



Historic England

SOUTH EAST OFFICE

Mr Andrew Lewis
Cherwell District Council
Planning, Housing & Economy
Bodicote House, Bodicote
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Direct Dial: 01483 252035

Our ref: P00873830

11 June 2018

Dear Mr Lewis

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**HEYFORD PARK CAMP ROAD UPPER HEYFORD BICESTER OX25 5HD
Application No. 18/00513/REM**

Thank you for your letter of 24 April 2018 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

Historic England advised on a previous version (17/00895/F) of this application in a letter of 24 May 2017 (our ref: P00573370). We expressed concerns about this previous scheme for the northern part of a village centre because of its effects on the character of the Upper Heyford conservation area, and in particular the military feel of this part of the site, which we continue to think makes a positive contribution to the significance of the conservation area. We described this instantly-recognisable military character as deriving from buildings of the same general style associated with the Trenchard-era airbase, mostly set well back from the road, widely spaced and surrounded by plenty of trees. The buildings proposed under the previous application were much larger, higher, more closely spaced and closer to the road than those currently occupying the site. We did not, though, object in principle to the replacement of Buildings 101 and 102 (or the later extension to Building 100), which are not identified as positive contributors to the conservation area in your council's conservation area appraisal for Upper Heyford.

The current scheme retains broadly the same footprint of new buildings, so previous proposed changes to the existing building line and impacts on existing trees remain the same. The buildings themselves are, though, lower and more restrained architecturally than was previously proposed, which we think reduces the harm formerly identified to the conservation area to a low level. However, because the harm is not eliminated entirely, it will still need to be considered in relation to NPPF para 134



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and weighed against any public benefits associated with the scheme.

Prior to this balancing exercise, you are required by para 129 of the NPPF to seek means of avoiding conflict between the proposal and the significance of any heritage assets affected by it. We accepted in our previous letter that for a village centre to have its own sense of place and read as the centre of the community, some changes to the existing character are inevitable and that is likely to rule out major changes to the scheme. However, there are likely to be opportunities to further reduce harm to the conservation area through architectural design, which should be seen as a tool for enhancement, too.

Although the current design is an improvement on the previous proposal, we think the scheme could still benefit from really careful attention to detail to ensure that it appears to belong to this place and reflects its military character specifically. Such things as the specification of windows, doors and shopfronts, the plane on which they are set relative to surrounding brickwork, and the treatment of that brickwork where it surrounds those openings (sills, heads and jambs) and meets the roof (eaves and verges) will all be crucial to the success of this scheme. The selection of materials will be equally important. I suggest that some design cues might be sought from other brick buildings in the Trident and further details of these items should be sought by condition of any consent.

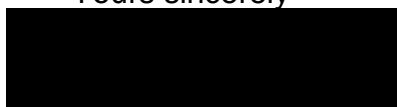
Recommendation

Historic England has no objection to the application on heritage grounds, but we consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 129, 132 and 134 of the NPPF.

In determining this application you should bear in mind the statutory duty of section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Your authority should take these representations into account in determining the application. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course.

Yours sincerely



Tom Foxall

Principal Inspector of Historic Buildings and Areas

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