

LAND EAST OF LARSEN ROAD, UPPER HEYFORD
APPLICATION REF 15/01357/F

PLANNING STATEMENT - ADDENDUM
PYE HOMES
SEPTEMBER 2021



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O'ROURKE

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Appendix A Revised drawings list

1. Introduction

- 1.1 This planning statement addendum has been prepared on behalf of J A Pye (Oxford) Limited in support of revised proposals for planning application ref 15/01357/F.
- 1.2 The planning application to which this document relates was validated in July 2015. The application reference is 15/01357/F.
- 1.3 A revised scheme to the one that was originally submitted was presented to Cherwell District Council (CDC) Planning Committee on 28 April 2017. Planning permission was granted on this date subject to the completion of the associated Section 106 Legal Agreement, resolution of an objection from the Highways Authority and agreement on planning conditions.
- 1.4 Delays associated with the resolution of the objection from the Highways Authority and with agreeing the on the scope of the Section 106 Agreements has meant that planning permission has not yet been issued. The application therefore remains undetermined and 'live'.
- 1.5 My client took the opportunity to review the previously submitted scheme in response to wider developments and events at Heyford Park during this intervening period. This process has contributed to the re-design of the previously submitted scheme and the submission of a revised scheme for the consideration of the Council.
- 1.6 We have discussed the approach with the case officer on 6 July 2021. It was agreed that the revised scheme could be considered within the scope of the current planning application, albeit that it will be subject to re-consultation and consideration at Planning Committee.
- 1.7 The revised scheme is supported by the amended drawings included in the schedule at **Appendix A** of this document and the following documents:
 - Planning Statement Addendum (this document)
 - Heritage Statement – Update
 - Affordable Housing Statement - Update
 - Design & Access Statement (DAS) Addendum
 - Landscape & Visual Impact Assessment Addendum
 - Updated Arboricultural Impact Statement
 - Update Ecology Appraisal
 - Flood Risk Assessment (FRA) and Drainage Statement
 - Transport Appraisal
- 1.8 It should be noted that an updated Heritage Statement and Affordable Housing Statement are included within this document.

2. Proposed development

2.1 The revised description of development is as follows:

“Erection of 89 dwellings, creation of new access arrangement from Camp Road, creation of open space, hard and soft landscaping and associated ancillary works and infrastructure”

2.2 The proposed scheme will deliver 89 new homes across the site, with 27 dwellings (30%) as affordable housing. The table below sets out the scheme wide unit mix.

House Type	Initials	No. Units	No. bed/No. persons (NDSS)	Total %
1-bed flat	F	6	1b/2p	11
Kennington	Ke	4	1b/2p	
Kensington	K	19	2b/3p	32
Kensington 2	K2	8	2b/4p	
Bungalow	Bu	2	2b/4p	
Beechwood	Bu	33	3b/5p	48
Richmond	R	9	3b/5p	
Dashword	D	6	4b/8p	9
Winnersh	W	2	4b/8p	
TOTAL		89		100

Table 1: Overall housing mix

2.3 The scheme will provide a total of 139 allocated car parking spaces and 28 visitor spaces. A mix of cycle parking facilities will be delivered on site that accord local standards and designed to the likely needs of future residents.

2.4 Vehicular access to the proposed scheme is provided via Camp Road. Enhanced pedestrian and cycle connections will be provided throughout the site with linkages to the wider allocation.

2.5 The proposed scheme will deliver a total of 5,781 sqm of publicly accessible open space across the site, including LAP, LEAP and accessible linear ‘ecological corridor’ along the eastern boundary.

3. Pre-Application Consultation Update

- 3.1 The applicant has liaised with Council officers prior to the submission of the revised scheme.
- 3.2 A virtual meeting was held with the case officer of 6 July 2021 to discuss the approach and rationale for preparing a revised scheme for consideration. This also included a review of the draft Section 106 heads of terms prepared by the case officer.
- 3.3 A further virtual meeting with the case officer was held on 27 July 2021. The case officer provided design comments on an earlier iteration of a of a revised scheme layout. He also passed on some initial comments from the Council's highways officer.
- 3.4 Advice was received from the Council's Housing Strategy and Development Team Leader on 12 August 2021. The comments were primarily concerned with the housing mix, affordable housing, and unit sizes.
- 3.5 The applicant continues to liaise with Oxford County Council to understand the scope of highway infrastructure projects that the proposed scheme will be required to deliver or contribute financially towards.

