

# Comment for planning application 18/00825/HYBRID

<b>Application Number</b>	18/00825/HYBRID
<b>Location</b>	Heyford Park Camp Road Upper Heyford Bicester OX25 5HD
<b>Proposal</b>	<p>A hybrid planning application consisting of: • 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 &gt; 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.</p>
<b>Case Officer</b>	Andrew Lewis
<b>Organisation Name</b>	Heyford Park Residents and Community Development Association
<b>Address</b>	Heyford Park Community Centre,BLDG 549,Brice Road,Heyford Park,Bicester Oxfordshire,OX25 5TE
<b>Type of Comment</b>	Comment
<b>Type</b>	neighbour
<b>Comments</b>	<p>The committee has often been in support of the plans for growing the Heyford Park Community and we have invested a lot of time and effort in helping this process move forward. While we are generally supportive of this masterplan, we have experienced problems with the delivery of aspects of previous plans. We would encourage efforts to make sure facilities, access to facilities and infrastructure are completed in a timeframe so the new and existing population can enjoy completed parts of the village. The idea of moving HGV traffic to the Chilgrove Drive entrance to the airfield has always had our support. We would like there to be a timeline set up so the village knows when it will be delivered. For example "The Chilgrove Drive will be completed after 40% of new homes in the plan have been occupied." There are children's play parks from the previous masterplan that have not been delivered yet. There is also an incomplete connection of roads/pedestrian way at the intersection of Portal Drive/Williams/Gibson. Dorchester has listened to our concerns over the last year and have taken on board the message that 'the finishing details need to be done before proceeding with new homes'. In this new masterplan it would be helpful for everyone to have built in completion targets for play parks and road connections once a certain percentage of homes in an area have been occupied. This redevelopment site poses many challenges that makes returning to a site for new works or delaying finishing work to infrastructure necessary. We would like to have a general agreement on completion for the majority of works to reduce resident complaints as construction progresses. We have been receiving regular complaints from local landowners, particularly farmers, about trespassing. We make efforts each spring to educate new residents about staying to footpaths and bridleways and following the countryside code. Dorchester has agreed to help us with education and information work to help the growing population of walkers stay to routes and ensure the safety of livestock. It would be helpful if there were S106 funds to upgrade the wider Cherwell footpaths and bridleways in the same manner that growing road traffic is</p>

dealt with. Stock-proof "kissing gates" upgrades would help reduce instances of livestock escaping. Upgrading gates to have disability scooter and double width pram access features would help increase public use of the current footpath and bridleway system as well. We welcome Dorchester's requests for input on how the community use buildings should be comprised. There are certain groups that require their own stand-alone building and storage. The majority of community groups and events are best served in a single large building that has a variety sized rooms. Many events draw upon the same group of volunteers and the same collection of publicly owned equipment like lights/gazebos/dishes/tables. The community has in the last two years struggled with the amount of space available and how it was managed. We support sizing a single central community use building with the "2032-2050" population in mind. It is also important to make sure the pricing of the spaces is similar to that of the Upper Heyford Village Hall, the Upper Heyford Reading Room and similar facilities in Lower Heyford and Fewcott with Ardley. The ease of booking spaces and the pricing can render a great facility useless to the community and result in the loss of classes and events. It also results in more people driving to Bicester to access football pitches, yoga and art classes. We suggest investing as much time in planning access to facilities as we do planning the facilities themselves. We also support maintaining the current size of dog park (approximately 10,000m<sup>2</sup>) as a "construction mitigation/temporary loss of green space" temporary public facility. We welcome Dorchester's offer to consult on a new location for the dog park before Phase 9 construction begins. We suggest that Dorchester maintain that facility until the larger airfield green spaces are finished. Thank You  
Heyford Park Residents and Community Development Association Submitted by: Marc Thielke Chairperson

**Received Date**

12/06/2020 16:23:54

**Attachments**