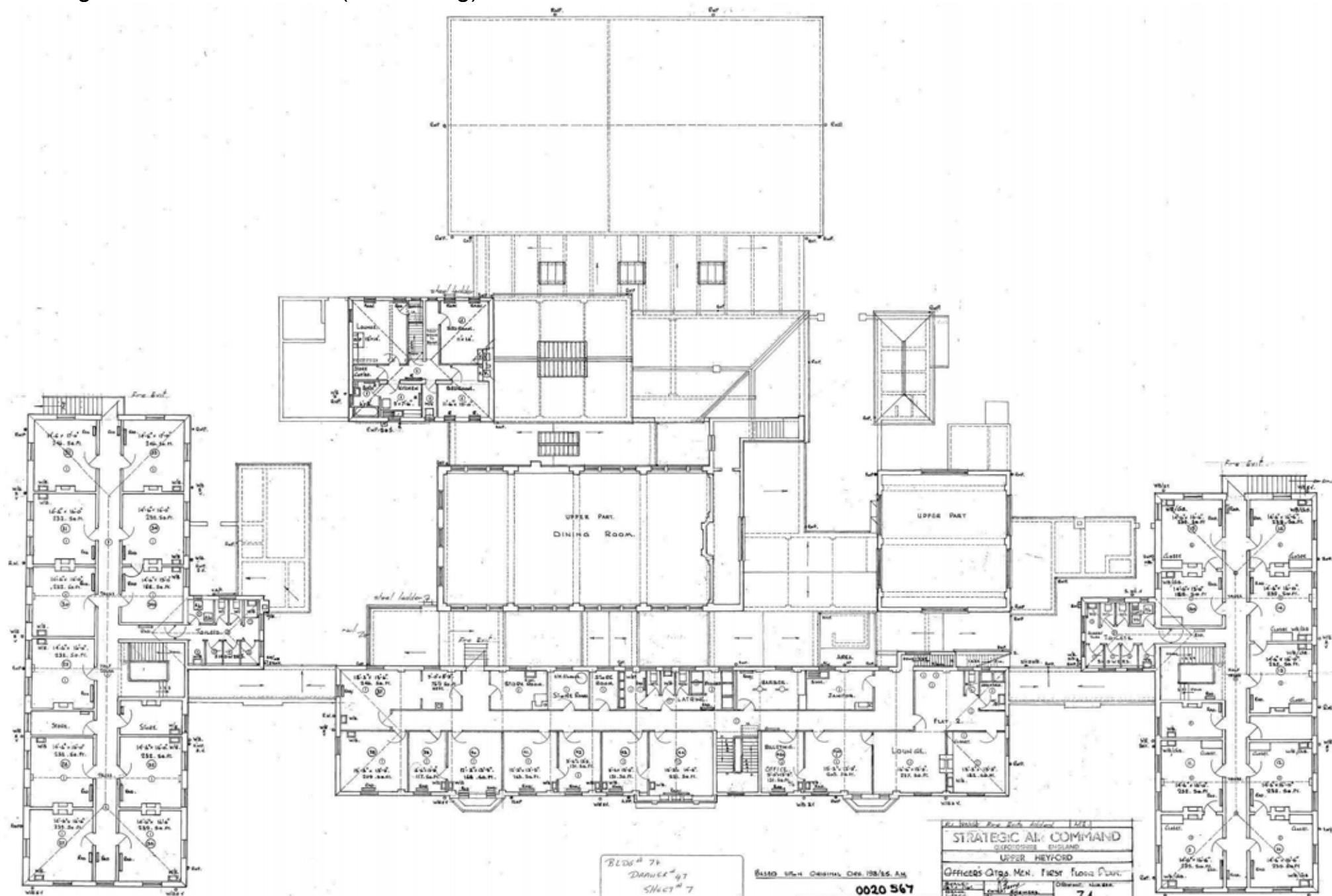
STRATEGIC AIR COMMAND  
GOODRICH ENGLAND  
UPPER HEYFORD  
OFFICERS QTRS. MEN. GROUND FLOOR PLAN.  
DRAWING NUMBER: 0020566

