

# CONSULTATION STATEMENT

**Erection of 297 residential dwellings (Use Class C3) comprising a mix of open market and affordable housing, together with associated works including provision of new and amended vehicular and pedestrian accesses, public open space, landscaping, utilities and infrastructure, and demolition of existing built structures and site clearance works**

PHASE 9, LAND OFF CAMP ROAD, UPPER HEYFORD, OX25 5HD

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## 1. INTRODUCTION

- 1.1. This Consultation Statement has been prepared by Heyford Investments LLP (the Applicant) to accompany an application for Full Planning Permission with regards the development of Phase 9 comprising a 297 residential dwelling development (use class c3) comprising a mix of market and affordable housing with improved vehicle and pedestrian access, public open space, landscaping and associated utilities and infrastructure, with site preparation involving the demolition of all existing structures and site clearance, on land off Camp Road, Upper Heyford, Oxfordshire, OX25 5HD (the Application Site).
- 1.2. This Consultation Statement sets out the process of stakeholder engagement and involvement in formulating the application proposals.
- 1.3. This Consultation Statement is structured as follows:
  - Chapter 1: Introduction** (this chapter) – Introduces the planning application;
  - Chapter 2: Process of Engagement** – Provides a description of the engagement process undertaken by the Applicant;
  - Chapter 3: Outcome of Engagement** – Provides a summary of the issues raised during the consultation process and how the Applicant has responded;
  - Chapter 4: Summary and Conclusions** – Provides a summary of the key findings from this Consultation Statement

## **2. PROCESS OF ENGAGEMENT**

- 2.1. The Applicant has sought to obtain engagement from a number of key stakeholders throughout the design process in order to inform the proposals. The stakeholders have included representatives of Cherwell District Council as well as the local community.

### **Cherwell District Council**

- 2.2. A process of pre-application consultation and dialogue commenced with officers from Cherwell District Council in May 2016 and continued through to the submission of the application in November 2016.
- 2.3. Regular meetings were held with officers of the District Council representing, planning, urban design, arboricultural, landscape and conservation services.

### **Local Community**

- 2.4. The Heyford Park community were engaged in the development of the Phase 9 planning application through a consultation exhibition held by the Applicant on 12<sup>th</sup> October at the Heyford Park Community Centre.
- 2.5. The event consisted of an exhibition [see Appendix A for exhibition material] guiding attendees through site background, design development and current proposals. The current proposals included a detailed residential site layout including provisions for pedestrian and vehicular movements, alongside proposals for landscaping, play and sustainable drainage.
- 2.6. The exhibition was promoted prior to the event via local networks, such as Heyford Park Residents Association and Mid-Cherwell Neighbourhood Plan, as well as on social media, such as the popular Heyford Park Village group.
- 2.7. The exhibition was held over two sessions, 12-2pm and 5-7pm, in order to enable a breadth of the community to attend. At each session at least two Applicant representative were on

hand to answer any questions.

- 2.8. Feedback forms [see Appendix B for feedback form] and contact details for the Applicant were provided to enable attendees to comment on the scheme.
- 2.9. The event was well attended with approximately 35-40 people in attendance across the two sessions. 11 people provided detailed feedback via the comment forms. This was considered to be a good turnout based on the population of Heyford Park being approximated at 1,154 (using Cherwell household average 2.36 persons per household).

### **3. OUTCOME OF ENGAGEMENT**

#### **Cherwell District Council**

- 3.1. The process of engagement with Cherwell District Council has resulted in a variety of issues being identified which have informed the development of the proposals.
- 3.2. Various design matters were raised during pre-application consultation with Cherwell District Council. Comments received ranged from the need to create architectural variety and interest, the need to respect the historic road layout, the creation of a successful network of new access routes and the desire to find a suitable density, which would respect the military heritage of the site. There has also been discussion over the appropriate approach to a 'Green Buffer' and play provision.
- 3.3. The detail of the design response and the design rationale for the proposed development is set out in the accompanying design and access statement.

#### **Local Community**

- 3.4. The Applicant was pleased with the attendance achieved at the exhibition on October 12<sup>th</sup> and felt that on the whole the response to the proposed development was positive.
- 3.5. Appendix C details the responses, including comments, given by the 11 attendees who completed a feedback form. In brief, attendees were asked to respond to the following five questions:

##### **QUESTION 1**

**In the context of the fact that the phase 9 site has been allocated for housing within the Cherwell Local Plan, are you broadly in support of our proposals so far?**

##### **QUESTION 2**

**Do you think this is the most suitable place to begin the development of the additional 1600 units allocated to Heyford Park in the Cherwell Local Plan?**

##### **QUESTION 3**

**Do you agree with our revised strategy of distributing the extensive green infrastructure across the parcel?**

#### QUESTION 4

**Using the comment box below, can you give us some ideas regarding what you would like to see included within the allocated large play area to south east of the site. In particular please reference types of equipment and age of play.**

#### QUESTION 5

**Do you have any further comments that you feel we should be aware of?**

- 3.6. Questions one, two and three provided attendees with the ability to answer yes or no and to provide any comments. Broadly survey participants were in agreement with all three of the questions posed.
- 3.7. Question four allowed participants to provide their ideas of the types of play equipment they would like to see within the proposed development. The exhibition did not provide detail of items of play equipment which may be included in the scheme. Several participants raised the point that most importantly they would want to see play for all ages within one area. This has influenced and reinforced the plans for a trail around the site leading to a large play area suitable for varying ages. The proposal includes for example; a MUGA suitable for teens, nest swings for young children and a climbing frame for older children, amongst many other items of play equipment.
- 3.8. Question 5 allowed for further comment. The responses to this question were somewhat disappointing and many of the comments did not focus on the proposed development.
- 3.9. The formal feedback received via comment forms and the informal feedback received via conversations at the events revealed the main positives to be:
- The extensive use of green space to join up and buffer the development.
  - The maintenance of the Camp Road frontage in line with the already built phases which front Camp Road.
  - That the proposals will make use of what is currently an unused and neglected area.
  - That the proposals include a large number of play areas.
  - That the proposals connect well, via walking routes, to the rest of Heyford Park.

#### **4. SUMMARY**

- 4.1. This consultation statement has been prepared by the Applicant to accompany an application for Full Planning Permission with regards the development of Phase 9, comprising a 297 residential dwelling development (use class c3) comprising a mix of market and affordable housing with improved vehicle and pedestrian access, public open space, landscaping and associated utilities and infrastructure, with site preparation involving the demolition of all existing structures and site clearance, on land off Camp Road, Upper Heyford, Oxfordshire, OX25 5HD.
  
- 4.2. There has been extensive process of stakeholder engagement involving representatives of various Cherwell District Council departments and the local community. All have helped to inform and develop the proposals which are the subject of this planning application.
  
- 4.3. There is support from all stakeholders to deliver a high quality development at Heyford Park. There is support for the proposals for phase 9 as this will provide further high quality housing, important green infrastructure, play opportunities and connective walking routes.