



An aerial photograph of a residential development. In the center, there is a large green area with a grid of small trees. To the left, there are several rectangular buildings. A road with a circular intersection is visible in the lower-left corner. The entire image is overlaid with a semi-transparent blue filter. A dark blue rectangular box is centered on the page, containing the title text. White L-shaped corner brackets are positioned at the top-left and bottom-right corners of this box.

SECTION 6
GREEN INFRASTRUCTURE
PROPOSALS

SECTION 6 | GREEN INFRASTRUCTURE PROPOSALS

GI PROPOSALS

- 6.1 This section of the GI Strategy looks at each of the key public open spaces within the GI Masterplan (refer to figure 17), identifies their key features and functions, and sets the principles and parameters for their detailed design.
- 6.2 The key public open spaces within the Proposed Development are:
- Flying Field Park;
 - Control Tower Park;
 - Sports Park; and
 - Community Orchards and Allotments.
- 6.3 The reinstatement of Portway and Aves Ditch historic routes is also considered to be a main element of the GI Masterplan to enhance connectivity within the Application Site and enabling links into the wider PRoW network, and is included within this section.
- 6.4 The green spaces are an integral part of the place making at Heyford Park and create a strong GI structure across the site whilst respecting the existing landscape character of the site including the Cold War Landscape. The elements of new GI have been a driving factor in the creation of new routes and spaces within the masterplan and aim to integrate within the existing settlement and GI framework to reinforce the sense of place. The elements further help to define the public and private spaces whilst adding colour, seasonal interest and function to the environment at the smaller scale.

- 6.5 Successful green spaces help create more attractive places and provide safer routes. From an ecological perspective they can also increase flood protection and sustainable drainage as well as providing better micro-climates and enhance biodiversity. Design Council CABE outline the following 8 qualities of successful open spaces. Each having been considered during the baseline study and the identification of constraints and opportunities. The qualities are:

- Sustainability;
- Character and distinctiveness;
- Definition and enclosure;
- Connectivity and accessibility;
- Legibility;
- Adaptability and robustness;
- Inclusiveness; and
- Biodiversity.





FIGURE 17. GI MASTERPLAN

GI Provision

6.6 These key public open spaces form part of the overall open space provision which meet the outdoor recreation provision requirements set out in the Local Plan (refer to Table 3). The provision requirements have been generated on the average occupancy rate per dwelling for the area of 2.39 and is set out in Figure 18.

General Green Space

6.7 During the detailed design stage the general green space will be sub-divided into open space typologies of parks and gardens, natural and semi-natural, and amenity green space.

6.8 The locations of the parks and gardens and amenity green space will be chosen to maximise accessibility for the new community as well as creating spaces to respect the Cold War landscape where necessary. Areas of natural and semi-natural green space will be located where the cultural heritage and ecology constraints limit the landscape proposals. Here, areas of naturalistic grassland will help to reinforce the Cold War Landscape, create habitat and improve access to users for informal recreation in line with the landscape strategy aims.

Play Space

6.9 The play spaces have been categorised into the different types of provision ie. LAPs, LEAPs and NEAPs in accordance with the accessibility standards and provision for each development parcel. Their locations will create a network of play spaces across Heyford Park and have considered the existing play provision. This is indicated on the GI Provision plan and will be designed at the detailed design stage in accordance with the parameters and principles set out within the play strategy within this GI Strategy.

6.10 Note that definitions and details about what defines LAPs, LEAPs and NEAPs is discussed within the play strategy within this GI Strategy, refer to pages 84-85.

Outdoor Sports

6.11 The outdoor provision is located within the proposed Sports Park and is described in the following section. The exact pitch provision is to be defined at the detailed design stage subject to discussions with relevant stakeholders regarding the requirements within the district.

