



Historic England

SOUTH EAST OFFICE

Mr Andrew Lewis  
Cherwell District Council  
Planning, Housing & Economy  
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Direct Dial: 01483 252035

Our ref: P00699550

4 December 2017

Dear Mr Lewis

**T&CP (Development Management Procedure) (England) Order 2015  
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**PARCELS B4A & B4B HEYFORD PARK CAMP ROAD UPPER HEYFORD  
BICESTER OX25 5HD  
Application No. 17/00983/REM**

Thank you for your letter of 31 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**

This is a reserved matters application for two residential parcels (B4A & B4B) for which outline permission has been granted under ref. 10/01642/OUT. Both parcels are located in the area of Upper Heyford first developed by the RAF in the interwar period, consisting principally of large Type A hangars and other technical buildings arranged in concentric arcs around three roads radiating from the original site entrance. This part of the site, known as 'The Trident', is characterised by its formal planning, even though the site geometry is not entirely consistent and changes slightly towards the entrance, where buildings have tended to be arranged perpendicular to the middle radiating road rather than parallel to the hangars.

The conflict between these geometries is likely to make the ranges of accommodation in parcel B4B appear askew when seen in the context of the adjacent Type A hangars. Although we accept that this proposed geometry was adopted by the first buildings on this parcel, these were relatively minor in scale, and we think it would be more appropriate to reinforce the formal character of the Trident by rotating the development in B4B so that it is set parallel with the hangar directly to its north. The proposed alignment of buildings in B4A is not an issue for us.

The character of the Trident is also defined by its large military buildings that are generously spaced. It has always been Historic England's concern that standard



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domestic housing types with individual manicured gardens and parking areas will appear out of character in this military setting, the character and appearance of which described above is identified as desirable to preserve or enhance by its inclusion in the RAF Upper Heyford Conservation Area. We think that the proposed arrangement of units predominantly in terraces and apartment blocks is likely to do less harm to that heritage significance than detached housing, however we remain concerned that the proposed designs could still appear overtly residential in character, especially if parking and front gardens (especially boundary treatments) are handled in a typically domestic manner. We urge you to seek further information and, if appropriate, amendments to address this concern.

**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 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**

Principal Inspector of Historic Buildings and Areas  
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