

MR & MRS D'ESTE-HOARE  
Letchmere Farmhouse  
Camp Road, Upper Heyford  
Bicester, Oxfordshire  
OX25 5LS

Mr Paul Feehily & Mr Andrew Lewis  
Development Management  
Cherwell District Council  
Bodicote  
Banbury  
OX15 4AA

By email only to: [planning@cherwell-dc.gov.uk](mailto:planning@cherwell-dc.gov.uk)

Dear Sirs,

**Planning Application Reference: 18/00825/HYBRID**

We generally support this application but do have specific concerns that need to be addressed should the Council contemplate approval. The proposals provide a good mix of residential, recreational and commercial provision.

In particular we are pleased to see:

- a public park,
- the provision of bridleways and paths around the perimeter of Heyford Park;
- adequate provision for amenities to serve a growing community in certain respects; and
- the old squadron headquarters situated in the centre of parcel 21 will remain a single storey building and the integrity/size of its existing footprint maintained whilst it is developed into offices.

However, we do have specific concerns/objections that need to be addressed prior to, and we request are included as conditions of, any potential planning permission the Council grants. These concerns/objections are:

1. **Insufficient green boundaries to Parcels 21, 22 and the Energy Facility:**  
We would wish to see a lot more strategic planting along the southern boundaries of Parcels 21, 22 and the western boundary of the Energy Facility.

The existing boundary fence running along the southern boundary of Parcels 21 & 22 should be maintained, as this is now mature and developed hedgerow. Maintaining the hedgerow will ensure the wonderful variety of wildlife in the area continues to be supported and maintained. The hedgerow is also a habitat for Great Crested Newts. This provides a mature backdrop to the additional landscaping that should be planted to create a tree lined bridle path / walkway along the current track that runs west/east along the south of Parcels 21 & 22 (and just north of the Letchmere Farm hamlet).

To be effective any landscaping and planting needs to be very dense, be a higher percentage of evergreen than deciduous and planted now to enable it to establish by the time any development is completed.



2. **Parcel 21:** We are pleased to see the old squadron headquarters in this Parcel being maintained, remaining single story and with the same footprint. However, we were led to believe at the public consultations that all buildings in this Parcel would be single story and therefore disappointed to see that the Masterplan shows buildings of 2 or 3 stories instead. Notwithstanding the heights of the properties are graduated as you move south to north, we object to buildings being 2 or 3 stories. If approval is to be considered, we request that:
  - a. the mix and density of properties be reviewed
  - b. the heights of the properties be single storey and at the very most 2 stories only
  - c. any 2 storey properties are positioned in such a manner so that no properties back on to or overlook the existing properties within the Letchmere hamlet
  - d. any development is surrounded by a mature and dense landscaped boundary

Anything else will destroy the visual aspect and amenity behind the Letchmere Farm hamlet, which currently overlooks a wonderful vista of wide green space up to the Hardened Aircraft Structures in Parcel 22.

3. **Height of proposed development in Parcel 23:** We support the creation of a digital/film economy within the Masterplan but object to the buildings with a height greater than the current height of the Hardened Aircraft Structures already in situ. Anything higher would be a visual eyesore and completely out of keeping with the rest of the buildings on Heyford Park.
4. **Restrictions on commercial development in Parcel 23:** Whilst we support the continued development of commercial provisions at Heyford Park these activities need to be sufficiently controlled given their proximity to residential areas. In particular any approval should only be granted with specific controls on:
  - a. **Light pollution** – needs to be minimised with the use of shielded low level and light colour technology in all commercial developments
  - b. **Noise pollution** – needs to be minimised by ensuring all activities in the commercial areas are only allowed to operate during normal office hours and not at weekends.
5. **Sufficient Access ways across Heyford Park:** the Masterplan doesn't in detail show pavements and how residents can walk or cycle around the new site.
6. **Increased traffic:** The density of the housing proposed will lead to a massive increase in traffic in the area and in particular, in parcels 21 and 23. This means it is essential that Chilgrove Drive be developed at an early stage to remove all commercial traffic from Camp Road. The volume of traffic generated by the building of developments, added to the traffic already being experienced would overwhelm Camp Road. The use of the perimeter road is welcomed and essential to enable commercial traffic to access the commercial areas on Heyford Park.