Table 3 – GI Provision

Type of Provision	Quantitative Standard	Provision Provided
General Green Space (parks and gardens / natural and semi-natural / amenity green space)	2.4 ha per 1000 urban dwellers 2.74ha per 1000 rural/urban edge dwellers	7.69 ha
Play Space (combining provision for younger and older children including MUGAs ²)	0.78ha per 1000 people	2.19 ha
Outdoor Sports (combining tennis courts / bowling greens / golf courses / playing pitches) to be accompanied by changing facilities where appropriate.	1.13ha per 1000 people	3.17 ha
Allotments	0.37 ha per 1000 people	1.04 ha

Footnote² - MUGA - multi-use games area

Allotments

6.12 The provision for allotments within the GI Masterplan is designed as a community orchard and allotments. This follows consultation with the local community and is designed as per the qualitative standards of provision within the Local Plan.

Surrounding Parks Study

6.13 The proposed Flying Field Park and Control Tower Park measures an area of 24.4ha in total. The DAS includes an examples of surrounding parks within Oxfordshire, it is clear that this new park will provide a substantial and vast open space for new and existing residents of Heyford and the surrounding areas. Refer to the DAS for the surrounding parks study.

6.14 The design parameters and principles for the Flying Field, Control Tower Park and the other main public open spaces are now discussed within this section.





FIGURE 18. GI PROVISION

FLYING FIELD PARK

- 6.15 The Flying Field Park is central to the Application Site and located on the southern edge of the Flying Field. The public open space provides a vast open space for public use and is linked to the Core Visitor Destination Area. Directly to the west is the Control Tower Park which is similar in character but has alternative uses and access arrangements.
- 6.16 The Flying Field Park will feature an Observation Tower (up to 30m in height) located at the eastern end of the runway. This provides opportunities to experience views across the runway and experience the Cold War Landscape from a different perspective. The tower will have the potential to contain a zip wire which will provide fun interpretation of how it would have felt to land on the runway.

Design Parameters

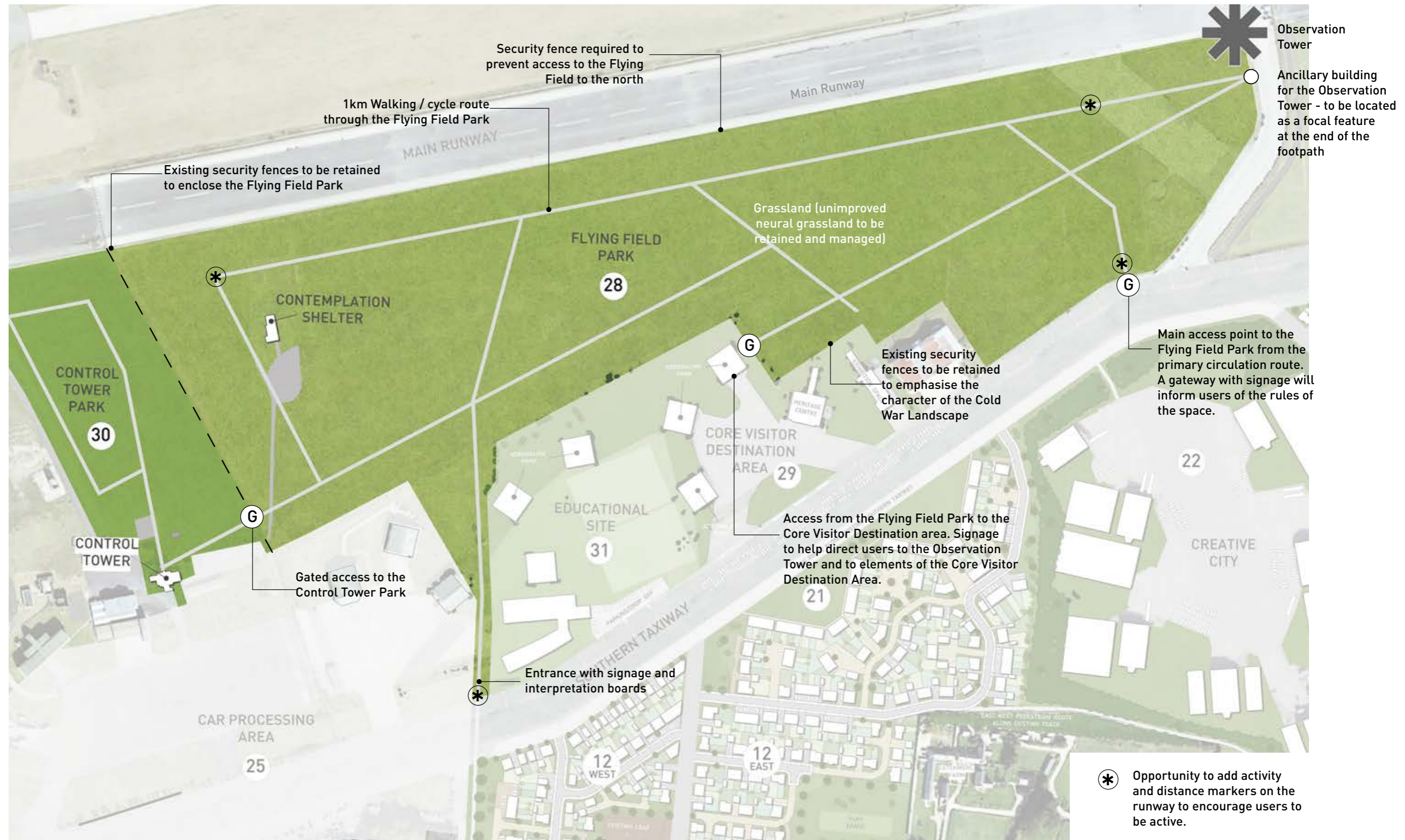
- 6.17 The main design parameters for the Flying Field Park are as follows:
- Retention of the grassland to retain the Cold War landscape, minimum intervention to retain the existing character.
 - Provision of new paths (approx. 6m in width) to reduce users entering the grassland.
 - Provide a legible link to the Trident Area with the green link to the south. Potential for public art on secure boundary with Parcel 25.
 - Provision of signage, interpretation boards and gates to highlight rules of the space and convey the character / cultural heritage of the space.

