

PB/DJR/P16-0631

1st December 2021

Public Protection & Development Management
Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA

BY EMAIL ONLY

For the attention of Mr. Andrew Lewis, Principal Planning Officer –

Dear Sir,

Re:

Application 15/01357/F – Erection of 89 dwellings and associated works.

Land East of Larsen Road, Heyford Park, Camp Road, Upper Heyford

Application 21/03523/OUT – Erection of up to 31 dwellings & associated works

Land at Heyford Grange, Latchmere Farm, Camp Road, Upper Heyford.

We write with regard to the above planning applications currently before the Local Planning Authority, which seek permission for residential development at Heyford Park.

On behalf of our clients, Dorchester Living Limited, we would wish to make the following comments on the infrastructure requirements arising in connection with these proposals.

As Officers will be aware, the two application sites, along with the wider Heyford Park land owned by our client, fall within the strategic allocation of Former RAF Upper Heyford, proposed by Policy Villages 5 of the adopted Cherwell Local Plan 2011-2031.

In bringing forward the allocation, Policy Villages 5 sets out a number of criteria to be achieved, including the provision of community, social, education and highway infrastructure secured by appropriate financial contributions from related applications as part of a comprehensive approach to the overall development.

In applying Policy Villages 5 to applications 15/01375/F and 21/03523/OUT, it is therefore highlighted that relevant and reasonable financial obligations should be secured towards the provision of this infrastructure to secure its onward delivery by either public bodies or other third party developers.

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS

Pegasus House | Querns Business Centre | Whitworth Road | Cirencester | Gloucestershire | GL7 1RT

T 01285 641717 | **F** 01285 642348 | **W** www.pegasusgroup.co.uk

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With regard to the various items to which contributions should be sought, our clients would comment that the following would be appropriate:

Highway Improvements and Mitigation:

- M40 Junction 10
- Bus Service
- Bus Infrastructure
- Junction Safety improvements A4260 /B4027
- HGV restrictions
- Hopcrofts Holt
- Middleton Stoney Bus Gate or other solution
- Cycle link connection between Camp Road and B430
- Bridleway upgrade between B430 and Bicester
- Signalisation of Ardley Road/Bucknell Road/B430 Junction
- Signalisation of B430/Unnamed Road Junction
- Junction of Chilgrove Drive and Camp Road
- Upgraded Chilgrove Drive and new bus route
- Village Traffic Calming
- Junction Safety Improvements A420/North Aston Road
- Camp Road Improvements
- New School crossing
- Travel Planning

Education Facilities and Services

- New Primary School
- Primary School Land
- Secondary Education
- SEN Education

Community and Sports Facilities

- Allotments
- Sports Pitches
- Indoor sports
- Community Hall

Heritage Assets

- Park creation
- Heritage Centre
- Heritage Buildings

Ecological and Biodiversity

- Grassland habitat creation

By securing financial contributions towards these matters, along with any others identified by the Local Planning Authority, the comprehensive approach set out in Policy Villages 5 can be applied in a proportionate and compliant manner.

We would therefore be grateful if these comments could be considered as part of the on-going progression of applications 15/01357/F and 21/03523/OUT.

Yours faithfully,



Darryl J. Rogers
Principal Planner

E-mail: darryl.rogers@pegasusgroup.co.uk