

**FULL PLANNING APPLICATION FOR THE
DEMOLITION OF BUILDINGS 485 AND 488 AND
THE ERECTION OF 43 DWELLINGS WITH
ASSOCIATED PARKING, INFRASTRUCTURE,
LANDSCAPING AND PUBLIC OPEN SPACE**

**DORCHESTER PHASE 6, HEYFORD PARK, CAMP
ROAD, UPPER HEYFORD**

**PLANNING, HERITAGE AND DESIGN
STATEMENT ADDENDUM**

ON BEHALF OF DORCHESTER GROUP

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE ACT 2004**

Pegasus Group

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

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

Birmingham | Bracknell | Bristol | Cambridge | Cirencester | East Midlands | Leeds | London | Manchester

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1. INTRODUCTION

- 1.1 This Addendum to the original Planning, Heritage and Design Statement dated 22nd March 2016 has been prepared by Pegasus Group on behalf of Dorchester Group (“the Applicant”) to support a full planning application (ref. 16/00263/F) in respect of Dorchester Phase 6 at Heyford Park for a development comprising:

“Demolition of Buildings 485 and 488 and the erection of 43 dwellings with associated parking, infrastructure, landscaping and public open space.”

- 1.2 This Addendum should be read alongside the original Planning, Heritage and Design Statement and in conjunction with the documents and drawings submitted as part of the application.

2. DESCRIPTION OF AMENDMENTS TO PROPOSAL

2.1 The proposed development to all intents and purposes is the same as that originally submitted to the Council in terms of dwellings numbers and the layout of the development. A number of amendments have however been made to the design of the proposed development in light of the comments received from the Council's Urban Designer.

2.2 The proposed amendments include:

- Chimneys added to the affordable properties so that they are indistinguishable from the open markets dwellings – added to Plots 311/312 and 323/324/325;
- Landscaping added around the substation to mitigate the visual impact of this building from within the proposed development;
- Two additional visitor parking spaces¹ have been provided alongside the rear garden of Plot 317;
- A short section of wall with trellis along the top to provide better surveillance of the parking bays for Plots 329 and 330;
- Additional street trees provided;
- Provision of trees within the rear garden of Plot 307 at the head of the side street on Dorchester Phase 3;
- Replacement of close-board fencing with a 1.8-metre high brick wall to the rear boundaries of Plots 318 and 336, behind the tandem parking for Plots 323, 325 and 326, and behind the parking for Plots 327 and 328; and
- Rear garden gates changed from close-boarded to match-boarded.

2.3 In addition to the submission of this Addendum to the Planning, Heritage and Design Statement, the following documents and drawings are submitted for consideration:

- Arboricultural Impact Assessment and Protection Plan, prepared by Pegasus Group, dated 9th May 2016

¹ Visitor parking provision to be considered in the context of over provision already provided on Dorchester Phases 3 and 4 and the ten visitor spaces provided on the Phase 5 Road application.

- Parking Matrix, Issue 3, prepared by Focus, dated October 2015
- Section 106 Head of Terms, prepared by Pegasus, dated 24th May 2016
- The following application drawings, prepared by Focus:

<u>Drawing Title:</u>	<u>Drawing Ref:</u>
Planning Layout	0521-PH6-102 Rev F
Street Scenes	0521-PH6-103-1 Rev F
Street Scenes	0521-PH6-103-2
External Works Layout	0521-PH6-104 Rev F
Vehicle Tracking Layout	0521-PH6-105 Rev G
External Detailing	0521-PH6-106 Rev A
Adoption Plan	0521-PH6-107 Rev F
Materials Layout	0521-PH6-108 Rev F
Garages	0521-PH6-109 Rev B
Refuse Plan	0521-PH6-111 Rev F
Detailed Planting Proposals 1 of 2	1619 A2 01 G
Detailed Planting Proposals 2 of 2	1619 A2 02 G

- A Housetype Booklet, Issue 4, prepared by Focus, comprising the following drawings:

<u>House Type:</u>	<u>Plots:</u>	<u>Drawing Ref:</u>
AF1	329 & 330	0521-PH6-600
AF1	329 & 330	0521-PH6-201
AF2	323-325	0521-PH6-602 Rev A
AF2	310, 326, 327 & 328	0521-PH6-603
AF3	311, 312, 334 & 335	0521-PH6-604 Rev A
Type 1A	331	0521-PH6-605
Type 2	309 & 343	0521-PH6-606
SP7A	338 & 340	0521-PH6-607-A Rev A
SP7B	339 & 341	0521-PH6-607-B Rev A
SP7A	338 & 340	0521-PH6-608-A Rev A
SP7B	339 & 341	0521-PH6-608-B Rev A
SP1-V2	317, 321, 333 & 336	0521-PH6-609
SP1-V2	313, 322 & 342	0521-PH6-610
SP1-V1	301 & 307	0521-PH6-611 Rev A
Type 3D	318 & 332	0521-PH6-612 Rev A
Type 3D	319 & 337	0521-PH6-613 Rev A
Type 3D	318, 319, 332 & 337	0521-PH6-614 Rev A
Type 4A	308, 314 & 315	0521-PH6-615 Rev A
Type 4A	316 & 320	0521-PH6-616 Rev A
Type 4A	314-316 & 320	0521-PH6-617 Rev A
SP6	302-306	0521-PH6-618 Rev A
SP6	302-306	0521-PH6-619 Rev B

3. PLANNING CONSIDERATIONS

3.1 This section addresses the main planning issues arising following the submission of the planning application and amendments to the scheme.

3.2 The Applicant considers the main issues in this case to be as follows:

1. Quantum of development
2. Design
3. Transport and road arrangements
4. Drainage
5. Demolition of Buildings 485 and 488

3.3 Each issue is addressed separately below.

Quantum of development

3.4 The principle of residential development within the Dorchester Phase 6 area has already been established by the granting of outline planning permission 10/01642/OUT with the majority of the area identified for residential development in the approved parameters plan, with the remainder identified for commercial Class B1 use and land required for infrastructure (for a park).

3.5 Dorchester Phase 6 of the Heyford Park development was intended to originally comprise 18 residential units of the wider Heyford Park consent of 1,075 units, the retention and conversion of Building 485 to accommodate five 2-bed flats and the retention and conversion of Building 488 for 1,500 sqm of Class B1 employment use.

3.6 The full application now proposed however proposes the demolition of Buildings 485 and 488 and the redevelopment of the site for solely residential purposes comprising 43 dwellings. This application therefore represents a net increase of 20 residential units over and above that originally envisaged for the application site but will no longer include any employment uses. The reasoning for demolishing the existing buildings and proposing a purely residential scheme comes down to the feasibility of converting the existing buildings which is discussed in more detail between paragraphs 3.20 and 3.30 of this statement.

