

### 3.2 Consultation\_Wider Community

#### 3.2.1 Public Consultation - 8th February 2017

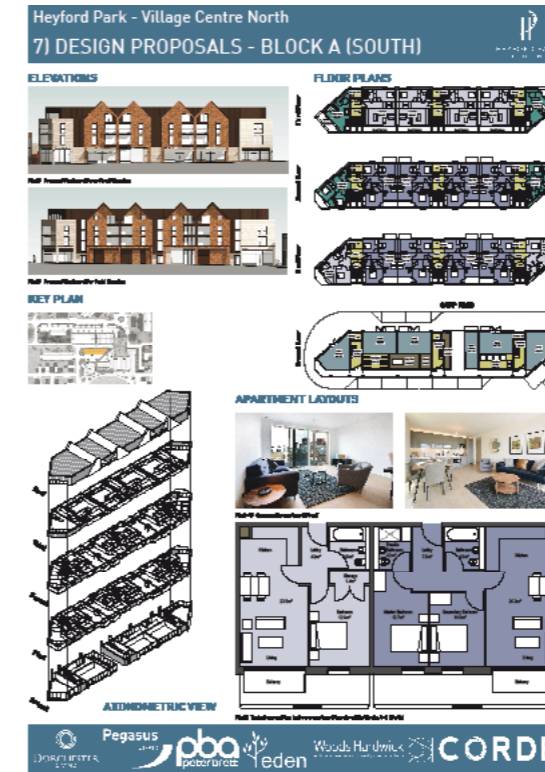
ADP were involved in a Public Consultation evening displaying the scheme for neighbours/ local community/ interest groups and other relevant parties. Examples of the presentation boards displayed can be seen opposite.

Please refer to the Public Consultation Statement accompanying this application.

#### 3.2.2 Statement of Community Engagement

A separate Statement of Community Engemnt has been prepared to support this application and provides further detail regarding the following:

- Overview of the engagement process
- Key stakeholders
- Outcomes of engagement
- Feedback process and how the proposals have been informed



Public Consultation Presentation Boards covering the following aspects of our proposals:  
 - Design Proposals - Blocks A+B (North)  
 - Design Proposals - Block A (South)  
 - Design Proposals - Key Views  
 - Next Steps and Timescales



#### 10) NEXT STEPS & TIMESCALES

**POTENTIAL OCCUPIERS**

THE VILLAGE CENTRE WORKS WILL BE HOME TO A MIXTURE OF COMMERCIAL UNITS. OUR AIMS IN THIS VILLAGE CENTRE TO PROVIDE LOCAL PEOPLE WITH A RANGE OF SPECIAL OCCASIONS OPPORTUNITIES TO ENJOY WITH FRIENDS AND FAMILY. THIS WILL BE A MIXTURE OF THE VILLAGE CENTRE WILL WORK IN CONJUNCTION WITH THE LOCAL AND NEIGHBOURLY BUSY VILLAGE CENTRE SOUTH, TO PROVIDE A WELL-CONNECTED COMMUNITY HUB.

AMONGST THESE ARE AN ARCHIVE TRADING AND MARKETPLACE LOCAL WHO WILL OCCUPY THE GROUND FLOOR OF BLOCK A. THESE WILL BE OPEN TO THE PUBLIC AND WILL BE OPEN TO THE PUBLIC WITH A LOCAL, ACCESSIBLE TO THE LOCAL COMMUNITY OF PROUD, BUSINESS, LOCALITY.

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WE ARE GOING TO BE OPEN YOUR VIEWS ON THE VIEWS OF LOCAL AND SURROUNDING WOULD LOVE TO SEE BY THE VILLAGE CENTRE. PLEASE TAG THE TAG TO COMPLETE A PROPOSAL FROM AT THE END OF THE CONSULTATION. THERE IS A SECTION FOR YOU TO TELL US HOW LOCAL AND BUSINESS WILL BE MOST VALUABLE TO YOU.

TRUCKER CONSULTANTS' WORK WITH THE MID-CHESHIRE DISTRICT COUNCIL PLAN. THE WORK OF THE MID-CHESHIRE DISTRICT COUNCIL WILL ALLOW COLLECTED UPLAND PROPOSALS WITH THE LOCAL OFFICE.

**COMMUNITY FEEDBACK**

THANK YOU FOR TAKING THE TIME TO ATTEND BARRACKS FOR LOCALS PUBLIC CONSULTATION FOR VILLAGE CENTRE WORKS.