4. Planning History Update

- 4.1 Dorchester Living Group Limited submitted a hybrid planning application (ref 18/00825/HYBRID) in May 2018 for the comprehensive development of Heyford Park comprising new homes, employment development, enhanced heritage and visitor facilities, ecological and green infrastructure.
- 4.2 The hybrid planning application was reported to Planning Committee on 5 November 2020. The Planning Committee resolved to approve the planning application subject to conditions and the completion of a Section 106 Agreement. The formal issue of planning permission is still awaited at the time of this resubmission.
- 4.3 Once approved it will provide an overarching masterplan and development framework for land at Heyford Park, which includes the application site.

5. Planning Policy Assessment Update

- 5.1 The starting point for decision making is the development plan. S38(6) of the Planning and Compulsory Purchase Act 2004 requires that decisions should be made in accordance with the development plan unless material considerations indicate otherwise.
- 5.2 The statutory development plan comprises the following:
- Cherwell Local Plan 2011-20131 Part 1 (2015)
 - Cherwell Local Plan Saved Policies (1996)
 - Mid Cherwell Neighbourhood Plan (2019)
- 5.3 **Policy Villages 5 (PV5)** of the Cherwell Local Plan identifies the former military base as a strategic site in the rural area for a new settlement. The land subject of this planning application is identified within that policy as part of a potential development area. The policy seeks to achieve a new settlement of approximately 1,600 new dwellings, with at least 30% of new home delivered as affordable housing.
- 5.4 The planning application proposes the erection of 89 new homes on land that forms part of the wider allocation. The scheme proposes the delivery of 27 of these homes (30%) as affordable housing in accordance with policy.
- 5.5 **PV5** sets a range of key specific design and place shaping principles which apply to the allocation. The scale and mass of new buildings should respect their context.
- 5.6 The submitted 'DAS addendum' provides the design strategy and rationale for the revised scheme.
- 5.7 **PV5** states that key consideration should be given to the provision of pedestrian and cycle routes, not just within the site but connecting to the wider Heyford Park area. Development will be expected to have good accessibility to public transport services and include measures to minimise the impact of traffic generated on the surrounding highway network.
- 5.8 The submitted 'Transport Appraisal' document provide detail of the measures that will be delivered to meet these objectives.
- 5.9 **PV5** requires that proposals must demonstrate that the conservation of heritage resources, landscapes, restoration, enhancement of biodiversity and other environmental improvements will be achieved.
- 5.10 The 'Heritage Statement update' at section 6 of this document considers that there will be no change to the predicted negligible effects on heritage assets as a result of the changes to the revised proposals.
- 5.11 The submitted 'LVIA addendum' considers that the revised layout does not give rise to any greater or additional adverse effects beyond those assessed in the 2017 ASA LVIA and that the revised proposals could be integrated in this location

without long term adverse effects upon the landscape character and visual environment.