Design

- 3.7 In response to the comments raised by the Council's Urban Designer, the Applicant has reviewed the scheme with their Architect and has proposed a number of amendments as set out in paragraphs 2.1 and 2.2 of this statement.
- 3.8 The proposed amendments however do not incorporate all of the suggestions raised by the Urban Designer. The reasoning for this is set out below:
- *Proposed demolition* – the loss of Buildings 485 and 488 has been deemed necessary due to the feasibility of their conversion as discussed between paragraphs 3.20 and 3.30 of this statement;
 - *Distinction and legibility* – the distinctive 'rogue' buildings suggested have not been included in this phase of the Heyford Park development on the basis that such buildings in the form of apartments will be provided on the Trident areas of the site. Inclusion of such buildings would significantly increase the number of dwellings in this phase and be at odds with the design approach taken;
 - *House types* – the front elevation of House Type SP1-V2 has already been approved in the Dorchester Phase 4/5B and the Applicant is seeking to maintain a consistent approach;
 - *Street Scenes* – a number of Street Scenes have already been provided in the drawing package accompanying the application and are considered sufficient for the consideration and determination of the application;
 - *Parking* – tandem parking has already been approved elsewhere on the Heyford Park development and the Applicant is seeking to maintain a consistent approach; and
 - *Parking surveillance* – the House Types for Plots 338 and 340 are the same as those approved on the Dorchester Phase 4/5B and the Applicant is seeking to maintain a consistent approach.
- 3.9 On balance, the Applicant is satisfied, the amendments proposed are a reasonable and proportionate response to the design concerns raised and the resulting residential development will respect the local landscape character and contribute to the surrounding built and natural environment. The proposed

development will therefore continue to comply with the provisions of Policies ESD13 and ESD15 of the adopted Local Plan.

Transport and Road Arrangements

- 3.10 Prior to the submission of the planning application the Applicant agreed with Oxfordshire County Council that the scope of transport input to the application would only extend to access drawings and quantifying trip generation and impact of the proposed development. This information was provided in the drawing package and Design and Access Statement (DAS), prepared by Focus, which accompanied the submission of the planning application.
- 3.11 Section 4.1.2 of the DAS outlined that the trip rates for residential houses, flats and employment uses. It identified that the consented use for Phase 6 under the outline planning permission would result in 49 two way trips in the AM peak period and 48 in the PM peak. The residential development now proposed of 43 units would however equate to 34 two way trips in each peak period, applying the residential house trip rate from the original outline application. The proposed scheme therefore represents a net traffic impact of up to 15 fewer two way trips in each peak period. A development of solely residential properties would therefore have a lesser impact on the highway network than the originally consented mixed residential and employment use of the area.
- 3.12 Whilst with regard to Travel Plans, the proposed residential properties will fall within the overall Residential Travel Plan for the Heyford Park development and the proposed development will be guided by the aims of the plan. The Applicant also anticipates that a Travel Information Pack will be prepared and provided to the initial occupiers of each of the proposed new dwellings.
- 3.13 Finally, in respect of the comments raised by the County Council regarding road arrangements within the proposed development, the following pertinent points are to be noted:
- The western north-south road was consented under the Phase 5 Road application (ref. 16/00264/F);
 - The eastern north-south road is currently being considered under a Section 38 resubmission; and

- Hardstanding will be provided around the visitor bays and is reflected in the revised drawing package submitted alongside this statement.

3.14 Therefore, the above information adequately addresses the concerns raised by the County Council in respect of transport impact and road arrangements within the application site.

Drainage

3.15 Oxfordshire County has requested additional drainage information to be provided, namely a SUDS Management Plan and details of system performance. Accordingly, please find attached at Appendix 1 a note prepared by Woods Hardwick regarding the SUDS Management Regime and at Appendix 2 the microdrainage modelling calculation sheets.

APPENDIX 1 – SUDS MANAGEMENT REGIME

APPENDIX 2 – MICRODRAINAGE MODELLING CALCULATIONS

- 3.16 The proposed SUDS Management Regime for Phase 6 defines the scope of inspections and maintenance that are to be carried out on surface water drainage elements such as pipes, manholes/catchpits, flow controls, storage crates, ponds, permeable paving and headwalls.
- 3.17 The Drainage Consultant, Woods Hardwick, has also confirmed that the minimum and maximum backdrop values have been set to zero to allow the engineer to define heights of any backdrops within the network without any auto-design. This is important where there are minor backdrops on the existing areas of a drainage network.
- 3.18 Furthermore, the approved Waterman Flood Risk Assessment (FRA) covering all of the Camp Road development and the approved FRA Compliance documents for the network surrounding Phase 6 do not require investigation of the 1 in 30 year results. The Applicant is not seeking to change this principle, however on this occasion, in light of the request from the County Council, microdrainage calculations simulating a 1 in 30-year storm event are provided which demonstrate an acceptable situation.
- 3.19 Accordingly, the information provided is sufficient to address and satisfy the concerns raised by the County Council in their consultation response.

Demolition of Buildings 485 and 488

- 3.20 The proposed development involves the demolition of Buildings 485 (Former Barrack, Type 'B') and 488 (Former Lamplighter Inn / Dining Facility) which are identified within the Former RAF Upper Heyford Conservation Area Appraisal (CDC, April 2006) as being a 'Non-Listed Building of Local Significance'.
- 3.21 Consideration has been given to the retention of either Building 485 and/or Building 488 by their incorporation into the overall application site layout. However, this would have significant implications on the ability to deliver a comprehensive residential scheme, in a sustainable manner by making the most efficient use of the application site and that provides the proposed levels of affordable and market housing.
- 3.22 The retention of Building 485 would result in its location towards the centre of the application site, surrounded on all sides by new build residential development, such that it would be isolated from any other buildings or features providing historic context to the Conservation Area or the former military architecture or use. Furthermore, the provision of vehicle and pedestrian access to the building would necessarily reduce the available land to deliver residential properties.
- 3.23 Building 488 is located to the south-east corner of the application site and presently occupies a considerable footprint. The Outline Consent proposes the partial demolition of this building, involving the removal of the various single storey extensions (of varying height and age) and roof-top air conditioning plant to the north. The retained element would be located on the south and eastern edge of the application site adjoining the access road. Whilst located to the edge of the application site, Building 488 would also be isolated from any other buildings or features providing historic context to the Conservation Area or the former military architecture or use, being adjacent to new build residential development on all sides. Whilst its retention would not necessitate the provision of separate vehicle or pedestrian access, these being provided by the bordering access, its retention would also serve to reduce the available land to deliver the number of residential properties proposed.
- 3.24 It is also worth noting that Buildings 485 and 488 are physically separated from each other, such that even were both buildings to be retained, any intervening residential development would preclude the interpretation of their historic context through inter-visibility. Accordingly, even were both buildings retained, they

would each still be isolated from other buildings or features to provide any historic context.

- 3.25 Notwithstanding the above, consideration has been given the potential to reuse one or both buildings to mitigate the loss of available land within the application site to deliver the residential dwelling units proposed. However, this would require considerable refurbishment works to bring them up to a modern standard (for example roof/wall insulation, electrical re-wiring, heating, double-glazing, etc and the associated works to strip out old/unused services) and considerable adaptation (for example structural and non-structural modifications to walls and potentially reinforcement of floors, as well as installing fire resistivity measures) to provide self-contained residential units. Such structural and non-structural alterations, would further affect any remaining features of these buildings both internally and externally. It is already noted that both buildings have already been adapted from their original 1930s military architecture with some loss of historic and architectural integrity, such that their heritage significance has already be degraded.
- 3.26 With this respect it is worthy of note that in concluding the Lead Appeal (application ref. 08/00716/OUT), the Planning Inspector identifies that (paragraph 19.406, emphasis added) **"Most of those [buildings within the New Settlement Area south of Camp Road] that make a positive contribution are of a form that is inflexible and/or could only be converted at a cost that is disproportionate to their importance or to the likely quality and versatility of the accommodation that would be provided. The costs of conversion would not be justified by the quality of the result. Overall the general character, appearance and disposition of the existing buildings would be very difficult to integrate within a new development of high quality design. Some buildings have been much altered."** Accordingly, the evidence provided "... convinces me [the Inspector] **that demolition of these buildings is justified subject to an acceptable replacement development."**
- 3.27 This conclusion was reached having considered, inter alia, the evidence of Oxford Archaeology prepared on behalf of the Appellant, North Oxfordshire Consortium Ltd, in respect of cultural heritage. Within that specific reference is made to Buildings 485 and 488 where the following pertinent points are noted:

- *Building 485* – studies have been undertaken to consider the suitability of the barrack block types for conversion to other residential use but these demonstrated difficulties for both flats and, especially, family housing; and
- *Building 488* – the building lies in the heart of proposed new residential development and has been spoiled by many poor additions and alterations and primarily provides large assembly spaces, which have no practical value for conversion to modern residential use. It is not feasible to market this building for either flatted development or offices.