WE HOPE THAT YOU HAVE FOUND TODAY USEFUL AND WOULD BE INTERESTED IF YOU WOULD LIKE TO COMPLETE AND SUBMIT A PROPOSAL FROM TODAY. WE HOPE YOU WOULD DO SO BY THE END OF THE CONSULTATION. WE HOPE YOU WOULD DO SO BY THE END OF THE CONSULTATION. WE HOPE YOU WOULD DO SO BY THE END OF THE CONSULTATION.

ALL OF THE VILLAGE CENTRE FEEDBACK FROM THIS EVENT WILL BE PROVIDED TO YOU AND WILL BE INCLUDED IN A STATEMENT OF COMMUNITY ENGAGEMENT THAT WILL BE SUBMITTED TO THE LOCAL AS PART OF THE PLANNING APPLICATION.

IF YOU HAVE ANY FURTHER QUESTIONS OR COMMENTS OR IF YOU WOULD LIKE TO CONTACT US WITH THE TEAM FOLLOWING THIS CONSULTATION, YOU ARE WELCOME TO CONTACT US USING THE DETAILS BELOW.

**CONTACT:**  
 DORCHESTER LIVING TELEPHONE NUMBER: 01243 282226  
 EMAIL: CONSULTATIONS@DORCHESTERLIVING.COM

**TIMESCALE:**  
 FEBRUARY 2018: REVIEW FEEDBACK AND FINAL PROPOSALS  
 MARCH 2018: SUBMIT PLANNING APPLICATION TO DISTRICT COUNCIL  
 JUNE 2018: AUTHORIZED BY DISTRICT BOARD OF PLANNING APPLICATION

## 4.0 DEVELOPMENT PRINCIPLES

## 4.1 Design Development

### 4.1.1 Design Concepts

The design of the Village Centre North site is based on the masterplan approach and takes into account the following key principles:

#### Identity

The Village Centre is located at the heart of Heyford Park and shall be distinguished by its individual sense of identity. The scale and massing of the Village Centre increases in height compared to the surrounding residential context. This creates a natural sense of place and helps individuals gravitate towards key services located at the heart of the development. The Village Centre North and South will be built using a complimentary palette of materials which again helps strengthen the sense of identity through clear visual references.

#### Character

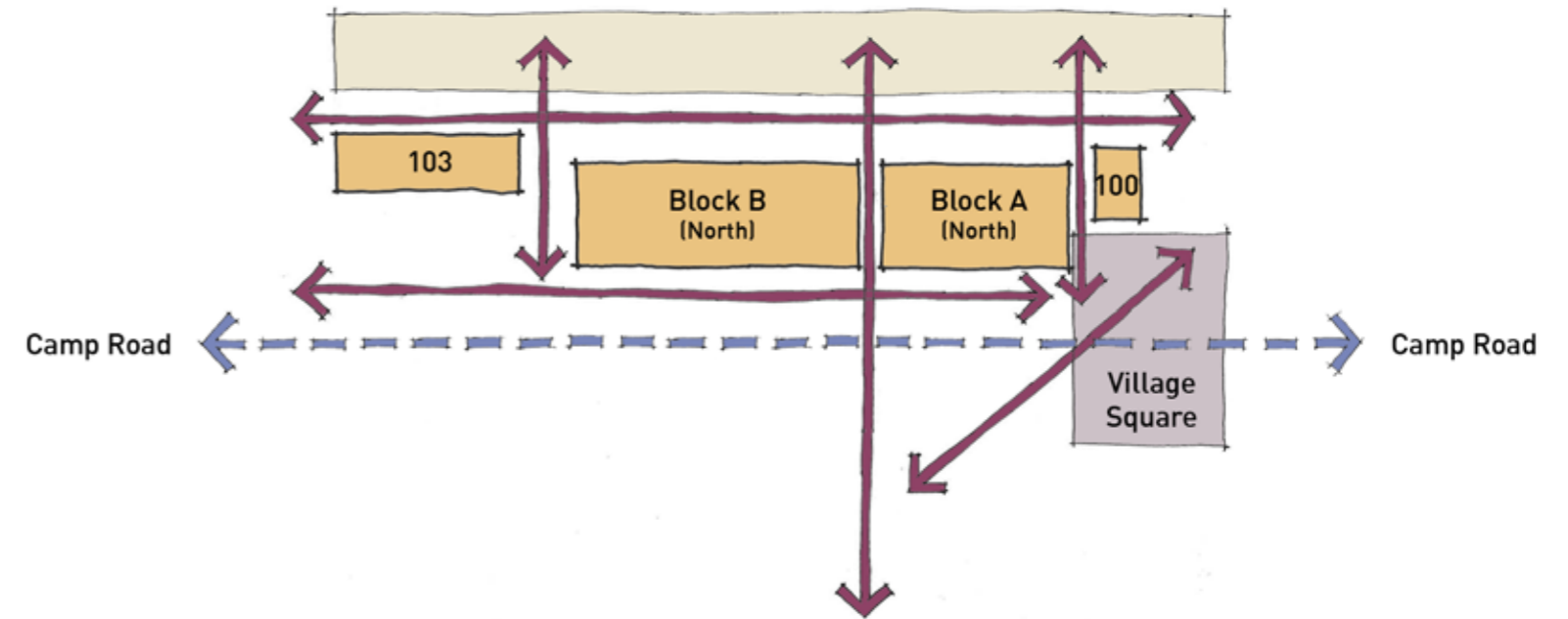
Many of the retained existing buildings display a functional or utilitarian aesthetic which remains visible to this day. Each building was built to serve an intended purpose, using a palette of robust and low-maintenance materials. The form and arrangement of the existing buildings may now appear disconnected given the absence of the original military function. However, they remain unified by the sense of architectural character which is displayed throughout the Village Centre development. New buildings or modifications to existing structures have been carefully designed to retain this sense of character. The choice of materials and features incorporated into new buildings has been inspired by the existing character (i.e. pitched slate roofs, brick gables and metal cladding).

