

Mr Andrew Lewis
Planning Officer
Cherwell District Council
Bodicote House
Bodicote
Banbury, Oxfordshire
OX15 4AA

04th June 2020

Response to Planning Application Amendments to 18/00825/HYBRID

Submitted by email

Dear Mr Lewis

Heyford Park Parish Council has carefully studied the extensive hybrid planning application dated 15th April 2020. It has participated in the parish meeting to discuss this planning application. It has also held a one-to-one meeting with you, which it would like to thank you for as it helped clarify some of the Parish Council's queries.

The Parish Council recognises that there are many aspects of this the application that are already supported by Cherwell District Council, but there are some changes to the previous Master Plan that the Parish Council feels compelled to object to. There are also some inherent deficiencies that the Parish Council asks Cherwell District Council to address through mitigation measures for the benefit of this community.

Objections

1. 1,000 m2 energy facility/infrastructure with a stack height of up to 24m (sui generis);

The Parish Council objects to the maximum stack height that is proposed. It would be out of place on Heyford Park, would dominate the skyline and appears to be disproportionately tall.

2. 515 m2 of indoor sports, if provided on-site (Class D2);

The Parish Council objects to the relocated sports building at parcel 18 due to its proximity to the sewage works that service Heyford Park. The Parish Council does not consider this to be a suitable site for the main sports facility on site. It notes that objections were raised to flood lights being installed on the site that was originally proposed (on the south western edge of the site), however the current proposals would move the problem to a different area of the site which has greater housing density. There are now approximately 65 homes at Heyford Leys. Unfortunately, the planning documents that accompany this application do not show the proximity of the homes built in recent years. 25 of these homes have been built within the cordon sanitaire but are not shown on the current plans. Most of the residents on the park are elderly. These residents could be subjected to light pollution from the flood lights, as could residents living in the developments that would adjoin this site. The odour assessment conducted by Avon Water Consulting Ltd recommended that there should be no development within the 177, cordon sanitaire.

The Parish Council asks that the proposed sports complex be relocated to its original site, and the need for flood lights be reviewed or addressed in order that the sports facility is then acceptable to the current objectors. If this is not possible, the Parish Council would like the Sports complex to be relocated to the flying fields so that the effect of the flood lights on residents would be minimised. The Parish Council asks that if the sports complex cannot be returned to the originally proposed site, this site is used for other sports and recreational purposes.

Current Deficiencies and Mitigations Requested

1. Absence of any form of Cemetery Provision in Heyford Park Parish

Deficiency: When the original planning application was developed it overlooked the need for a cemetery to meet the needs of the residents of this increasingly large settlement. There is currently no cemetery provision for residents living in the parish and this is a matter of great concern that needs addressing as a matter of some urgency.

Mitigation:

- a) All parties involved in the Heyford Park planning application and development should commit to working together to identify a 1.5 acre parcel of land on the edge of the Heyford Park development that is suitable for a civic cemetery to service the needs of the Heyford Park community. If Dorchester Living has no suitable land it should commit to contributing towards the purchase of this land.
- b) The options for installing a cemetery to the south west of the development on the Caulcott link road or on land adjacent to the proposed Pye Home development (planning application ref: 15/05037/F by plots 13 and 15) should be investigated as two possible sites for a cemetery.
- c) A contribution of s106 should be allocated towards the parish cemetery as evidence of the commitment to deliver this important facility for the community.

2. 925 m2 of community use buildings (Class D2);

The Parish Council notes the proposal is to dismantle the existing Community Centre and separate Chapel and relocate them into one community building at parcel 38.

Deficiencies:

- a) Although the number of residents living on Heyford Park are expected to significantly increase the proposed community building is significantly smaller than the current facility and the car parking appears to be inadequate. We have been advised that Dorchester Living expect most users to live locally but this is unlikely to be the case and so adequate parking should be included. As the community thrives people living in the neighbouring parishes and further afield will probably wish to attend classes or other events in the hall. Due to the recognised problems with rural public transport, especially during the evenings, many users may need to drive to the facility and so will need places to park. Otherwise, they will park on the roads associated with the residential developments which could result in problems.

b) The current plans propose that the chapel shares the proposed community facility. It is therefore especially important that the proposed smaller multi-functional space addresses the needs of regular worshippers.

Mitigations:

- a) The square footage of the new facility should be no smaller than the current combined square footage of the existing Community Centre and Chapel facilities.
- b) Neither the current Community Centre or Chapel should be dismantled until the new replacement building has been built and is a functioning facility.
- c) Cherwell District Council should ensure that the new community facility has adequate car parking included as part of it.

3. Lack of Sustainable Transport Links between Heyford Park and Lower Heyford Railway Station

Deficiency:

a) The current transport proposals for Heyford Park are focussed to the east of the development. They are concentrated on links with Bicester and Oxford and disregard the needs of people working or visiting Banbury and other communities to the west of Heyford Park. The Parish Council recognises that the current rural bus links that service communities to the west of the development may stop due to funding difficulties. It is also recognized that there are only an extremely limited number of car parking spaces available at Lower Heyford railway station.

Mitigation:

A pedestrian and cycle path should be installed between Heyford Park and Lower Heyford to enable commuters and others to safely travel between these villages. This would also reduce the increased pressure on the current parking facilities at Lower Heyford railway station that will obviously result from the significantly larger community living at Heyford Park.

b) The proposed cycle routes between Heyford Park and Bicester are unsuitable for use by families as there is no buffer zone between them and the busy roads that service this area.

Mitigation:

Any new cycle paths should be installed away from the roads so that there is a distinct demarcation between the two areas e.g. in the form of a verge.

Additional Requests:

The Parish Council also asks that:

1. Real-time displays are installed by all the bus stops.
2. All road chicanes should have priority signs installed.

3. Two areas are identified for the siting of recycling containers. The current provision is often full and will not adequately service the needs of residents as the development grows.
4. An All-Weather Court is included in the sports facilities for the site.

Yours sincerely

Lorraine Watling

Parish Clerk/RFO, Heyford Park Parish Council

Cc Cllrs Barry Wood, Ian Corkin and James Macnamara