3.28 The relevant extracts from the aforementioned Proof of Evidence are attached at Appendix 3.

APPENDIX 3 – EXTRACTS FROM THE OXFORD ARCHAEOLOGY PROOF OF EVIDENCE

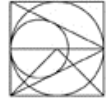
3.29 More recently, a Viability Assessment has been prepared in the context of the current planning application and specifically considers the viability or otherwise of retaining and converting Buildings 485 and 488 within the application site. The conclusion reached was that it is not viable to retain and convert either Building 485 or 488 for residential use, or Building 488 for the permitted office use. In each case, the conversion would yield a significant loss thereby leading to the judgement that it would not be viable to retain.

4. CONCLUSIONS

- 4.1 The proposed development, following a formal consultation period and careful deliberation and refinement, remains consistent with the Strategic Allocation (Policy Villages 5) of the adopted Local Plan which anticipates the delivery of residential development at Heyford Park.
- 4.2 Additional work has been carried out since the submission of the planning application in February 2016 principally around matters concerning drainage, design and viability. This Addendum together with the revised application drawings and documents submitted justify the demolition of Buildings 485 and 488 from both a heritage and a feasibility perspective, and continue to demonstrate how a sustainable and high quality development can be delivered. The proposed development will make a positive contribution to Heyford Park, conserving and enhancing the character of the area creating an attractive and legible residential development.
- 4.3 It has therefore been demonstrated within this and preceding sections that the development proposals are suitable and appropriate within this land parcel and that there are no reasons why the development should be resisted to allow the timely delivery of housing including much needed affordable housing.

APPENDIX 1

SUDS MANAGEMENT REGIME



SuDS Maintenance Regime for Phase 6 off Camp Road, Upper Heyford April 2016

Stormwater Maintenance Regime

This Maintenance Regime defines the scope of inspections and maintenance that are to be carried out on surface water drainage elements such as pipes, manholes/catchpits, flow controls, storage crates, ponds, permeable paving and headwalls.

This plan provides a methodology for maintaining the above and includes:

- Guidance on the scope of inspection and maintenance requirements, including suitable personnel and frequency of inspections.
- Guidance on recommended actions that arise from the inspections.

Scope of Inspections and Maintenance

- Type of Inspections

During and following construction, regular inspections are required in order to assess their performance and to schedule any required maintenance.


Inspections are divided into two categories:

- Routine Inspections for Maintenance – which are to be carried out by any responsible person (with no professional engineering knowledge).
- Engineering Inspections for Maintenance – which are to be carried out by professional/qualified civil engineering personnel.

Item	Routine Inspections				Engineering Inspections	Renewal & Replacement Works
	Inspection	Min. Frequency	Action	Min. Frequency	Inspections & Action over the life of the development	
Pipes / Manholes / Catchpits	Inspect surface access points to underground storage crates, manholes and catchpits as well as the surrounding area. Particular attention should be paid to damage or blockage. To be visually inspected after heavy rainfall events to ensure they are free of debris and litter.	6 monthly As required	Clear accumulated sediment and debris	6 monthly	All manholes/catchpits will require to be inspected externally and internally. External inspections will determine the overall condition of the access points, and should record deterioration of exposed concrete, access lids, restricted access due to overgrown vegetation/debris.	
Flow Control Device	Inspect flow control devices for blockages, damage and general condition. To be visually inspected after heavy rainfall events to ensure they are free of debris and litter.	6 monthly As required	Clear accumulated sedimentation Repair/replace damaged pit covers and grates	6 monthly As required	Inspections will determine the overall condition of the flow control device to ensure it is working efficiently and effectively.	Flow control to be replaced by a competent Contractor to the manufacturers specification
Storage Crates	Inspect storage crates via upstream/downstream manholes for silt/debris build-up and general condition. To be visually inspected after heavy rainfall events to ensure they are free of debris and litter.	6 monthly As required	Clear accumulated sedimentation via jetting & CCTV	As required	Inspections via inspection chambers/accesses and upstream/downstream manholes will determine the overall condition of the storage crates to ensure they are free from silt/debris build-up and should record any defects/deterioration.	50 year design life Crates to be replaced by a competent Contractor to the manufacturers specification
Ponds / Swales	Inspect swale and ponds for level of silt build-up, general litter/debris build-up and erosion or damaged areas To be visually inspected after heavy rainfall events to ensure they are free of debris and litter.	6 monthly As required	Clear accumulated sedimentation Clear accumulated debris Grass cutting and vegetation management Repair areas of erosion, other damage or re-seeding/re-turfing	6 monthly Monthly Monthly to start then as required As required	Inspections will determine the overall condition of the ponds and swales to ensure they are free from silt/debris build-up, restricted access/flow due to overgrown vegetation/debris and should record any deterioration/erosion	Re-building of embankments due to erosion with suitable material
Headwalls	Inspect headwalls & flap valves for signs of deterioration (scouring), blockage or damage. To be visually inspected after heavy rainfall events to ensure they are free of debris and litter.	6 monthly As required	Repair/replace damaged flap valves Clear vegetation/debris from outlet pipe/flap valve	As required 6 monthly	Inspections will determine the overall condition of the headwalls & flap valves and should record deterioration of exposed concrete, evidence of exposed reinforcement or concrete staining due to deteriorating reinforcement below the surface, damage to flap valves and restricted access/flow due to overgrown vegetation/debris.	
Permeable Pavement	Inspect catchpit/silt traps for silt build-up, blockages, damage and general condition To be visually inspected after heavy rainfall events to ensure organic matter hasn't settled on the surface.	6 monthly As required	Surface to be brushed/vacuumed to prevent vegetation from growing in the joints. Outfall and catchpit/silt traps to be inspected and cleared of sedimentation Weeding of joints through use of approved weed killers	6 monthly (Spring & Autumn) 6 monthly As required when weeds are actively growing	Inspections will determine the overall condition of the permeable pavement and associated catchpit/silt traps to ensure they are free from silt build-up and it is working efficiently and effectively.	When water starts to run-off the pavement: - Remove a suitable block along the perimeter or one with a larger joint width surround it to - Remove the remaining blocks and stack neatly nearby - Remove the laying course and aggregate onto suitable membranes to be stockpiled - Wash the aggregate and/or replace if necessary - Relay the aggregate, laying course and block paving to the manufacturers specification

APPENDIX 2

MICRODRAINAGE MODELLING CALCULATIONS

Woods Hardwick		Page 1
15-17 Goldington Road		
Bedford		
MK40 3NH		
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Micro Drainage	Network 2014.1.1	