BLOS # 74  
DANCE # 97  
SHEET # 6

0020566

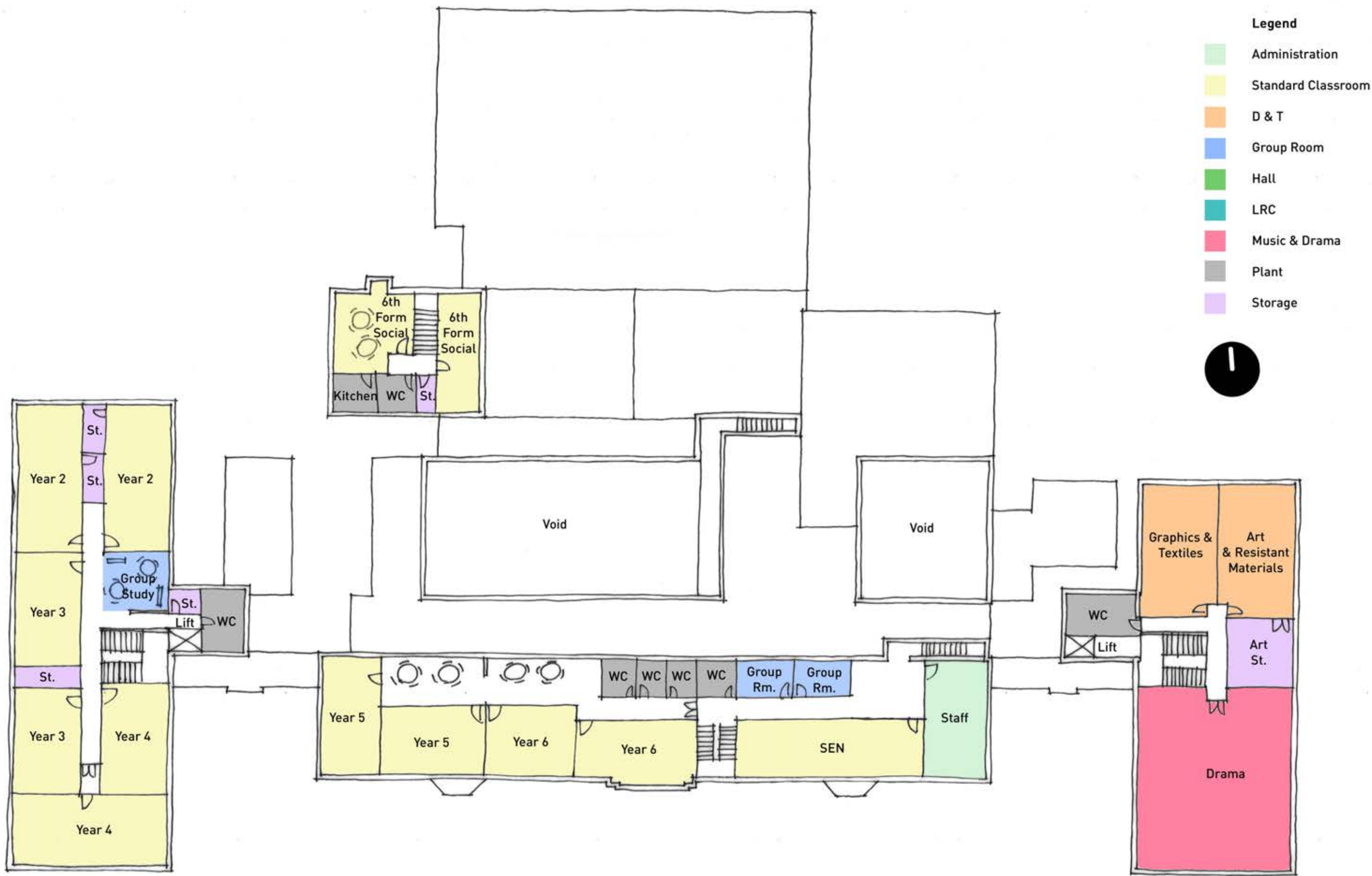
|  |        |                |
|--|--------|----------------|
| STRATEGIC AIR COMMAND                  |        |                |
| OXFORDSHIRE ENGLAND                    |        |                |
| UPPER KEYFORD                          |        |                |
| OFFICERS QTRS. MEN. GROUND FLOOR PLAN. |        |                |
| SCALE                                  | BY     | DRAWING NUMBER |
| 1:50                                   | 1/5/50 | 100            |

