

DORCHESTER LIVING

Land at Phase 9, Heyford Park, Camp Road

1. ABOUT DORCHESTER LIVING

Welcome to our exhibition of our plans to build up to 300 homes, including 30% affordable homes, and extensive public open spaces and play areas on land identified as Phase 9, off Camp Road at Heyford Park in Oxfordshire. The site forms part of a larger 1600 unit allocation in the Local Plan and this exhibition is part of a consultation we are undertaking to hear the local community's views on the first 300 homes.

Feedback we receive will be used to help shape our proposals.

Our team is on hand to discuss the plans with you - so feel free to ask them any questions you have.

Forms are also provided so that you can provide us with written feedback.



New properties constructed at Heyford Park

AT THE EXHIBITION TODAY:

PLANNING BACKGROUND

SITE FEATURES

EVOLVING DESIGN

ACCESS, MOVEMENT & DRAINAGE

OPEN SPACE, LANDSCAPE & ECOLOGY PRINCIPLES

OUR VISION

LOCAL COMMUNITY BENEFITS

NEXT STEPS & TIMESCALES

Dorchester Living is the house building arm of Dorchester Regeneration, which was originally founded in 1996.

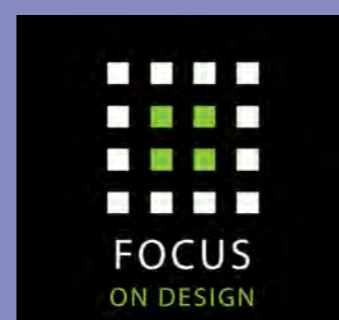
Dorchester has over twenty years' experience in property development, having advised and funded many large development projects run by national house builders.

Dorchester Living is committed to delivering bespoke, design-led housing solutions where social infrastructure and community investment are seen as a priority. As a private company, the team at Dorchester are able to take a long-term view of the places they create, enabling them to create not just homes, but entire communities due to their longer presence on a site.

Heyford Park in Oxfordshire is the first of Dorchester Living's brownfield regeneration sites, with an outline consent for 1075 homes.

Dorchester Living's vision for Heyford Park is to blend the essential amenities of a town, with the rurality of a village in order to create a dynamic sub-hub that is perfectly suited for the demands of modern life.

By focussing on arts and crafts style housing and green infrastructure, but by also ensuring key facilities like schooling, retail and employment opportunities have also been provided to the highest quality, Heyford Park is able to offer a rare lifestyle opportunity for renters and purchasers.



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2. PLANNING BACKGROUND

The Site

The application site is located towards the western edge of the redevelopment area known as Heyford Park and extends to 12 hectares of brownfield land, consisting of redundant land and buildings.

When the site was operational, it accommodated a range of buildings for the airbase's school.

Planning Background

Following the vacation of the airbase in 1994, former RAF Upper Heyford has had a long and involved planning history reflecting this exceptional large scale brownfield site.

Since the acquisition of the site in 2008 by the Dorchester Group, substantial progress has been made towards developing a new settlement and various planning applications have been granted which have allowed for a new settlement of 1,075 homes including both new build and the retention of the majority of the existing housing.

Further planning applications have been approved for commercial uses on the former flying field, a new Free School, additional housing and a planning application is currently submitted for the village centre.

Planning Policy

The current Local Plan consists of the Cherwell Local Plan which covers the period from 2011 – 2031. It comprises the statutory Development Plan for the area and is up to date having been adopted in July 2015.

There is a specific policy which concerns former RAF Upper Heyford (Policy Villages 5), and this allocates additional development to Heyford for a further 1,600 new homes and 1,500 new jobs. This will bring the size of the new settlement to approximately 2,600 dwellings.

There is also a Proposals Map included in the Local Plan which identifies 'Areas of Potential for Additional Development'. This designation includes the proposed application site as a potentially suitable area for new additional development.

This application will be amongst the first tranche of implementation of the additional 1,600 new homes and, whilst the overall masterplan continues to evolve, this site is appropriate to bring forward at an early stage due to:

- It's proximity to the existing development areas
- It's brownfield nature
- The need to remove the dilapidated buildings on the site
- It's lower heritage significance.

There remains a need to maintain delivery rates of new homes in order to maintain a 5 year land supply of housing across the District, which



will help to protect against unplanned development. Given the relationship of this parcel to the existing settlement, there can be an effective continuity between the current masterplan arrangements and the emerging new masterplan which includes this new area.

Planning Applications

The planning application will comprise of a full planning application with details of the proposed house types and layout.