Design Principles

- 6.18 Principles to be taken forward within the detailed design are:
- Grassland to be retained and managed to maintain condition. Refer to Appendix 1.
 - Footpath to provide access around the Flying Field Park, approx. 6m in width to reduce conflicts between users and discourage walking on the grassland. Surface materials to be considered at the detailed design stage. Opportunity to add activity and distance markers to encourage users to be active to benefit community health and well-being.
 - Street furniture within the Flying Field Park will provide opportunities for users to sit and enjoy the space and experience the Cold War landscape, provide information on the rules of the space and what activities are prohibited. Other elements will help to reduce litter and dog faeces on the grassland which is to be discouraged for both social and ecological reasons.
 - Seating opportunities to be located by Building 391, the Observation Tower and at key locations along the footpath.
 - Signage to inform users of the Flying Field Park's rules, opening details and information of whom to contact to report any incidents. Signage would also provide information about the walking/cycle routes and facts about the ecology, views and the Cold War landscape.
 - Screening wall / public art detail by the southern entrance will help to introduce users to the Flying Field Park and the Cold War landscape and educate about the cultural heritage and ecology of the Application Site. This will help to create an identity for the park and a sense of place for its users.
 - Fencing - security fence to be retained with new sections proposed to enclose the space and control access to the Flying Field. Fencing to help retain the Cold War landscape and be cat & dog proof in line with ecological requirements.
 - Gates to be provided.



Flying Field Park





CONTROL TOWER PARK

6.19 The Control Tower Park is central to the Application Site and located on the southern edge of the Flying Field, directly to the west of the Flying Field Park. It provides a multi-functional space for events and seeks to retain the Cold War Landscape for users to enjoy and experience.

Design Parameters

6.20 The main design parameters for the Control Tower Park are as follows:

- Retention of the grassland to retain the Cold War landscape, minimum intervention to retain the existing character.
- Provision of new paths to reduce users entering the grassland.
- Provision of signage and gates to convey the character / cultural heritage of the space as well as manage access.