Summary of Critical Results by Maximum Level (Rank 1) for SWS

Simulation Criteria

Areal Reduction Factor	1.000	Additional Flow - % of Total Flow	0.000
Hot Start (mins)	0	MADD Factor * 10m ³ /ha Storage	1.000
Hot Start Level (mm)	0	Inlet Coefficient	0.800
Manhole Headloss Coeff (Global)	0.500	Flow per Person per Day (l/per/day)	0.000
Foul Sewage per hectare (l/s)	0.000		

Number of Input Hydrographs	0	Number of Storage Structures	37
Number of Online Controls	18	Number of Time/Area Diagrams	0
Number of Offline Controls	0	Number of Real Time Controls	0

Synthetic Rainfall Details

Rainfall Model	FEH
Site Location	GB 450500 225250 SP 50500 25250
C (1km)	-0.023
D1 (1km)	0.328
D2 (1km)	0.309
D3 (1km)	0.264
E (1km)	0.292
F (1km)	2.461
Cv (Summer)	0.750
Cv (Winter)	0.840

Margin for Flood Risk Warning (mm)	300.0
Analysis Timestep	2.5 Second Increment (Extended)
DTS Status	ON
DVD Status	ON
Inertia Status	OFF

Profile(s)	Summer and Winter
Duration(s) (mins)	15, 30, 60, 120, 240, 360, 480, 960, 1440
Return Period(s) (years)	30
Climate Change (%)	0

PN	Storm	Return Period	Climate Change	First X Surcharge	First Y Flood	First Z Overflow	O/F Act.	Lvl Exc.
1.000	15 Winter	30	0%	30/15 Summer	30/15 Summer			6
1.001	15 Winter	30	0%	30/15 Summer	30/15 Summer			7
1.002	15 Summer	30	0%	30/15 Summer				
1.003	15 Winter	30	0%	30/15 Summer	30/15 Summer			2
1.004	15 Winter	30	0%	30/15 Summer				
1.005	360 Winter	30	0%	30/15 Summer				
2.000	15 Winter	30	0%	30/15 Summer	30/15 Summer			4
2.001	15 Summer	30	0%	30/15 Summer				
2.002	15 Winter	30	0%	30/15 Summer	30/15 Summer			7
2.003	360 Winter	30	0%	30/15 Summer				
1.006	360 Winter	30	0%	30/15 Summer				
3.000	15 Winter	30	0%	30/15 Summer	30/15 Summer			4
3.001	30 Winter	30	0%	30/15 Summer	30/15 Summer			9
3.002	15 Winter	30	0%	30/15 Summer	30/15 Summer			8
3.003	15 Winter	30	0%	30/15 Summer				

15-17 Goldington Road
Bedford
MK40 3NH



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Micro Drainage

Network 2014.1.1

Summary of Critical Results by Maximum Level (Rank 1) for SWS

PN	Storm	Return Period	Climate Change	First X Surchage	First Y Flood	First Z Overflow	O/F Act.	Lvl Exc.
3.004	15 Winter	30	0%	30/15 Summer				
4.000	15 Winter	30	0%	30/15 Summer	30/15 Summer			6
3.005	15 Winter	30	0%					
5.000	15 Winter	30	0%	30/15 Summer				
3.006	15 Winter	30	0%					
3.007	15 Winter	30	0%					
3.008	15 Winter	30	0%	30/15 Summer				
6.000	360 Winter	30	0%	30/15 Summer				
6.001	360 Winter	30	0%	30/15 Summer				
1.007	360 Winter	30	0%	30/15 Summer				
7.000	15 Winter	30	0%	30/15 Summer	30/15 Summer			3
7.001	15 Winter	30	0%	30/15 Summer	30/15 Summer			4
7.002	30 Winter	30	0%	30/15 Summer	30/15 Summer			6
7.003	15 Winter	30	0%	30/15 Summer				
8.000	15 Winter	30	0%	30/15 Summer	30/15 Summer			4
7.004	15 Winter	30	0%	30/15 Summer				
7.005	15 Winter	30	0%	30/15 Summer				
1.008	15 Winter	30	0%	30/15 Summer				
1.009	15 Winter	30	0%	30/15 Summer				
9.000	15 Winter	30	0%	30/15 Winter				
9.001	15 Winter	30	0%	30/15 Summer				
1.010	15 Winter	30	0%	30/15 Summer				
10.000	15 Winter	30	0%					
10.001	15 Winter	30	0%	30/15 Summer				
10.002	15 Winter	30	0%	30/15 Summer				
10.003	15 Winter	30	0%	30/15 Summer				
10.004	15 Winter	30	0%	30/15 Summer				
10.005	15 Summer	30	0%	30/15 Summer				
10.006	15 Summer	30	0%	30/15 Summer				
11.000	120 Winter	30	0%	30/30 Winter				
10.007	15 Winter	30	0%	30/15 Summer				
10.008	15 Winter	30	0%	30/15 Summer				
10.009	15 Winter	30	0%	30/15 Summer				
10.010	15 Winter	30	0%	30/15 Summer				
10.011	15 Summer	30	0%	30/15 Summer				
1.011	15 Winter	30	0%	30/15 Summer				
1.012	15 Winter	30	0%	30/15 Summer				
12.000	120 Winter	30	0%	30/15 Summer				
12.001	120 Winter	30	0%	30/15 Summer				
13.000	60 Winter	30	0%	30/30 Winter				
13.001	60 Winter	30	0%	30/15 Winter				
1.013	30 Winter	30	0%	30/15 Summer				
1.014	30 Winter	30	0%	30/15 Summer				
1.015	30 Winter	30	0%	30/15 Summer				
14.000	15 Winter	30	0%					
14.001	15 Winter	30	0%					
15.000	15 Winter	30	0%					
14.002	15 Winter	30	0%					
14.003	15 Winter	30	0%					
14.004	15 Winter	30	0%	30/15 Summer				
14.005	15 Winter	30	0%	30/15 Summer				

Summary of Critical Results by Maximum Level (Rank 1) for SWS

PN	Storm	Return Period	Climate Change	First X Surcharge	First Y Flood	First Z Overflow	O/F Act.	Lvl Exc.
16.000	15 Winter	30	0%	30/15 Summer				
17.000	15 Winter	30	0%	30/15 Summer	30/15 Summer			4
17.001	15 Winter	30	0%	30/15 Summer	30/15 Summer			2
14.006	15 Winter	30	0%	30/15 Summer				
1.016	30 Winter	30	0%	30/15 Summer				
1.017	60 Winter	30	0%	30/15 Summer	30/60 Winter			2
1.018	60 Winter	30	0%	30/15 Summer				
1.019	60 Winter	30	0%	30/15 Summer	30/60 Winter			2
1.020	30 Winter	30	0%	30/15 Summer				
1.021	30 Winter	30	0%					
18.000	15 Winter	30	0%	30/15 Summer	30/15 Summer			2
1.022	30 Winter	30	0%	30/15 Summer				
1.023	30 Winter	30	0%					
19.000	15 Winter	30	0%					
20.000	15 Winter	30	0%					
20.001	15 Winter	30	0%					
20.002	15 Winter	30	0%					
20.003	15 Winter	30	0%	30/15 Summer				
19.001	15 Winter	30	0%	30/15 Summer				
19.002	60 Winter	30	0%	30/15 Summer				
1.024	30 Winter	30	0%	30/15 Summer				
1.025	60 Winter	30	0%	30/15 Summer				
1.026	60 Winter	30	0%	30/15 Summer				
1.027	120 Winter	30	0%	30/15 Summer				
21.000	15 Winter	30	0%					
22.000	15 Winter	30	0%	30/15 Summer				
22.001	15 Winter	30	0%	30/15 Summer				
22.002	15 Winter	30	0%					
22.003	15 Winter	30	0%	30/15 Summer				
21.001	15 Winter	30	0%					
23.000	15 Winter	30	0%	30/15 Summer				
23.001	15 Winter	30	0%	30/15 Summer				
23.002	15 Winter	30	0%					
23.003	15 Winter	30	0%	30/15 Summer				
21.002	60 Winter	30	0%	30/60 Winter				
21.003	60 Winter	30	0%	30/60 Winter				
21.004	120 Winter	30	0%	30/30 Winter				
24.000	15 Winter	30	0%					
24.001	15 Winter	30	0%					
25.000	15 Winter	30	0%	30/15 Summer				
24.002	15 Winter	30	0%	30/15 Summer				
24.003	15 Winter	30	0%	30/15 Summer				
21.005	120 Winter	30	0%	30/30 Winter				
21.006	120 Winter	30	0%	30/30 Winter				
21.007	120 Summer	30	0%					
26.000	15 Winter	30	0%					
26.001	120 Winter	30	0%					
27.000	120 Winter	30	0%					
26.002	120 Winter	30	0%					
21.008	120 Winter	30	0%	30/120 Winter				
28.000	120 Winter	30	0%	30/60 Winter				