# Building 74 – First Floor Plans (As Existing)



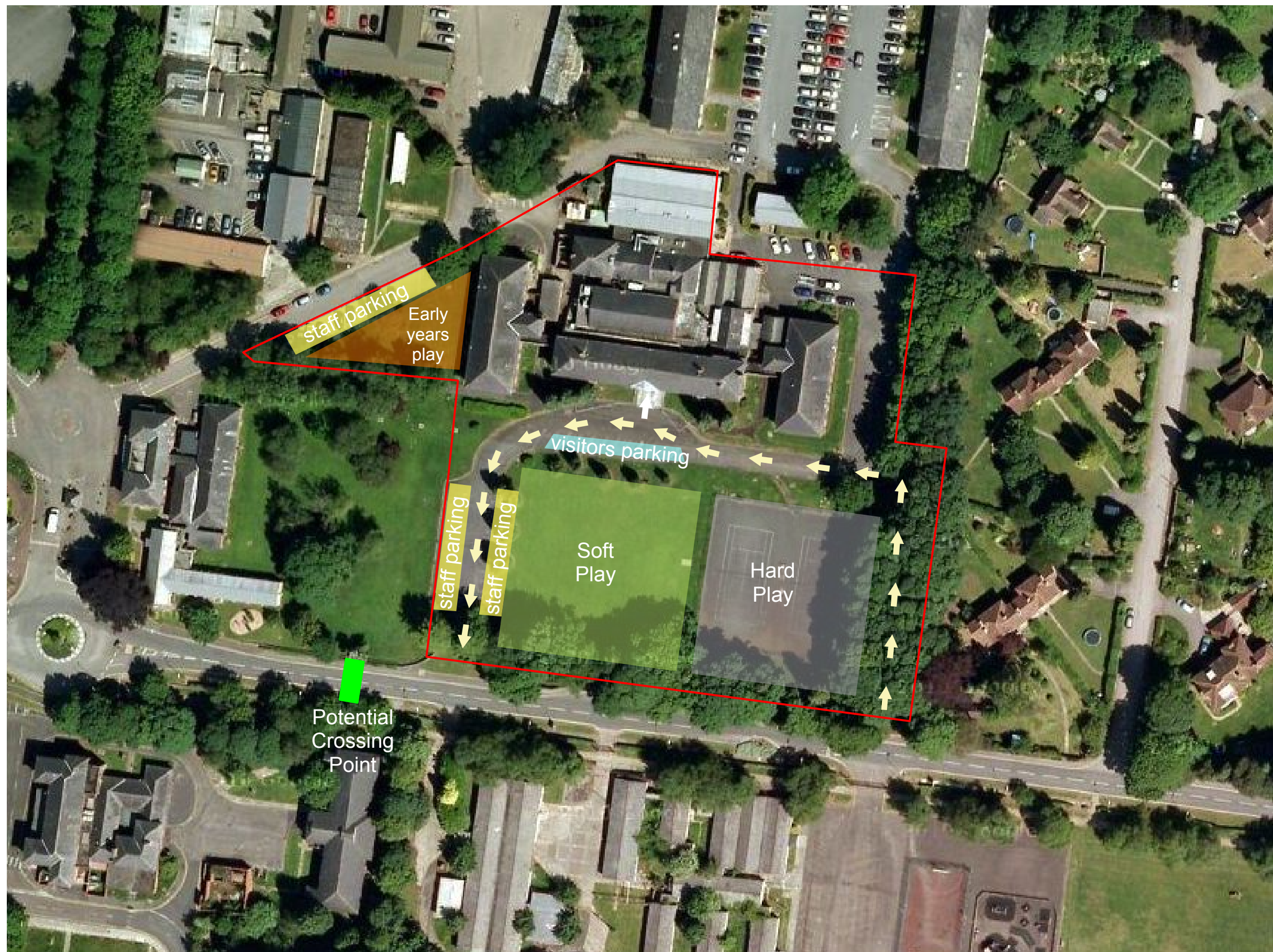






**First Floor Plan**  
 Heyford Park Free School  
 Scale 1:1250 @ A3





**BUILDING 74 Site Location**  
(1.50 Hectares)



**Vehicle Circulation Route**



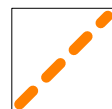
**Site Location Plan**

**BUILDING 74 - Upper Heyford**

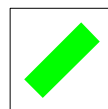
## **APPENDIX 4**

### **SAFE PEDESTRIAN ROUTE PLAN**





Safe Pedestrian Route



Proposed Pedestrian Crossing

## Safe Pedestrian Route Plan

**BUILDING 74 + 583 Heyford Park**

[www.pegasuspg.co.uk](http://www.pegasuspg.co.uk)

Team MED/AR/CT

27 November 2012

1: 5000 @A3



**D.0331\_09**

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## **APPENDIX 5**

### **BUILDING 74 PHOTOGRAPHS**

1



2



**1** View towards North West Elevation.

**2** View towards North West Elevation (Single Officers Accommodation Wing).

**3** View towards South West Elevation.

**4** View towards Southern Elevation.

3



4







- 5** View towards Southern Elevation.
- 6** View towards Eastern Elevation (Single Officers Accommodation Wing).
- 7** Existing Vehicular Access.
- 8** View South West towards Single Officers Accommodation Wing.



9



10

9 Rear Elevation.

10 Main Dining Room (towards Stage).

11 Main Dining Room (towards Minstrel Gallery).

12 Fireplace in Ground Floor Lounge.



11



12





**13** Ground Floor Front Function Room.

**14** Main Staircase.

**15** Ground Floor Corridor.

**16** Ground Floor Lounge.





**17** Central, Ground Floor Function Room (King's Cliffe Room).

**18** First Floor Corridor (Single Officers Accommodation Wing).

**19** Entrance to King's Cliffe Room.

**20** Ground Floor Panelled Steak Room.



## **APPENDIX 6**

### **BUILDING 583 PHOTOGRAPHS**





- 1** View towards Building 583 North East Corner.
- 2** Building 583 Northern Elevation.
- 3** Building 583 Western Elevation.
- 4** View towards South West Corner of Building.



- 5** Running Track.
- 6** Building 583 Southern Elevation.
- 7** View East from Running Track towards Commentary Box and former Hospital Building.
- 8** Existing Tennis Courts.



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**9** Building 583 South East Corner.

**10** View towards disused Commentary Box and Running Track.

**11** Building 583 Eastern Elevation.

**12** View North West towards Baseball Diamond.

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