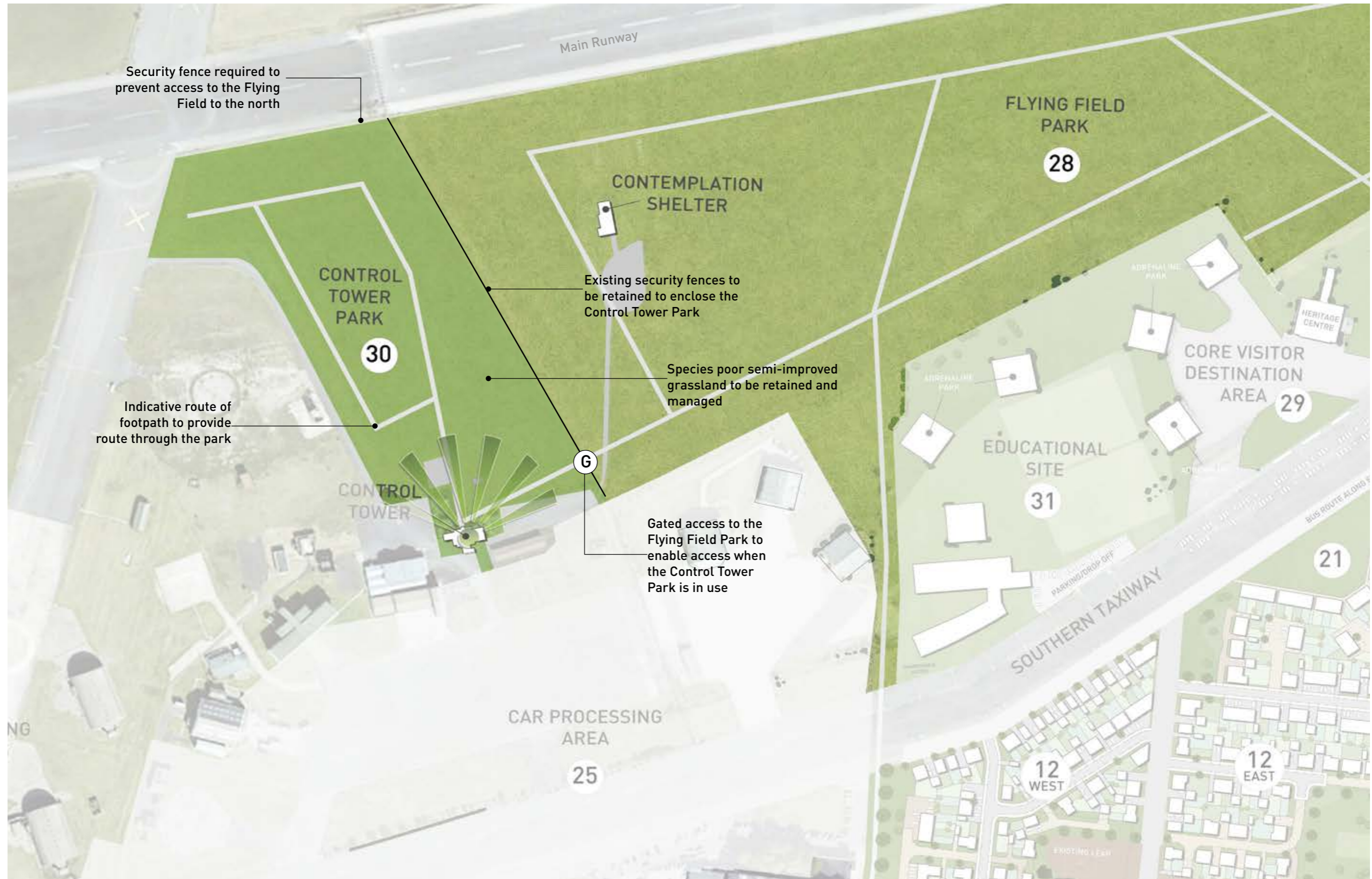
Design Principles

6.21 Principles to be taken forward within the detailed design are:

- Grassland to be retained and managed to maintain condition. Refer to Appendix 1.
- Footpath to provide access around the space, width and surface materials to be considered at the detailed design stage.
- Street furniture within the Control Tower Park will provide opportunities for users to sit and enjoy the space and watch events which could be held within the space. There is the potential to have seating at key locations to highlight to users views across the Cold War landscape.
- Gated access points to managed access into the space and provide information on the rules of the space and what activities are prohibited. Other elements will help to reduce litter and dog faeces on the grassland which is to be discouraged for social and ecological reasons.
- Seating opportunities to be at key locations along the footpath.
- Fencing - security fence to be retained with new sections proposed to enclose the space and control access to the Flying Field. Fencing to help retain the Cold War landscape. Gates to be provided to control access to/from the Flying Field Park.