Summary of Critical Results by Maximum Level (Rank 1) for SWS

PN	Storm	Return Period	Climate Change	First X Surchage	First Y Flood	First Z Overflow	O/F Act.	Lvl Exc.
21.009	120 Winter	30	0%	30/60 Winter				
21.010	120 Winter	30	0%	30/30 Winter				
29.000	15 Winter	30	0%					
29.001	15 Winter	30	0%	30/15 Summer				
29.002	15 Winter	30	0%	30/15 Summer				
30.000	15 Winter	30	0%					
31.000	15 Winter	30	0%					
30.001	15 Winter	30	0%					
30.002	15 Winter	30	0%	30/15 Summer				
29.003	15 Winter	30	0%	30/15 Summer				
29.004	15 Winter	30	0%	30/15 Summer				
32.000	15 Winter	30	0%					
32.001	15 Winter	30	0%					
32.002	15 Winter	30	0%	30/15 Winter				
29.005	15 Winter	30	0%					
29.006	15 Winter	30	0%					
29.007	15 Winter	30	0%	30/15 Winter				
33.000	30 Winter	30	0%					
33.001	30 Winter	30	0%	30/15 Summer				
29.008	15 Winter	30	0%	30/15 Summer				
34.000	15 Winter	30	0%					
34.001	15 Winter	30	0%	30/15 Summer				
35.000	15 Winter	30	0%					
34.002	30 Winter	30	0%					
34.003	30 Winter	30	0%					
34.004	30 Winter	30	0%	30/15 Summer				
29.009	30 Winter	30	0%	30/15 Summer				
36.000	30 Winter	30	0%					
36.001	30 Winter	30	0%	30/15 Winter				
21.011	60 Winter	30	0%	30/15 Summer				
21.012	60 Winter	30	0%	30/15 Summer				
37.000	60 Winter	30	0%					
37.001	60 Winter	30	0%					
37.002	60 Winter	30	0%	30/30 Winter				
37.003	60 Winter	30	0%	30/15 Summer				
38.000	60 Winter	30	0%	30/60 Winter				
21.013	60 Winter	30	0%	30/15 Summer				
39.000	240 Winter	30	0%					
21.014	240 Winter	30	0%					
40.000	240 Winter	30	0%					
21.015	240 Winter	30	0%					
21.016	240 Winter	30	0%					
21.017	240 Winter	30	0%					
21.018	240 Winter	30	0%					
41.000	240 Winter	30	0%	30/30 Winter				
21.019	240 Winter	30	0%	30/15 Summer				
21.020	120 Winter	30	0%	30/60 Winter				
42.000	15 Winter	30	0%	30/15 Winter				
1.028	120 Winter	30	0%	30/15 Summer				
1.029	120 Winter	30	0%					
1.030	120 Winter	30	0%	30/30 Summer				

Summary of Critical Results by Maximum Level (Rank 1) for SWS

PN	Storm	Return Period	Climate Change	First X Surchage	First Y Flood	First Z Overflow	O/F Act.	Lvl Exc.
43.000	15 Winter	30	0%	30/15 Summer				
43.001	15 Winter	30	0%	30/15 Summer				
43.002	15 Winter	30	0%	30/15 Summer				
43.003	60 Winter	30	0%	30/15 Summer				
44.000	15 Winter	30	0%					
44.001	15 Winter	30	0%					
45.000	15 Winter	30	0%					
45.001	15 Winter	30	0%	30/15 Summer				
45.002	15 Summer	30	0%					
44.002	15 Winter	30	0%					
44.003	15 Winter	30	0%	30/15 Summer				
44.004	15 Winter	30	0%	30/15 Summer				
44.005	15 Winter	30	0%					
44.006	15 Winter	30	0%					
43.004	60 Winter	30	0%	30/15 Summer				
43.005	120 Winter	30	0%	30/30 Summer				
1.031	120 Winter	30	0%	30/30 Summer				
1.032	120 Winter	30	0%					
1.033	120 Winter	30	0%					

PN	US/MH Name	Water Level (m)	Surch'ed Depth (m)	Flooded Volume (m³)	Flow / Cap. (l/s)	O'flow (l/s)	Pipe Flow (l/s)	Status
1.000	0542	126.614	0.756	35.283	0.96	0.0	58.4	FLOOD
1.001	0648	126.092	0.933	16.441	1.36	0.0	66.8	FLOOD
1.002	Ex MH	126.007	1.135	0.000	1.67	0.0	70.9	FLOOD RISK
1.003	0579	125.640	0.929	0.323	1.35	0.0	71.0	FLOOD
1.004	SC1	124.719	0.610	0.000	0.68	0.0	75.3	SURCHARGED
1.005	SC2	124.676	1.104	0.000	0.35	0.0	30.4	SURCHARGED
2.000	0580	125.954	0.485	4.536	0.91	0.0	26.1	FLOOD
2.001	EX MH	125.910	0.752	0.000	1.04	0.0	32.0	FLOOD RISK
2.002	1015	125.099	0.672	18.157	1.80	0.0	27.5	FLOOD
2.003	SC3	124.674	0.549	0.000	0.11	0.0	12.5	SURCHARGED
1.006	SC4	124.673	1.223	0.000	0.32	0.0	49.3	SURCHARGED
3.000	0613	126.883	0.731	4.783	1.24	0.0	19.6	FLOOD
3.001	0615	126.532	0.614	22.759	1.11	0.0	20.2	FLOOD
3.002	0610	126.413	1.015	22.154	2.84	0.0	26.8	FLOOD
3.003	0611	126.501	1.121	0.000	1.86	0.0	26.9	SURCHARGED
3.004	0532	126.330	1.119	0.000	3.20	0.0	40.0	FLOOD RISK
4.000	1032	126.852	1.351	9.585	2.18	0.0	26.8	FLOOD
3.005	0608	125.056	-0.286	0.000	0.29	0.0	65.2	OK
5.000	GY	125.326	0.076	0.000	1.36	0.0	22.2	SURCHARGED
3.006	0530	124.966	-0.191	0.000	0.50	0.0	106.9	OK
3.007	0544	124.912	-0.018	0.000	0.71	0.0	120.0	OK
3.008	0529	124.836	0.216	0.000	0.67	0.0	109.2	SURCHARGED
6.000	TANK	124.669	1.429	0.000	0.26	0.0	14.3	SURCHARGED
6.001	SC5	124.669	1.316	0.000	0.09	0.0	12.0	SURCHARGED
1.007	SC6	124.669	1.679	0.000	0.85	0.0	12.0	SURCHARGED
7.000	0842	126.169	0.888	2.691	0.76	0.0	8.4	FLOOD
7.001	0772	126.182	1.354	1.635	1.53	0.0	10.0	FLOOD