- 5.12 The 'Update Ecology Appraisal' which accompanies the revised scheme concludes that it is unlikely that the proposals will result in significant harm to biodiversity and the opportunity exists to provide a number of biodiversity benefits as part of the proposals.
- 5.13 **PV5** also expects that all development proposals will be expected to contribute as necessary towards the delivery of infrastructure provision through on-site provision or an appropriate off-site financial contribution towards education, health, open space, community facilities, access and movement and utilities.
- 5.14 There is an expectation that the proposed development will be required to contribute towards off-site infrastructure, albeit the scope and level of contributions has yet to be established or agreed at the time of this statement. As documented at section 3 of this statement, discussions regarding apportionment with the CDC and OCC are still on-going. All planning obligations sought are required to accord with the tests set out at paragraph 57 of the revised NPPF and Regulation 122(2) of the Community Infrastructure Levy Regulations 2010.
- 5.15 **Policy BSC2** encourages the housing development within the District to make efficient use of land. It states that new housing should be provided on net developable areas at a density of at least 30 dwellings per hectare unless there are justifiable planning reasons for lower density development.
- 5.16 The original scheme proposed a total of 79 new homes across the site. The revised scheme proposes to increase the total number of dwellings to 89, a net-increase of 10 homes.
- 5.17 **Policy BSC3** sets out requirement for affordable housing, stating that all proposed development sites (other than Banbury and Bicester) will be required to provide 35% of new housing and affordable housing. It is noted however that the application site has its own requirement under Policy Villages 5 of "at least 30%".
- 5.18 The proposed scheme provides 30% of new homes as affordable housing, in accordance with Policy Villages 5. Further information is provided in Section 7 of this planning statement.
- 5.19 **Policy BSC4** requires that new residential development provides a mix of homes to meet current and expected future requirements in the interest of meeting housing need and creating socially mixed and inclusive communities. The mix of housing will be negotiated having regard to the Council's most up-to-date evidence on housing need and available evidence from developers on local market conditions.
- 5.20 The proposed scheme will deliver a range of housing types, sizes and tenures. The table at paragraph 1.8 of this statement confirms the overall mix of housing types (market and affordable) across the scheme.
- 5.21 The proposed housing mix has been amended following advice from the Housing Strategy and Development Team Leader. It is considered that the proposed mix

is “appropriate” given the nature and character of the site.

- 5.22 The “*Developer Contributions Supplementary Planning Document*” (2018) states that the Council will expect all affordable units to meet nationally described space standards. In addition, guidance expects 50% of the affordable rented units to also meet Part M4(2) accessible and adaptable dwellings and 1% of the affordable units to meet Part M4(2) Category 3: Wheelchair User Dwelling.
- 5.23 All of the new homes proposed as part of the revised scheme fully comply with the internal space standards set out in the government’s “*Technical housing standards – nationally described space standards*” (2015) document.
- 5.24 All market and affordable housing units will be built to Building Regulations Requirements *M4(2) Category 2: accessible and adaptable dwellings*. The two bungalow units that will be provided as affordable housing (at the request of the Housing Strategy and Development Team Leader) will be built to Building Regulations Requirements *M4(2) Category 3: Wheelchair User Dwelling*.
- 5.25 Further information relating specifically to affordable housing is provided at section 7 of this statement.
- 5.26 **Policy BSC10** requires that proposals for new development contribute to open space, sport and recreation provision commensurate to the need generated by the proposals. **Policy BSC11** states that provision should normally be made on site in accordance within the minimum standards of provision set out in the ‘*Local Standards of Provision – Outdoor Recreation*’. Where this is not possible a financial contribution towards suitable new provision or enhancement of existing facilities off site will be sought, secured by legal agreement.
- 5.27 The proposed scheme will deliver a total of 5,781 sqm of publicly accessible open space across the site. A large area of informal amenity space is provided alongside the road that runs through the centre of the site. The centrally located Green accommodates both a LAP and LEAP. An accessible linear ‘ecological corridor’ area is provided along the eastern boundary.
- 5.28 The types and the overall quantity of open space provision accords with the requirements of policy. Details of the landscape scheme are contained in the submitted plans.
- 5.29 **Policy ESD6** requires the application of the sequential approach to managing flood risk in accordance with the NPPF and NPPG.
- 5.30 The submitted Flood Risk Assessment (FRA) and Drainage Strategy identifies that the site is situated within an area with a low risk of flooding.
- 5.31 A surface water drainage strategy has been developed for the revised scheme, which incorporates relevant SuDS features and follows the drainage hierarchy where possible, demonstrating that the site can be drained in a sustainable manner, commensurate with local and national policy.
- 5.32 The FRA concludes that the proposed development is fully compliant with the requirements of the NPPF. Issues relating to flood risk and drainage do not

represent an obstruction to the proposals, and therefore should not hinder an approval for planning permission of the proposed development.

- 5.33 The proposed scheme includes an on-site foul treatment plant. The FRA demonstrates the feasibility of the foul drainage strategy that does not rely on the existing public foul sewer network. The approach therefore accords with Policy **BSC9** in this regard.

6. Heritage Statement - Update

- 6.1 This section of the planning statement provides an assessment of any new or altered effects on cultural heritage predicted to result from the revised proposals.