Control Tower Park





The Cricket Pitch from the Village Green is proposed to be relocated to the Sports Park within Parcel 18

Community Orchard to provide a buffer and separation from the activity area within the Sports Park

Pedestrian links to be provided from Camp Road

Changing/Sport with associated car parking set within landscaped area. Screen planting to be define boundary to Parcel 17 dwellings where appropriate

Informal gym/fitness equipment around the periphery of the sports park to provide additional opportunities for users

NOTE - THE SPORTS PARK PLAN IS INDICATIVE ONLY AND SHOWS THE LOCATION AND ACCESS FOR THE SPORTS PARK - A DESIGN IS CURRENTLY BEING PREPARED DURING THE CONSULTATION STAGE WITH CDC AND SPORTS ENGLAND



SPORTS PARK

- 6.22 The Sports Park is located to the south of Parcel 17 and to the east of the Village Green, south of Camp Road, the greenspace will provide a variety of sport and recreation opportunities for the new and existing community.
- 6.23 Directly to the north-east of the Sports Park is the site (parcel 34) for the new changing facility / pavilion and parking. The parcel would also comprise parking provision and amenity green space with screening planting to defined the boundary with the residential development within parcel 17.
- 6.24 The landscape proposals aim to integrate the Sports Park into the existing GI network, with links from the Village Green and the adjacent residential areas to the north and south of Camp Road. The community orchard provides a buffer along the Sport Park's western boundary and enables separation from the existing dwellings.

Design Parameters

- 6.25 The main design parameters for the Sports Park are as follows:
- Changing facilities to be provided within the pavilion/ building directly to the north-east of the Sports Park.
 - The amenity grass of the sports pitches will maintained to meet the standard required for the specific sport and standard of play. The detailed design and specification of the pitches will follow the relevant sport's best practice guidance, along with Sport England, and SAPCA (Sport and Play Construction Association) guidance.
 - Seating opportunities and bins provided. To prevent and discourage dog fouling within the sports pitch area there will be adequate provision of dog bins and signage around the periphery of the Sports Park to highlight the walking route around the edge of the space. Signage at entrances to the park will note that dogs should be kept on leads.
 - No manhole covers or other hardware are to be located within, or closely located to the edge of the sports pitches.

- Vehicles including caravans, motorbikes and cars will not be permitted onto the sports pitches except for maintenance and emergency vehicles. Bollards and/ or fencing to secure the edge of the Sports Park with the road will be used where necessary. Details of these features are to be confirmed at the detailed design stage.
- There needs to be a sensitive approach to lighting design (if required).

Design Principles

- 6.26 Principles to be taken forward within the detailed design are:
- Grassland fringe to be managed as species rich grassland.
 - Central pitch area to be amenity grass maintained in a suitable condition for the sports. Sports pitch design and layout to meet best practice guidelines, and the relevant sports standard of play requirements.
 - Formal footpath links to be provided to the adjacent land uses, with informal routes around the periphery of the sports park.
 - There is the potential to integrate an Outdoor Gym and trim trail around the Sports Park to provide further health and well being opportunities. A play space will be located to the south of the pavilion to provide opportunities for play. Where necessary there will be clear separation between sports pitches and other activities within the Sports Park.



