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SOUTH EAST OFFICE

Mr Andrew Lewis
Cherwell District Council
Planning, Housing & Economy
Bodicote House, Bodicote
Banbury
Oxfordshire
OX15 4AA

Direct Dial: 01483 252035

Our ref: P00696890

1 December 2017

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 OXFORDSHIRE
OX25 5HD
Application No. 17/02006/REM**

Thank you for your letter of 30 October 2017 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

The current reserved matters application for residential development at Upper Heyford follows the granting of outline permission under ref. 10/01642/OUT. The proposed residential units along the northern boundary of this parcel (B3) were omitted from reserved matters application 15/01209/REM following concerns we expressed in a letter of 14 August 2015 about the harm from the visual impact of housing to the significance of the adjacent grade II listed nose docks and the overall military character of the airfield, designated in 2006 as a conservation area. Application 15/01209/REM was subsequently approved without the northern units. It was agreed that the applicant would seek to introduce a tree screen between the northern edge of the development and the nose docks, as shown on the illustrative masterplan (revision M) of 10/01642/OUT, and resubmit another reserved matters application for the previously omitted units on this basis.

The current application seeks reserved matters approval for those previously omitted units, this time with a buffer strip of planting indicated along the northern site boundary. We welcome the addition of a planting screen. We nonetheless question how effective it would be given the narrow margin that has been allowed for it. To achieve the necessary visual buffer between the proposed housing and the nose docks, and to avoid the harm to the significance of the listed buildings and conservation area as described in our letter of 14 August 2015, this tree screen would



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need to be both tall and dense, and probably including some evergreen element. We are not persuaded by the information currently provided that this would be the case, so would therefore urge you to seek further details and amendments to address this concern before the current application is determined.

Recommendation

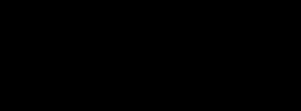
Historic England has concerns regarding the application on heritage grounds.

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 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess; and 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 and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely



Tom Foxall

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