The emerging proposals have already been the subject of extensive pre-application discussions with Council officers, including such matters as design, layout, landscape, green space, arboriculture, transport & access and heritage amongst others.

The development proposals for the site have also been informed by discussions with the Mid Cherwell Neighbourhood Plan, who have made a number of recommendations for the site as work on the Neighbourhood Plan has progressed.

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3. SITE FEATURES

In developing our proposal we have to assess the existing constraints - these dictate what is possible and what is not possible.

Key Constraints

- New vehicle access points required.
- Existing public right of way.
- Appropriate parking levels required.
- Existing vegetation.
- 12m-15m ecological buffer.
- Existing properties and school.
- Landscape buffer to southern boundary.
- The historic Roman Port Way to west.

- 20m 'no build' buffer zone to mammal hole.
- Derelict school huts existing on site.
- An interceptor tank located to south.
- Slight variations in ground levels.
- Existing surface water sewer.

Key Opportunities

- A new 'gateway' and landmark building.
- Retain and upgrade existing public right of way.
- Create new pedestrian/cycle links.
- Innovative SuD's drainage solutions.
- Remove all existing buildings.

- New infill hedge planting to Camp Road.
- Buffer planting to south screens the site.
- Retain existing vegetation to edges to retain rural character.
- Create a green edge to the site.
- Create green corridors/links across the site.
- Replace interceptor tank with alternative drainage solution.
- Divert the existing surface water sewer.
- Provide extensive areas of play.
- Design strong legible character areas.
- Retain and enhance existing views.

Key

- Site boundary.
- Vehicle access.
- Potential pedestrian/ cycle access.
- Existing vegetation to be retained.
- Root protection zone (RPZ).
- Existing vegetation to be removed.
- Proposed new infill hedge planting.
- Indicative position for attenuation pond.
- 15m (min) ecological buffer.
- Proposed planting buffer.
- Mammal hole with 20m 'no build' buffer.
- Interceptor tank to be removed.
- Spot level.
- Potential views across countryside.
- Existing building retained.
- Existing building removed.
- Future development.
- Landmark building.
- Existing footpath through site.
- Existing highways.
- Roman Portway.
- Existing sewer to be diverted.

Site Map



Community and Design Benefits

1. Create a landscaped scheme which links peripheral green spaces and key movement routes together on a north-south, east-west axis for ease of movement in, through and out of the site.
2. The scheme provides both private and affordable housing.
3. Extensive areas of open space including country edge trail walks, play zones, rural trim trails, informal and natural green spaces. They also help retain existing vegetation, provide sustainable drainage and introduce new biodiversity features.
4. Contributions secured towards education and highways improvements through a Section 106.

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4. EVOLVING DESIGN - LISTENING TO STAKEHOLDERS AND INCORPORATING THEIR CHANGES

Over the last few months we have met with the Council to discuss and develop our proposals which were initially based on a Parameter Plan which identified the basic principles, before developing an Illustrative Masterplan (v1), which identified a clear structure for the redevelopment of the site. As a result of this collaborative approach we have undertaken various changes to our original plans, based largely on feedback from officers and other statutory consultees and following a site walk with Council representatives. Those key changes are briefly noted as follows:

From Illustrative Masterplan v1 to v3 we made two sets of improvements...

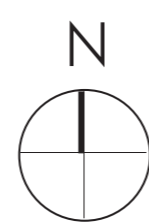
- 1 Retention of a number of trees to the north, west and east; buildings set back from retained trees to maintain their longevity; replacement of the crescent form to the northeast corner with a landmark building; highway loop formed to the western edge; consistent build line to the north introduced; LEAP (Local Equipped Area of Play) relocated from northeast to southeast; buildings to eastern edge set back to extend treeline south.
- 2 Additional LEAP added to the western edge; loop to west continued around the southern block of housing; rain garden concept for the north-south green spine introduced; central green verge to the principal street extended east to Izzard Road; buildings to east set back to introduce nodal space for key east-west pedestrian/cycle route.

A final meeting with the Council was then held in early August to present an Illustrative Layout which had been developed based on the agreed principles of the masterplan. Some of the suggestions from the Council to be made to the sketch were as follows:

- 3 Extend the east-west green corridor by realigning the footpath link west, opposite the central verge; more detached dwellings to the western parts fronting Camp Road; more random tree planting to the two principal squares.



Initial Parameter Plan



Illustrative Masterplan v1



Illustrative Layout



Illustrative Masterplan v3