More generally, the roads around Heyford Park, Somerton, Middleton Stoney and to Upper Heyford & Lower Heyford are in an extremely poor state of repair with numerous large potholes and subsidence at road edges. Adequate

Parcel 23: We are pleased to see the old apportionment retained in this Parcel being maintained, retaining single story and two storey buildings. However, we were led to believe at the public consultation that all buildings in this Parcel would be single story and therefore disallowed to see that the Masterton shows buildings of 2 or 3 storey instead. Notwithstanding the heights of the properties are graded so you are south to north we accept to buildings 2 or 3 storey. Approval is to be considered we request that

- a. the mix and density of properties be reviewed
- b. the heights of the properties be single storey and of the very most 2 storey only
- c. any 2 storey properties are positioned in such a manner so that no properties back on to or overlook the existing properties within the Leithmere hamlet
- d. any development is surrounded by a mature and diverse landscape boundary

Anything else will destroy the visual aspect and mainly behind the Leithmere Fern hamlet, which currently overlooks a wonderful vista of wide green space up to the Hatched Aerial Structures in Parcel 23.

3. Height of proposed development in Parcel 23: We support the notion of a digital film economy within the Masterton out plot to the buildings with a height greater than the current height of the Hatched Aerial Structures already in situ. Anything higher would be a visual eyesore and completely out of keeping with the rest of the buildings on Heyford Park.

4. Restrictions on commercial development in Parcel 23: Whilst we support the continued development of commercial provisions at Heyford Park these activities need to be sufficiently controlled given their proximity to residential areas. In particular any approval should only be granted with specific controls on:

- a. Light pollution -- needs to be minimised with the use of shielded low level and light colour technology in all commercial developments
- b. Noise pollution -- needs to be minimised by ensuring all activities in the commercial areas are only allowed to operate during normal office hours and not at weekends.

5. Sufficient Access ways across Heyford Park: The Masterton doesn't detail show pavements and how residents can walk or cycle around the new site.

6. Increased traffic: The density of the housing proposed will lead to a massive increase in traffic in the area and in particular in parcels 21 and 23. This means it is essential that Chillingrove Drive be developed as an early stage to remove all commercial traffic from Camp Road. The volume of traffic generated by the building of developments, added to the traffic already being experienced would overwhelm Camp Road. The use of the perimeter road is welcomed and essential to enable commercial traffic to access the commercial areas on Heyford Park.

More generally, the roads around Heyford Park, Somerton, Middleton, Stoney and to Upper Heyford & Lower Heyford are in an extremely poor state of repair with numerous large potholes and subsidence at road edges. A holistic

s106 investment needs to be made to ensure that the entire surrounding road network is improved to carry the additional traffic. In particular, given the road connecting Camp Road to the B430 is the designated routing road from Heyford Park to the M40, it is in need of serious repair given the volume of commercial lorries & traffic it carries.

7. **Bridleway.** The bridleway improvements planned, should protect against miss use by motorised vehicles that causes erosion and are not compatible with horse riders and walkers. In addition, all bridle paths should be wide enough to provide for cyclists, horse riders and walkers.
8. **Swimming Pool:** We welcome the proposals for leisure facilities and the introduction of a community Health Hub. However we would also like to note that there is no mention of a swimming pool for Heyford Park which would be a welcome addition.

We request this application is referred to the **Planning Committee** to enable us to attend and address the Planning Committee.

Please acknowledge receipt of this objection and our request that this application is heard at a Planning Committee.

Yours faithfully



Chris D'Este-Hoare

A \$100 investment needs to be made to ensure that the entire surrounding road network is improved to carry the additional traffic in particular given the road connecting Camp Road to the B420 is the designated routing road from Heyford Park to the M40, it is in need of serious repair given the volume of commercial lorries & traffic it carries.

7. Bridleway. The bridleway improvements planned should protect against misuse by motorised vehicles that cause erosion and are not compatible with horse riders and walkers. In addition, all paths should be wide enough to provide for cyclists, horse riders and walkers.

8. Swimming Pool. We welcome the proposals for leisure facilities and the inclusion of a community Health Hub. However we would also like to note that there is no mention of a swimming pool for Heyford Park which would be a welcome addition.

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Chris O'Shea