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Summary of Critical Results by Maximum Level (Rank 1) for SWS

PN	US/MH Name	Water Level (m)	Surch'd Depth (m)	Flooded Volume (m³)	Flow / Cap.	O'flow (l/s)	Pipe Flow (l/s)	Status
7.002	EX MH	125.212	0.802	12.462	1.04	0.0	21.5	FLOOD
7.003	0535	125.442	1.407	0.000	2.23	0.0	21.7	SURCHARGED
8.000	0533	125.764	1.391	1.560	1.25	0.0	13.0	FLOOD
7.004	0524	125.445	1.455	0.000	1.58	0.0	30.6	FLOOD RISK
7.005	SC19	124.434	1.044	0.000	1.11	0.0	24.6	SURCHARGED
1.008	SC7	123.766	1.029	0.000	2.45	0.0	32.7	SURCHARGED
1.009	SC8	123.274	0.629	0.000	0.97	0.0	34.1	SURCHARGED
9.000	SC9	123.277	0.107	0.000	0.38	0.0	39.5	SURCHARGED
9.001	SC10	123.244	0.714	0.000	1.79	0.0	23.0	SURCHARGED
1.010	SC11	123.160	0.672	0.000	1.27	0.0	49.9	SURCHARGED
10.000	1 (B6)	123.651	-0.044	0.000	0.41	0.0	14.9	OK
10.001	2 (B6)	123.642	0.047	0.000	0.59	0.0	21.5	SURCHARGED
10.002	3 (B6)	123.635	0.130	0.000	0.77	0.0	28.9	SURCHARGED
10.003	4 (B6)	123.590	0.245	0.000	0.96	0.0	35.5	SURCHARGED
10.004	5 (B6)	123.470	0.265	0.000	1.17	0.0	43.3	SURCHARGED
10.005	6 (B6)	123.290	0.215	0.000	1.24	0.0	43.4	SURCHARGED
10.006	7 (B6)	123.173	0.173	0.000	0.75	0.0	51.9	SURCHARGED
11.000	Tank (B6)	123.061	0.101	0.000	0.24	0.0	14.7	SURCHARGED
10.007	8 (B6)	123.076	0.166	0.000	0.25	0.0	13.4	SURCHARGED
10.008	9 (B6)	123.130	0.250	0.000	0.32	0.0	19.9	SURCHARGED
10.009	10 (B6)	123.180	0.360	0.000	0.23	0.0	15.7	SURCHARGED
10.010	11 (B6)	123.234	0.544	0.000	0.24	0.0	16.1	SURCHARGED
10.011	12 (B6)	123.243	0.813	0.000	0.22	0.0	3.6	SURCHARGED
1.011	SC12	122.913	0.585	0.000	1.50	0.0	51.0	SURCHARGED
1.012	SC13	122.740	0.491	0.000	0.91	0.0	56.0	SURCHARGED
12.000	PP (B6)	122.716	0.056	0.000	0.12	0.0	3.1	SURCHARGED
12.001	13 (B6)	122.715	0.235	0.000	0.02	0.0	0.9	SURCHARGED
13.000	PP (B6)	121.636	0.036	0.000	0.26	0.0	2.9	SURCHARGED
13.001	14 (B6)	121.635	0.045	0.000	0.02	0.0	0.8	SURCHARGED
1.013	SC14	121.893	0.757	0.000	1.29	0.0	58.3	SURCHARGED
1.014	SC15	121.418	0.603	0.000	0.75	0.0	61.3	FLOOD RISK
1.015	SC16	121.291	0.745	0.000	0.94	0.0	64.3	SURCHARGED
14.000	0015	122.736	-0.240	0.000	0.01	0.0	0.6	OK
14.001	0014	122.742	-0.139	0.000	0.55	0.0	28.5	OK
15.000	0005	122.724	-0.115	0.000	0.68	0.0	31.7	OK
14.002	0004	122.651	-0.314	0.000	0.20	0.0	68.4	OK
14.003	0454	122.258	-0.154	0.000	0.37	0.0	99.0	OK
14.004	0326	122.201	0.169	0.000	1.04	0.0	86.4	SURCHARGED
14.005	0323	122.097	0.175	0.000	0.74	0.0	88.6	SURCHARGED
16.000	0455	121.969	0.209	0.000	0.39	0.0	6.7	SURCHARGED
17.000	0460	122.817	0.471	1.292	1.26	0.0	8.0	FLOOD
17.001	0459	122.196	0.391	0.728	1.08	0.0	20.7	FLOOD
14.006	0373	121.938	0.416	0.000	0.90	0.0	102.1	SURCHARGED
1.016	0009	121.208	0.741	0.000	2.12	0.0	147.5	SURCHARGED
1.017	0010	120.935	0.609	9.180	0.83	0.0	125.6	FLOOD
1.018	0011	120.809	0.767	0.000	1.17	0.0	60.9	FLOOD RISK
1.019	0480	119.830	0.498	2.696	1.44	0.0	59.4	FLOOD
1.020	0526	119.186	0.184	0.000	2.78	0.0	58.3	FLOOD RISK
1.021	0643	119.041	-0.011	0.000	0.54	0.0	60.0	OK
18.000	0497	119.694	0.720	0.430	2.45	0.0	10.0	FLOOD

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Summary of Critical Results by Maximum Level (Rank 1) for SWS