#### Building Programmes

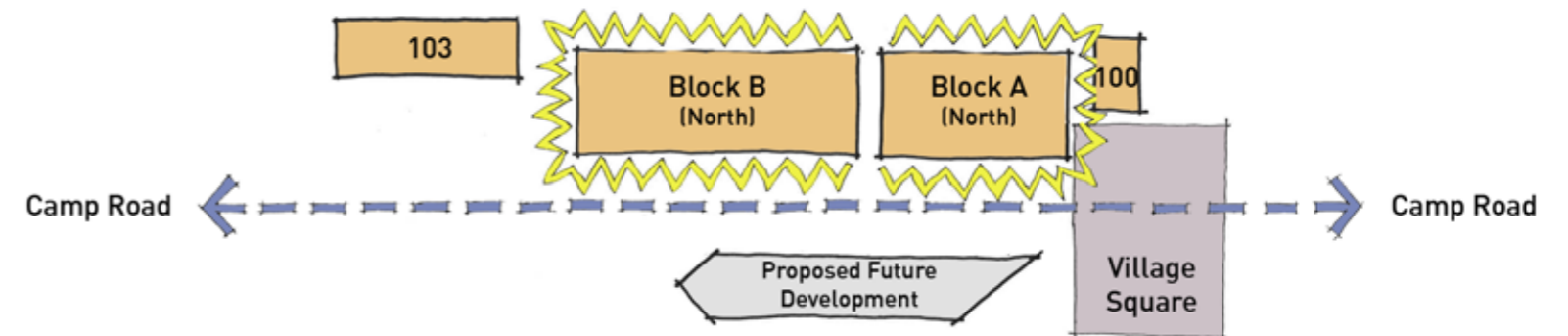
The success of the Village Centre relies heavily upon the services which are to be provided and how these relate to the needs of the surrounding community. Dorchester Living has undertaken an extensive and ongoing engagement process with local residents and community stakeholders to identify key needs.

The Village Centre North will be home to a number of commercial units to provide local people with a range of retail and service opportunities to serve their everyday needs. The retail and service element will work in conjunction with the leisure and hospitality uses provided to the Village Centre South. The aim is to attract a variety of providers to create a dynamic service-led centre. A convenience store anchor tenant will occupy the ground floor of Block A (North). This store will offer a range of produce and will provide residents with a local alternative to the larger centres of Bicester, Banbury or Kidlington.

It is also important that the village centre retains a sense of activity throughout the day and night. This will be ensured via the combination of commercial/ retail space at street level with residential accommodation on upper floors.



Concept A\_Wider Permeability and Connections



Concept B\_Active Frontage to Camp Road and the Village Square



## 4.1 Design Development

### 4.1.2 Proposed Site Plan