The 2015 application and 2017 amendments

- 6.2 The original application included the Heritage Statement produced by West Waddy ADP, July 2015. That report provided a full outline of the history and significance of the adjacent RAF Upper Heyford conservation area and its setting, in particular the relationship of the site to the area of RAF officers' housing to the west. The report made extensive use of the conservation plan (2005) and related landscape character assessment, and the adopted conservation area appraisal (2006). It is therefore not proposed to repeat any of that baseline material as part of this update.
- 6.3 The heritage statement predicted that the proposed development would result in negligible effects on the identified heritage assets; the conservation area overall, the self-contained area of officers' housing, and the group of hardened aircraft shelters to the north.
- 6.4 In their comments in response to the application, Historic England stated that the proposals "would have a minimal impact on the significance or setting of the Flying Field, which forms the core of the heritage interest at Upper Heyford and is of outstanding importance." The detailed comments by the Cherwell District Council conservation officer noted that there was an "opportunity for slightly higher house density", and that the houses fronting open areas required "greater regimentation to better reflect the military history" of the site. She also requested that the proposed bungalows be removed from the scheme in order to preserve the differentiation between the 1920s RAF officers' housing and the bungalows to the north, constructed in the 1950s for the American Cold War occupation of the base, which is important to understanding of the phases of history of the site.

Archaeology

- 6.5 The 2015 application included a geophysical survey of the site conducted by Thames Valley Archaeological Services. Following comments on the 2015 application that no appropriate trench evaluation was undertaken to inform the layout and design principles of the masterplan, or to evaluate the geophysical survey that was submitted in support of the application. A trench evaluation was subsequently undertaken in October 2015 but no archaeological deposits were revealed. These site-specific archaeological investigations are testimony to negligible archaeological potential within the application site and no further investigations are recommended.

The revised proposals

- 6.6 The revised proposals and the reasons for the proposed changes are outlined in the DAS addendum produced by Coleman Hicks Partnership.
- 6.7 The conservation officer's comments are reflected in the changes made to the detailed proposals through the increased density, and in the retention of the

regularity of the layout and the homogeneous style of the original proposal to fit into the context of the Heyford Park Masterplan. In addition, the amenity space and ecology corridor have been made a stronger element of the site layout, taking priority over the roads and parking.

- 6.8 There will be no change to the predicted negligible effects on heritage assets as a result of the changes to the revised proposals.

7. Affordable Housing Statement – Update

7.1 In accordance with **Policy Villages 5**, the proposals include affordable housing of different tenures and accommodation types across 30% of the overall dwellings.

7.2 The proposed affordable housing mix is set out in the table below.

House Type	Initials	No. Units	No. bed/No. persons (NDSS)	Total %
1-bed flat	F	6	1b/2p	30
Kennington	Ke	2	1b/2p	
Kensington	K	3	2b/3p	33
Kensington 2	K2	4	2b/4p	
Bungalow	Bu	2	2b/4p	
Beechwood	Bu	8	3b/5p	33
Richmond	R	1	3b/5p	
Dashword	D	1	4b/8p	4
TOTAL		27		100

Table 2: affordable housing mix

7.3 Submitted drawing ref 2105 – 004 Rev A – *House Types Plan* shows the distribution of affordable housing units throughout the scheme. It is considered that the tenure of the affordable will be agreed through discussions with officers during the consultation process.

7.4 All of the affordable homes proposed as part of the revised scheme fully comply with the internal space standards set out in the government's "*Technical housing standards – nationally described space standards*" (2015) document.

7.5 All affordable housing units will be built to Building Regulations Requirements *M4(2) Category 2: accessible and adaptable dwellings*. The two bungalow units that will be provided as affordable housing (at the request of the Housing Strategy and Development Team Leader) will be built to Building Regulations Requirements *M4(2) Category 3: Wheelchair User Dwelling*.