PN	US/MH Name	Water Level (m)	Surch'd Depth (m)	Flooded Volume (m ³)	Flow / Cap.	O'flow (l/s)	Pipe Flow (l/s)	Status
1.022	0029	118.917	0.078	0.000	1.09	0.0	77.4	SURCHARGED
1.023	0288	118.317	-0.174	0.000	0.37	0.0	77.5	FLOOD RISK
19.000	72 (D4b)	118.053	-0.147	0.000	0.25	0.0	14.8	OK
20.000	76 (D4b)	120.662	-0.063	0.000	0.82	0.0	43.3	OK
20.001	75 (D4b)	119.697	-0.058	0.000	0.89	0.0	42.7	OK
20.002	74 (D4b)	119.450	-0.105	0.000	0.54	0.0	49.5	OK
20.003	73 (D4b)	118.484	0.184	0.000	1.21	0.0	65.7	SURCHARGED
19.001	71 (D4b)	118.021	0.031	0.000	1.12	0.0	88.8	SURCHARGED
19.002	70 (D4b)	117.926	0.096	0.000	0.19	0.0	12.6	SURCHARGED
1.024	SC17	117.811	0.181	0.000	1.23	0.0	81.4	SURCHARGED
1.025	SC18	117.663	0.140	0.000	1.17	0.0	78.2	SURCHARGED
1.026	SC18a	117.523	0.103	0.000	1.27	0.0	78.2	SURCHARGED
1.027	SC18b	117.433	0.073	0.000	1.10	0.0	74.9	SURCHARGED
21.000	1 (D2a)	119.257	-0.143	0.000	0.52	0.0	35.0	OK
22.000	2 (D2a)	119.740	0.070	0.000	0.64	0.0	39.6	SURCHARGED
22.001	2a (D2a)	119.656	0.036	0.000	1.27	0.0	80.9	SURCHARGED
22.002	2b (D2a)	119.380	-0.170	0.000	0.17	0.0	63.2	OK
22.003	3 (D2a)	119.341	0.081	0.000	0.89	0.0	50.0	SURCHARGED
21.001	4 (D2a)	119.005	-0.205	0.000	0.54	0.0	97.4	OK
23.000	5 (D2a)	119.483	0.068	0.000	1.12	0.0	39.8	SURCHARGED
23.001	5a (D2a)	119.369	0.044	0.000	1.30	0.0	79.9	SURCHARGED
23.002	5b (D2a)	119.252	-0.023	0.000	0.49	0.0	126.3	OK
23.003	6 (D2a)	119.167	0.147	0.000	0.61	0.0	42.0	SURCHARGED
21.002	7 (D2a)	118.957	0.017	0.000	0.64	0.0	103.8	SURCHARGED
21.003	8 (D2a)	118.865	0.015	0.000	0.73	0.0	109.4	SURCHARGED
21.004	9 (D2a)	118.816	0.026	0.000	0.69	0.0	82.5	SURCHARGED
24.000	80 (D4b)	119.890	-0.210	0.000	0.20	0.0	25.6	OK
24.001	81 (D4b)	119.625	-0.175	0.000	0.36	0.0	49.5	OK
25.000	Tank (D4b)	119.258	0.098	0.000	0.28	0.0	34.6	SURCHARGED
24.002	82 (D4b)	119.253	0.143	0.000	0.18	0.0	51.8	SURCHARGED
24.003	83 (D4b)	119.249	0.414	0.000	0.30	0.0	32.3	SURCHARGED
21.005	84 (D4b)	118.812	0.037	0.000	0.70	0.0	114.4	SURCHARGED
21.006	12 (D2a)	118.712	0.032	0.000	0.68	0.0	114.4	SURCHARGED
21.007	13 (D2a)	118.605	0.000	0.000	0.65	0.0	125.8	OK
26.000	14a (D2a)	118.705	-0.055	0.000	0.90	0.0	32.3	OK
26.001	14 (D2a)	118.588	-0.072	0.000	0.07	0.0	17.3	OK
27.000	15 (D3a)	118.587	-0.073	0.000	0.02	0.0	5.5	OK
26.002	16 (D2a)	118.587	-0.013	0.000	0.06	0.0	16.7	OK
21.008	17 (D2a)	118.586	0.016	0.000	0.27	0.0	112.9	SURCHARGED
28.000	85 (D4b)	118.579	0.099	0.000	0.06	0.0	10.3	SURCHARGED
21.009	17a (D3a)	118.579	0.113	0.000	0.12	0.0	46.3	SURCHARGED
21.010	18 (D3a)	118.574	0.159	0.000	0.20	0.0	53.7	SURCHARGED
29.000	19 (D6a)	120.853	-0.097	0.000	0.64	0.0	47.1	OK
29.001	20 (D6a)	120.678	0.218	0.000	0.67	0.0	44.2	SURCHARGED
29.002	23a (D6a)	120.605	0.305	0.000	0.99	0.0	59.8	SURCHARGED
30.000	21 (D6a)	121.032	-0.518	0.000	0.10	0.0	50.5	OK
31.000	21a (D6a)	121.022	-0.488	0.000	0.04	0.0	15.5	OK
30.001	21b (D6a)	121.020	-0.450	0.000	0.12	0.0	51.7	OK
30.002	22 (D6a)	120.992	0.052	0.000	0.15	0.0	30.9	SURCHARGED
29.003	23 (D6a)	120.524	0.294	0.000	1.50	0.0	97.1	SURCHARGED

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Summary of Critical Results by Maximum Level (Rank 1) for SWS

PN	US/MH Name	Water Level (m)	Surch'd Depth (m)	Flooded Volume (m³)	Flow / Cap.	O'flow (l/s)	Pipe Flow (l/s)	Status
29.004	24 (D6a)	120.316	0.176	0.000	1.55	0.0	103.4	SURCHARGED
32.000	25 (D6a)	120.225	-0.375	0.000	0.12	0.0	33.4	OK
32.001	26 (D6a)	120.213	-0.327	0.000	0.19	0.0	47.5	OK
32.002	27 (D6a)	120.184	0.024	0.000	0.41	0.0	39.8	SURCHARGED
29.005	28 (D6a)	119.942	-0.068	0.000	0.99	0.0	155.2	OK
29.006	29 (D6a)	119.436	-0.104	0.000	0.85	0.0	187.8	OK
29.007	32 (D6a)	119.015	0.035	0.000	0.91	0.0	224.2	SURCHARGED
33.000	Tank (D4b)	120.110	0.000	0.000	0.22	0.0	13.2	SURCHARGED*
33.001	31 (D4b)	120.205	0.275	0.000	0.07	0.0	3.7	SURCHARGED
29.008	33 (D6a)	118.854	0.064	0.000	1.09	0.0	235.3	SURCHARGED
34.000	34 (D6a)	119.370	-0.130	0.000	0.59	0.0	51.5	OK
34.001	35 (D6a)	119.152	0.012	0.000	1.12	0.0	69.0	SURCHARGED
35.000	137	118.979	-0.221	0.000	0.15	0.0	12.0	OK
34.002	37 (D6a)	118.772	-0.318	0.000	0.23	0.0	79.9	OK
34.003	38 (D6a)	118.767	-0.223	0.000	0.15	0.0	47.2	OK
34.004	39 (D6a)	118.753	0.153	0.000	0.37	0.0	36.3	SURCHARGED
29.009	40 (D6a)	118.598	0.148	0.000	0.85	0.0	221.6	SURCHARGED
36.000	41 (D4b)	118.708	-0.167	0.000	0.02	0.0	2.6	OK
36.001	42 (D4b)	118.707	0.027	0.000	0.03	0.0	3.1	SURCHARGED
21.011	43 (D3a)	118.562	0.177	0.000	0.42	0.0	139.7	SURCHARGED
21.012	44 (D3a)	118.546	0.201	0.000	0.31	0.0	136.9	SURCHARGED
37.000	45 (D4a)	118.466	-0.134	0.000	0.08	0.0	5.3	OK
37.001	45a (D4a)	118.465	-0.045	0.000	0.12	0.0	8.2	OK
37.002	45b (D4a)	118.465	0.040	0.000	0.13	0.0	7.6	SURCHARGED
37.003	46 (D4a)	118.466	0.106	0.000	0.14	0.0	7.8	SURCHARGED
38.000	47a (D3a)	118.537	0.007	0.000	0.23	0.0	27.7	SURCHARGED
21.013	47 (D3a)	118.538	0.228	0.000	0.27	0.0	117.3	SURCHARGED
39.000	49 (D3a)	117.935	-0.395	0.000	0.01	0.0	5.0	OK
21.014	50 (D3a)	117.935	-0.310	0.000	0.12	0.0	115.1	OK
40.000	51 (D3a)	117.909	-0.271	0.000	0.01	0.0	5.7	OK
21.015	52 (D3a)	117.909	-0.241	0.000	0.31	0.0	118.5	OK
21.016	53 (D3a)	117.893	-0.227	0.000	0.26	0.0	117.0	OK
21.017	53a (D3a)	117.882	-0.208	0.000	0.28	0.0	118.9	OK
21.018	54 (D3a)	117.869	-0.191	0.000	0.19	0.0	117.7	OK
41.000	55 (D3a)	117.859	0.229	0.000	0.10	0.0	13.8	SURCHARGED
21.019	56 (D3a)	117.859	0.354	0.000	0.79	0.0	95.1	SURCHARGED
21.020	57 (D3a)	117.452	0.042	0.000	0.64	0.0	92.5	SURCHARGED
42.000	58 (D3a)	117.355	0.005	0.000	1.03	0.0	15.5	SURCHARGED
1.028	SC18c	117.325	0.052	0.000	1.32	0.0	147.1	SURCHARGED
1.029	0271	117.180	-0.012	0.000	0.82	0.0	147.2	OK
1.030	0270	117.023	0.070	0.000	1.15	0.0	147.4	FLOOD RISK
43.000	59 (D3a)	117.592	0.152	0.000	0.52	0.0	40.8	SURCHARGED
43.001	60 (D3a)	117.495	0.255	0.000	1.09	0.0	72.8	SURCHARGED
43.002	61 (D3a)	117.291	0.211	0.000	1.32	0.0	84.3	SURCHARGED
43.003	62 (D3a)	117.205	0.235	0.000	0.82	0.0	48.1	SURCHARGED
44.000	69 (D3a)	119.163	-0.062	0.000	0.09	0.0	4.0	OK
44.001	Swale (D3a)	119.161	-0.239	0.000	0.01	0.0	7.8	FLOOD RISK
45.000	63 (D3a)	119.390	-0.015	0.000	0.36	0.0	35.8	OK
45.001	64 (D3a)	119.313	0.018	0.000	0.64	0.0	53.8	SURCHARGED
45.002	65 (D3a)	119.265	0.000	0.000	1.10	0.0	82.5	OK

