

DEVELOPMENT INTERNAL MEMORANDUM

From: Head of Strategic Planning and the Economy

To: Head of Public Protection & Development Management (FAO)

Our Ref: 3.2

Your Ref: 15/00153/REM

Ask for: Sharon Whiting

Ext: 1848

Date: 7 April 2015

APPLICATION FOR PLANNING PERMISSION PLANNING POLICY CONSULTATION RESPONSE

Planning Application No.	15/00153/REM
Address / Location	Heyford Park Camp Road Upper Heyford
Proposal	Reserved Matters to Outline application 10/01642/OUT - Village green including sports provision.
Site Details	<p>The application site was once the parade ground of the former air base, and is located to the south of Camp Road. The site is rectangular and comprises 1.44ha.</p> <p>The site lies within RAF Upper Heyford Conservation Area. Locally listed buildings lie to the north, east and south.</p>
General Comments	<p>The site lies within the residential zone of the former RAF Upper Heyford. Saved Policy H2 of the Oxfordshire Structure Plan 2016 identified the site as a suitable location for a new settlement of up to 1000 houses.</p> <p>Oxfordshire Structure Plan Policy H2 will be superseded by Policy Villages 5 of the Submission Cherwell Local Plan as proposed to be modified (February 2015) when the Local Plan is adopted. Policy Villages 5 proposes a bigger settlement at the former air base (approximately 1600 dwellings in addition to the existing 761 dwellings already permitted). Areas of land with potential for additional development identified as part of the proposed modifications to Policy Villages 5 lie immediately to the west, south and east of the application site.</p>
Main Development Plan Policies	<p>The Development Plan comprises the saved policies of the adopted Cherwell Local Plan 1996 and saved Oxfordshire Structure Plan 2016 Policy H2.</p> <p>The Saved policies in the adopted Cherwell Local Plan 1996 of most relevance to the development proposals are: R12 Provision of open space. (However the standards contained in the saved policy are now out of date.) C23 Conservation Areas</p> <p>Oxfordshire Structure Plan 2016 Policy H2 identifies the site as suitable for the provision of a new settlement of a maximum of about 1000 dwellings together with necessary supporting infrastructure, including appropriate community and recreational opportunities.</p>

<p>NPPF</p>	<p>The paragraphs of the NPPF most relevant from a policy perspective are:</p> <p>Paragraph 69 (Facilitating social interaction and creating healthy, inclusive communities)</p> <p>Paragraph 70 (Delivering social, recreational and cultural facilities and services the community needs)</p>
<p>PPG</p>	<p>The guidance of most relevance from a policy perspective is:</p> <p>Paragraph 001 Reference ID: 37-001-20140306: taking open space into account in planning for new development and</p> <p>Paragraph 003 Reference ID: 37-003-20140306: consultation with Sport England on development which creates opportunities for sport.</p>
<p>Non-Statutory Cherwell Local Plan 2011</p>	<p>The Non-Statutory Local Plan should be considered. Whilst some policies within the Plan may remain to be material considerations, other strategic policies have in effect been superseded by those of the Submission Local Plan (January 2014). The Planning Policy Team should be contacted on 01295 227985 if advice is required on individual policies.</p> <p>The main policies relevant to this proposal are: EN39 Conservation areas EN40 Conservation areas- preservation and enhancement</p> <p>Policies UH1 to UH4 of the Non-Statutory Cherwell Local Plan concerned proposals for a new settlement of 1000 houses at the former RAF Upper Heyford. However these policies have now in effect been superseded by Policy Villages 5 of the Submission Cherwell Local Plan as proposed to be modified (February 2015).</p>
<p>Submission Local Plan 2011-2031 (January 2014) As Proposed To Be Modified (as at 6 February 2015)</p>	<p>A new Local Plan (Part 1) was submitted to the Secretary of State on 31 January 2014 for Examination. Following Hearings in June 2014, Proposed Modifications were submitted on 21 October 2014. Hearings continued from 9 December 2014 to the 23 December 2014. Further minor modifications were submitted on 6 February 2015. The Inspector's report is expected in the Spring of 2015.</p> <p>The draft policies of most relevance (as proposed to be modified) are:</p> <p>BSC 10: Open space, outdoor sport and recreation provision BSC11: Local standards of provision- outdoor recreation ESD 16: The character of the built and historic environment Villages 5: Former RAF Upper Heyford</p>

