**Heyford Park, Phase B3 (Bovis) Ref: 17/02006/REM**

Reserved Matters application to 10/01642/OUT - 21 plots within the B3 parcel following on from approved reserved matters application 15/01209/REM Heyford Park Camp Road Upper Heyford Bicester Oxfordshire OX25 5HD

**Urban Design Comments**

The street-facing aspect of the housing is satisfactory.

The street scene drawings show that most houses lack chimneys. As the houses are intended to relate to the 20th century airfield housing this is contextually inappropriate.

The close-boarded fencing at the rear of the on-plot parking bays between plots 236/237, 238/239, and 240 and at the rear of plots 242,243 should be replaced with more robust and better quality brick walls, topped with trellis for improved security.

I remain concerned about the narrowness of much of the buffer strip between the airfield and the housing and the problems this may cause for effective management of this zone.

For security of the rear of plots backing on to this area must be gated and secure and only accessible for management and maintenance.

In order to achieve effective buffer planting consideration should be given to planting a beech or hornbeam hedge to be maintained to a height of 1.5-2.0m in addition to the proposed tree line. Beech and hornbeam hedges both retain dead leaves during winter and are an effective screen.

Consideration should also be given, in consultation with your landscape architect and tree officer, to the choice of tree species for the northern boundary. It may be preferable to plant a native tree species e.g. Acer campestre rather than the proposed Amelanchier.

Paul Acton

Urban Designer

13th November 2017