

**8/00513/REM | Reserved matters to 10/01642/OUT – Heyford Park**

Village Centre (North) comprising retail units, B1 Use, 30 residential units, involving the erection of two, three storey buildings, partial demolition and change of use of Building 100 to provide B1 Use and demolition of buildings 101 and 102, plus the formation of vehicle parking and associated landscaping works. | Heyford Park Camp Road Upper Heyford Bicester OX25 5HD

**I wish to make the following observations on the above planning application:**

I do not accept that it is an appropriate architectural scheme for the site

I consider that the scheme submitted will have a very detrimental impact on the heritage of the site in particular the harm that it will inflict on the view when approaching the main entrance to the airfield along Camp Road.

Camp Road has always been a wide thoroughfare with the buildings set back. The new housing has continued that tradition with wide open verges.

Building 103 (Heritage Centre) is a dignified little building, and building 100 is historically very valuable. Between these buildings there is now a proposal for 2 large blocks set forward in a way that will completely dominate the street scene, and remove the open vista which I consider to be important in heritage terms.

The Heritage Centre (103) is being sympathetically restored and I am pleased that most of the established trees in front of the building are to remain; however, I consider that there is no case to be made to remove all the trees from the application site.

In my view any new buildings on this site should be set back to a building line that connects buildings 100 & 103 leaving the frontage as it is now, including most of the trees.

Clearly there is a need for shops, but I do not accept that an arcade of shops on this sensitive site is suitable. The design of the new buildings is not in any way in keeping with the site in general, they have the appearance of a commonplace row of shops in any small town, rather than carefully designed buildings that will complement and enhance the site and suitably reflect its historical setting.

I refer to the Comprehensive Planning Brief 2007 Page 2 Conserving the Heritage Interest – *new development should respond to the established distinct character areas where this would preserve or enhance the character or appearance of the conservation area* – the proposal now submitted clearly fails to address the main point that any new building should respond to established character of the site.

**I respectfully suggest that the developer should be asked to look again at the scheme with a view to producing a more low-key group of buildings that will not dominate the road frontage and result in the unnecessary removal of all the established trees.**

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