Community Orchard / Allotments

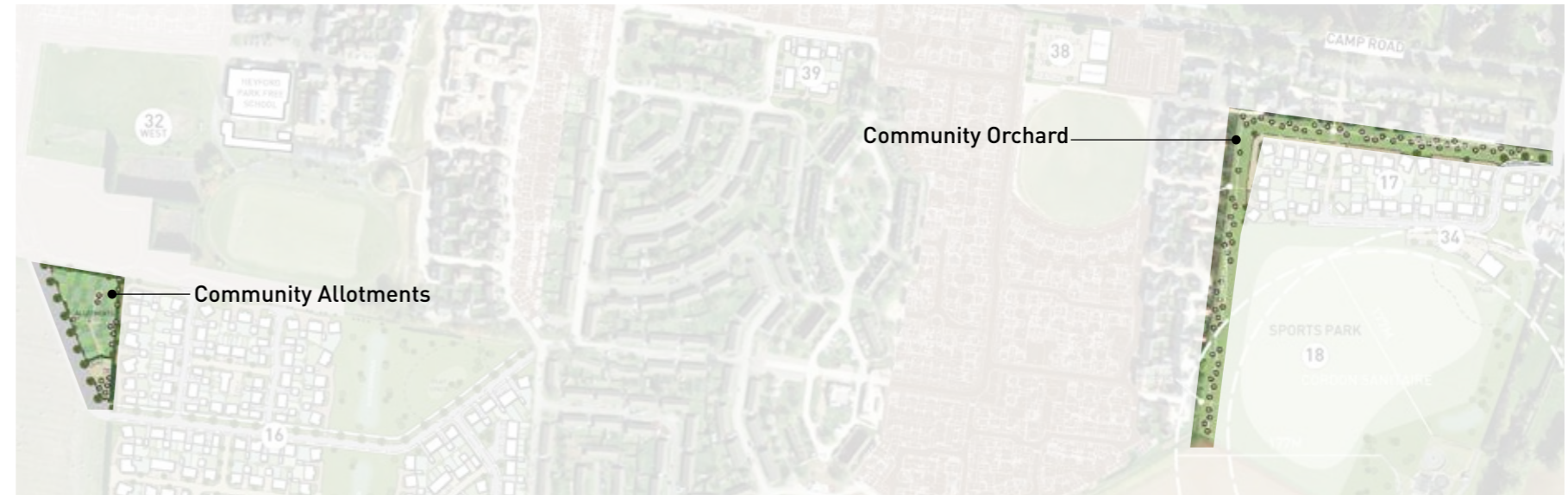
COMMUNITY ORCHARDS / ALLOTMENTS

6.27 The Community Orchard is located around the north and western edge of parcel 17, with Allotments directly to the west of parcel 16, an area of Community Orchard around the north and western edges of the parcel adjacent to existing dwellings.