<p>Other Material Policy Considerations</p>	<p>The reserved matters application relates to the outline planning permission granted under 10/01642/OUT for a proposed new settlement of 1075 dwellings including the retention and change of use of 267 existing military dwellings to residential use C3 and the change of use of other specified buildings, together with associated works and facilities, including employment uses, a school, playing fields and other physical and social infrastructure.</p> <p>The S.106 accompanying planning consent 10/01642/OUT requires the following:</p> <p>“1. The Landowner shall not start construction until it has submitted to and secured the approval of the District Council for a scheme detailing the proposed location and specification for the changing facilities and the siting and specification of the sports facilities.</p> <p>2. The Landowner shall not cause or permit more than 650 dwellings to be occupied until it has</p> <p>2.1 laid out the sports pitches to the reasonable satisfaction of the District Council and brought them into use in the locations submitted under paragraph 1 or such other locations as may subsequently be notified to and agreed in writing with the District Council</p> <p>2.2 provided the changing facilities in accordance with the details submitted pursuant to paragraph 1 to the reasonable satisfaction of the District Council.”</p> <p>“Sports Pitches” in the context of the agreement means 4 tennis courts constructed to Sport England specifications and 1 football pitch and 1 cricket pitch to be provided in accordance with Sport England’s Natural Turf for Sport Guidance current form time to time and two existing baseball pitches and adjacent tennis courts situated on the adjoining land.</p> <p>The application relates to “Area CA5 Village Green” of the Design Code for the outline application which envisages a cricket pitch incorporated on the village green.</p>
<p>Overall Policy Observations</p>	<p>National planning policy and guidance and local plan policies stress the importance of new development being accompanied by supporting infrastructure including open space, sport and recreation facilities, helping to create healthy, inclusive sustainable communities.</p> <p>Saved Oxfordshire Structure Plan Policy H2 and Submission Cherwell Local Plan Policy Villages 5 as proposed to be modified (February 2015) identify the application site as part of former RAF Upper Heyford, a site for a new settlement with associated infrastructure including open space, sport and recreation provision. There is therefore no planning policy objection to the principle of development at the wider site and the provision of supporting facilities that this application is proposing.</p> <p>Proposed Submission Cherwell Local Plan policy BSC10 requires new development to contribute to open space, sport and recreation provision commensurate to the need generated by the development, and policy BSC11 sets out the local standards of provision required. Proposed Policy Villages 5 indicates that open space should include sports pitches, sports pavilion and play areas, and the “design and place shaping principles” include:</p> <ul style="list-style-type: none"> • Public open space should be provided to form a well connected network of green areas, suitable for formal and informal recreation; and • 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

	<p>integrate them into a high quality place that creates a satisfactory living environment.</p> <p>In terms of formal sports provision, the standard required by Policy BSC11 is 1.13 ha per 1000 population, to be accompanied by changing facilities where appropriate. The accompanying letter to the reserved matters application sets out the contribution the proposed development is intended to make to the overall quantum of formal sports provision to be provided as part of the S.106 agreement accompanying the outline planning consent for 1075 dwellings. This indicates overall provision will be in excess of the Local Plan standard but this will need to be monitored/reviewed if the increase in the number of dwellings at the site proposed as part of the Submission Cherwell Local Plan is confirmed, to ensure that adequate provision continues to be made.</p> <p>The application indicates that the village green will accommodate a cricket pitch with a 4 wicket senior cricket square, a series of outdoor fitness equipment, linked by a fitness trail that runs along the outer edge of the cricket outfield, a children's play space (LAP) located in the south eastern corner of the village green, together with a series of seating areas, interlinked by a footpath network, providing areas within the village green to observe the cricket and/or play areas. It is not clear from the information provided what changing facilities are being proposed to accompany the proposed cricket pitch use.</p> <p>The S.106 agreement accompanying the outline planning consent requires a cricket pitch to be provided in accordance with Sport England's Natural Turf for Sport Guidance, and it is understood that the principle of a cricket pitch on the village green was established at the outline planning stage and included in the approved Design Code for the site. The views of the Council's Recreation and Health Improvement Manager and Sport England should be taken into account in determining whether the detail of the intended provision on the proposed village green meets the guidance requirements.</p>
<p>Policy Recommendation</p>	<p>No Planning Policy objection in principle to the proposed development as the principle components of provision at this site appear to have been established at the outline planning application stage. However the views of Sport England and the Council's Recreation and Health Improvement Manager should be taken into account in determining the adequacy of the details of provision being proposed under this reserved matters application, including what provision is being made for changing facilities.</p>