APPENDIX 3

EXTRACTS FROM THE OXFORD ARCHAEOLOGY PROOF OF EVIDENCE

Appeal by North Oxfordshire Consortium Ltd

Site at Heyford Park, Camp Road,
Upper Heyford, Bicester

Proposal: Outline planning application for new settlement of 1075 dwellings together with associated works and facilities including employment uses, community uses, a school, playing fields and other physical and social infrastructure

Planning Inspectorate Ref: APP/C3015/A/08/2069312/NWF

Cultural Heritage Statement

PROOF OF EVIDENCE OF JULIAN MUNBY FSA

Illustrations and Annexes

*Revised Text of Annexes in Response to
English Heritage Rebuttal Proof*

Oxford Archaeology

October 2008



Building 485 *Medium Significance*
Date 1930 Type B Barrack Block

Significance: Character Area 12B is of low significance, and within this the Type B Barrack Block is of Medium significance. It is not identified by English Heritage as contributing positively to the Conservation Area but is identified by CDC. The Parade Ground area has a very mixed character of 1920s buildings with later alterations and additions. The Type B Barrack Block is a smaller version of the Type C blocks (of which there are examples at Heyford and Bicester). Although the sole example of Type B, and less altered than the other blocks, the windows have been partially bricked-up. The building formerly addressed the Parade Ground, with its north-facing porch, but its contribution to character is now compromised by the new building in front and by the rear of the Lamplighter behind it. Therefore it no longer faces the Parade Ground and contributes only marginally to the character of the Conservation Area.

Condition and maintenance: Disused since the base closed in 1994. Condition noted in the Roger Evans Associates Ltd survey 17th July 2006 as 'Fair'. Current maintenance regime is to fix acts of vandalism and to maintain general wind and water tightness.

Efforts to retain in use: Studies were undertaken to consider the suitability of the barrack block types for conversion to other residential use. These demonstrated difficulties for both flats and, especially, family housing – the greater requirement is for family housing.

Merits of alternative proposals: As far as possible, the replanning of the barrack block area has observed the orthogonal layout of the existing blocks, which is its main overall characteristic. Access routes have had to be modified in places to create appropriate street widths and infrastructure routes, but the alignments of significant existing building frontages have been followed where possible in new proposals.

Mitigation: Investigation and recording will provide adequate mitigation for the loss of this building.

Para 3.19 PPG15 Tests: This building does not in NOC's view contribute positively to the character of the Conservation Area. The EH Rebuttal Proof of 22nd September 2008 accepts that no justification for demolition is required.

The EH Rebuttal Proof of 22 September 2008 accepts that no justification for demolition is required.



In Area 12D 1930s Area

Building **488** *Medium Significance*

Date 1935 The Institute - Lamplighter Inn/Dining facility

Significance: Character Area OA12D is of low significance, and within this building 488 is of medium significance despite a number of poor recent additions. The Lamplighter 488 and nearby barrack blocks 489, 498 & 500 comprise an area with some integrity of 1930s design, though this is somewhat isolated from the rest of the site. It has a new brick built central porch, new doors and replacement windows. This building is perhaps only notable for having a degree of architectural pretention slightly above other contemporary buildings in the base, but there are many similar examples extant within other former Expansion period sites. It should be noted that an almost identical building is still extant in much better condition at RAF Bicester and has been designated as a Grade II Listed Building within the Conservation Area covering RAF Bicester. The building at Upper Heyford makes a positive contribution to the 1930s character of this area but it has been substantially altered (especially compared with the similar building at Bicester).

Condition and maintenance: Disused since the base closed in 1994. Condition noted in the Roger Evans Associates Ltd survey 17th July 2006 as 'Fair'. Current maintenance regime is to fix acts of vandalism and to maintain general wind and water tightness.

Efforts to retain in use: Lies in heart of proposed new residential development. The building has been spoiled by many poor additions and alterations and primarily provides large assembly spaces, which have no practical value for conversion to modern residential use. Other buildings of this period are to be retained in the neighbourhood centre, where alternative uses may be practical.

Merits of alternative proposals: The Master Plan proposes residential uses in this area as part of a distinct style for the New Settlement Area.

Mitigation: Investigation and recording will provide adequate mitigation for the loss of this structure.

Para 3.19 PPG15 Tests: The building contributes positively to the character of the Conservation Area. It is estimated that the cost of converting this building to office uses will be about £7.67 Million at £1722m² (£160 psf). A residential conversion could only be for flatted purposes but even for this use it will be very difficult taking into account the depth of the building (see attached drawings), the later additions and the need to achieve satisfactory modern construction standards: consequently this use has been discounted especially because of the need to provide new staircases. Looking specifically at alternative uses, the demand for offices in this locality is low and the ultimate value of the floorspace will be less than the costs of conversion. On the basis of a sales value of about £1614m² (£150 psf) the renovated office building could have an open market value of about £6.11 Million allowing for a reduction in gross to net lettable area of about 15%. The building would have high maintenance costs. More importantly a building of this size would generate up to 150 new jobs in a location not proposed for employment uses; this use would also generate further opposition from the Local Planning Authority as it would cause an even greater imbalance between economically active persons and potential new jobs. Community uses could be housed in a building of this type but there are already existing buildings for a community hall and church within the New Settlement Area in a more central location adjacent to the proposed school and shop.

It is not feasible to market this building for either flatted development or offices for reasons which have been outlined under Building 450.



The existing building lies within the central part of a proposed residential area to the south of the Parade Ground as shown on the submitted Master Plan. Although the building makes a positive contribution to the Conservation Area by reason of providing historic context it has little architectural merit and would appear positively incongruous within the proposed modern layout. This, in conjunction with the difficulty in obtaining usable reasonable quality accommodation indicates that demolition should be permitted having applied Tests 2 and 3 from Para 3.19 of PPG15.