

## Upper Heyford Village Group—observations in respect of the site listed below

### HEYFORD PARK CAMP ROAD UPPER HEYFORD BICESTER OX25 5HD Application No. 16/02446/F

The Upper Heyford Village Group has been formed to monitor and comment on planning applications, and it also participated in the 2014 Cherwell Local Plan Enquiry 2011-2031

Its observations are as follows:

1. This is the most westerly of the proposed sites included in the local plan and it is important therefore that attention is paid to the inspectors comments in regard to its relationship with Upper Heyford village viz.  
*The boundary treatment, including landscape impact mitigation, to the south west of the site, including between it and the village of Upper Heyford, is particularly important to help ensure that the latter retains its separate identity as a rural settlement once this scheme is complete. It is also relevant in relation to the adjoining Rousham, Lower Heyford and Upper Heyford Conservation areas*
2. We are grateful that there is no proposal to have access roads onto the Kirtlington Road, however, we are dismayed at the very modest amenity area at the western edge of the development plan. A much wider area is needed to soften the impact of the new housing as the landscape changes to open countryside beyond the hedge on the west side, as requested by parishioners and shown on documents previously submitted to CDC.
3. There appears to be fewer homes on this site than the local plan estimate of almost 500 homes. How will the shortfall of perhaps 200 homes be achieved? Will CDC, as the planning authority, seek to resolve this deficit before planning approval is given as it would be alarming, if on completion of all the designated sites, there is failure to meet the requirements of the approved local plan for about 2700 homes at the former RAF Upper Heyford. The inspector's report was categorical in this respect viz. *there is no necessity to allocate any further greenfield sites around the former base either now or as "reserve" sites for the future, as they would not be more sustainable than those allocated in the plan.*
4. The Government Housing White Paper published on 7 February states: "*ambitious proposals to help fix the housing market so that more ordinary working people from across the country can have the security of a decent place to live*" *The government is committed to building more affordable homes to boost house-building and support households who are locked out of the market.* All very worthy, however, we need greater transparency here in Oxfordshire on how this will be achieved. We need CDC/developer to clearly define what is considered to be 'affordable' and to indicate the number of suitable homes proposed on this particular site.

5. On the wider issue of facilities at Heyford Park, plans are in hand for the community and recreational needs, retail provision, health and welfare, and a religious establishment, however, there appears to be no progress with regard to a cemetery on the site. As this by its very nature will require a substantial area of land the matter will need to be addressed before the plans for the site are too far advanced. If/when Upper Heyford village and Heyford Park are separate parishes the residents on HP will lose the right of burial in the village cemetery, which in any event is almost full.

Ian Lough-Scott, on behalf of Upper Heyford Village Group

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