

Comment for planning application 18/00825/HYBRID

Application Number	18/00825/HYBRID
Location	Heyford Park Camp Road Upper Heyford Bicester OX25 5HD
Proposal	<p>A hybrid planning application consisting of:</p> <ul style="list-style-type: none">• demolition of buildings and structures as listed in Schedule 1;• outline planning permission for up to: 1,175 new dwellings (Class C3); 60 close care dwellings (Class C2/C3); 929 m2 of retail (Class A1); 670 m2 comprising a new medical centre (Class D1); 35,175 m2 of new employment buildings, (comprising up to 6,330 m2 Class B1a, 13,635 m2 B1b/c, 9,250 m2 Class B2, and 5,960 m2 B8); 2,415 m2 of new school building on 2.4 ha site for a new school (Class D1); 925 m2 of community use buildings (Class D2); and 515 m2 of indoor sports, if provided on-site (Class D2); 30m in height observation tower with zipwire with ancillary visitor facilities of up of 100 m2 (Class D1/A1/A3); 1,000 m2 energy facility/infrastructure with a stack height of up to 24m (sui generis); 2,520 m2 additional education facilities (buildings and associated external infrastructure) at Buildings 73, 74 and 583 for education use (Class D1); Creation of areas of Open Space, Sports Facilities, Public Park and other green infrastructure.• the change of use of the following buildings and areas: Buildings 3036, 3037, 3038, 3039, 3040, 3041, and 3042 for employment use (Class B1b/c, B2, B8); Buildings 217, 3052, 3053, 3054, 3055, 3102, and 3136 for employment use (Class B8); Buildings 2010 and 3009 for filming and heritage activities (Sui Generis/Class D1); Buildings 73 and 2004 (Class D1); Buildings 391, 1368, 1443, 2005, 2006, 2007, 2008 and 2009 (Class D1/D2 with ancillary A1-A5 use); Building 340 (Class D1, D2, A3); 20.3ha of hardstanding for car processing (Sui Generis); and > 76.6ha for filming activities, including 2.1 ha for filming set construction and event parking (Sui Generis);• the continuation of use of areas, buildings and structures already benefiting from previous planning permissions, as specified in Schedule 2.• associated infrastructure works, including surface water attenuation provision and upgrading Chilgrove Drive and the junction with Camp Road.
Case Officer	Andrew Lewis
Organisation Name	
Name	Mr Leigh McCarron
Address	The Dashwood,13 Hart Walk,Upper Heyford,Bicester,OX25 5AF
Type of Comment	Support
Type	neighbour
Comments	<p>Andrew, Having reviewed the 2020 master plan my family is generally supportive of the proposals presented subject to questions below. This is looking like a fantastic outlook for heyford park. In addition to my thoughts if you would be kind enough to respond that would be welcomed. Broad plan : As per option A2 keeping Paragon further to the south west away from current and future residential areas is key therefore reducing common commercial interface. QUESTION - What is the proposed Paragon positioning? Green Space : Building on green space was the highest topic of concern for many in the community (HPRCDA feedback 2016-2018) prior to initial submission. I am clear that green field allocation was granted in the LP1 by Cherwell and from this proposal it looks as if these spaces are being planned well for the community to live and use with easy access and connection to village amenities and green spaces. I would still like to see the building on brownfield space before green, which was a community wide request. QUESTION - Is there a period of time when the sports park is required to be in place between now and 2031. QUESTION - How many pitches are planned in the sports park and how many spaces is intended at the sports pavilion QUESTION - Is there a time limit at night for 18 metre high sports park lights to be in use in a residential area? Field Views/Hart Walk : 1.) Maintaining a soft urban edge is critical for all those around 'field views' (as per community meeting with Paul Silver/GavinAngell February 2017) after significant upset and feeling of being mis sold by Dorchester. 2.) A significant depth of space for the community orchard for all to use is welcomed on the edging of #17. If pathways are introduced can they be positioned at the most southern point of the orchard away from current dwellings. Security is not of concern. 3.) Access to new dwellings [#17 - 62 dwellings] by foot/bike is welcomed. These are narrow private roads and we are very opposed to car access at these locations due to risk to entrances to current dwellings. 4.) We expect significant impact in this location with parking on these private drives due to the sports park provision (as demonstrated by school drop off abuse now) We welcome a private road management plan to enable safe entry and exit to houses due to re location of sports</p>

park. Moving the sports park and volume to this location must be thought through properly. I will hold off further opinion on size and impact until the actual reserved matters plan is released but welcome these points being considered. QUESTION - Will consideration of topography be considered as the field is considerably higher and privacy will be impacted. QUESTION - Will traffic and parking on private roads due to sports park be assessed and proposal to manage put forward? Traffic : Utilising Chilgrove drive new road is fully supported. QUESTION = Where can I find details on access routes through middleton stoney? I see the assessed time changes but can't find further traffic mitigation actions? Open Space strategy : Clearly sufficient green space is planned although a focus on child and teenage play areas is key. I would like to see more on this as this has been a continual area of challenge for the community and what is built is weak in activity for children and teenagers. Opening up of Portway and Aves ditch to provide the outer edge route remains key for community health and access to great walks without having to get in cars. Strong sense of connection and cycle routes for all I note dogs are only mentioned twice in the DAS, though read that the intent is to allow dogs into the flying field park. Greater clarity on where dogs are allowed more broadly across heyford park is welcomed with so many households dog inclusive. Village Centre : QUESTION = Mixed use residential and community centre? Is there still an intent for a community centre and place of worship if the current are to be demolished? QUESTION - How long is the heritage centre intended for? Other : QUESTION = Cemetery/Green burial site. Will there be one? QUESTION = Is there a time period required for Close Care dwellings? Best regards Leigh

Received Date

03/06/2020 16:51:51

Attachments