7.6 The affordable housing will be secured by Section 106 Agreement.

8. Conclusions

- 8.1 The revised scheme has been carefully considered and will provide a high-quality development reflecting the applicant's desire to create an attractive development, of a design that responds positively to the character and meets the wider objectives for the Heyford Park allocation.
- 8.2 As has been demonstrated throughout this update document and those that preceded it, this planning application complies with national and local planning policy. There are not considered to be material considerations that should be weighed against the proposal.
- 8.3 It is considered that planning application benefits from both the presumption in favour of sustainable development and the statutory provision that applications should be determined in accordance with the Development plan unless material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004).
- 8.4 We therefore request that planning permission is granted without delay.

Appendix A – Revised Drawings List

Drawing no.	Revision	Drawing title
2105 - 001	-	Location Plan
2105 - 002	A	Proposed Site Plan
2105 - 004	A	House Types Plan
2105 - 005	A	Building Heights Plan
2105 - 006	A	Parking, Cycle Store & Refuse Management
2105 - 007	A	Frontages & Surveillance Plan
2105 - 008	A	Street Scene
2105 - 015	-	BB House Type Floor Plans
2105 - 016	-	BB House Type Elevations
2105 - 017	-	BB House Type Roof Plan & Section
2105 - 018	-	BR House Type Floor Plans
2105 - 019	-	BR House Type Elevations
2105 - 020	-	BR House Roof Plan & Section
2105 - 021	-	BBR House Type Floor Plans
2105 - 022	-	BBR House Type Elevations
2105 - 023	-	BBR House Type Roof Plan & Section
2105 - 024	-	BKK House Type Floor Plans
2105 - 025	-	BKK House Type Elevations
2105 - 026	-	BKK House Type Roof Plan & Section
2105 - 030	-	BK2K2B House Type Floor Plans
2105 - 031	-	BK2K2B House Type Elevations
2105 - 032	-	BK2K2B House Type Roof Plan & Section
2105 - 033	-	BKKR House Type Floor Plan
2105 - 034	-	BKKR House Type Floor Plan
2105 - 035	-	BKKR House Type Roof Plan & Section
2105 - 043	-	6XF (flats) House Type Ground Floor Plan
2105 - 044	-	6XF (flats) House Type First Floor Plan
2105 - 045	-	6XF (flats) House Type Elevations
2105 - 046	-	6XF (flats) Roof Plans & Section
2105 - 047	-	Dashwood House Type Floor Plan
2105 - 048	-	Dashwood House Type Elevations
2105 - 049	-	Dashwood House Type Roof Plan & Section
2105 - 050	-	Winnersh House Type Floor Plans
2105 - 051	-	Winnersh House Type Elevations
2105 - 052	-	Winnersh House Type Roof Plan & Section
2105 - 053	-	Richmond House Type Floor Plans
2105 - 054	-	Richmond House Type Elevations

Drawing no.	Revision	Drawing title
2105 – 055	-	Richmond House Type Floor Plan & Section
2105 – 056	-	BR2 House Type Floor Plans
2105 – 057	-	BR2 House Type Elevations
2105 – 058	-	BR2 House Type Roof Plan & Section
2105 – 059	-	BKB House Type Floor Plans
2105 – 060	-	BKB House Type Elevations
2105 – 061	-	BKB House Type Roof Plan & Section
2105 – 065	-	BKKBKB House Type Floor Plans
2105 – 066	-	BKKBKB House Type Elevations
2105 – 067	-	BKKBKB House Types Roof Plan & Section
2105 – 068	-	KeKeBB House Type Floor Plans
2105 – 069	-	KeKeBB House Type Elevations
2105 – 070	-	KeKeBB House Type Roof Plan & Section
2105 – 071	-	KeKeKK House Type Floor Plans
2105 – 072	-	KeKeKK House Type Elevations
2105 – 073	-	KeKeKK House Type Roof Plan & Section
2105 – 074	-	BuBu House Type Ground Floor Plan
2105 – 075	-	BuBu House Type Elevations
2105 – 076	-	BuBu House Type Roof Plan & Section
2105 – 077	-	Dashwood 2 House Type Floor Plans
2105 – 078	-	Dashwood 2 House Type Elevations
2105 – 079	-	Dashwood 2 House Type Roof Plan & Section
4388-LETC-ICS-01-XX-DR-C-0001-S2	P03	Drainage Strategy
9712L.PP.001	Rev A	Planting Plan
9712L.HLP.004	Rev A	Hard Landscape Plan