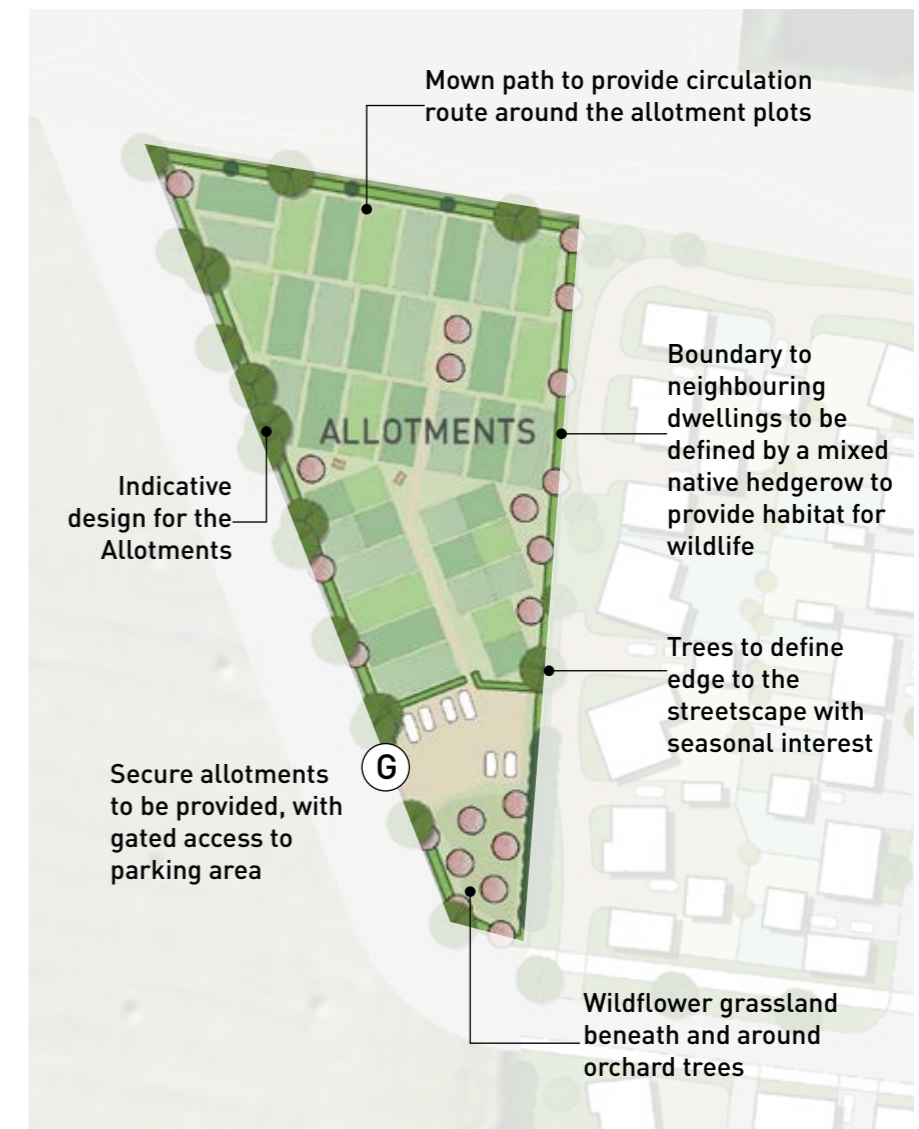
Design Parameters and Principles

6.28 The main design parameters and principles for the area of Allotments and the Community Orchard are as follows:

- Boundaries around the Allotments to be clearly defined with hedgerow and fence to provide a clear edge from the adjacent development parcel whilst enabling informal surveillance.
- Separation between the existing dwellings defined with a mixed native hedgerow to provide habitat value and connectivity. Nut and berries to be favoured in order to create foraging opportunities.
- Plot sizes to maximise number of plots within the space based on traditional plots of 250m² (10 rods), 125m² (5 rods) and 62.5m² (2.5 rods) where space is limited.
- Plots to be defined and prepared with suitable topsoil. If after installation they are not immediately rented they shall be covered to reduce weed growth.
- Clear boundary definition for the Allotments in keeping with the landscape setting adjacent to the proposed dwellings. Water troughs provided within the Allotments. Rabbit and deer to be provided where necessary along the boundaries of the Allotments.
- Orchard tree planting in grid system (7-10m spacing) with groups of same species, and consideration given to pollination requirements of trees (ie. self fertile, or requirement to be paired with other species.)
- Fruit tree specification to be considered in relation to time until first crop and longevity of the orchard. Trees to be protected from pests, and large enough to reduce chances of vandalism. Minimal use of herbicides/pesticides so fruit can be harvested by the community.
- Informal mown path through the wildflower grassland to provide access through the space as well as habitat value to aid biodiversity improvements.



- Seating opportunities and bins provided. To prevent and discourage dog fouling within the community orchard there will be adequate provision of dog bins and signage. Dogs will not be permitted within the allotments.
- Consideration of existing trees around the periphery of the site. Potential for installation of a pedestrian gate to enable access from the dwellings to the north and/or west.
- Management to be ecologically / landscape led to maximise biodiversity benefits. Opportunity to 'train' the local community so they can adopt maintenance/harvesting of the orchard trees and benefit from the crops.
- Consideration of species to be used within the orchard, species of local provenance to be encouraged with species chosen for their pollinating qualities, fruit and aesthetics. Species could include:
 - Apple - *Malus domestica* 'Blenheim Orange' (late sep /early oct crop for eating fresh/cookery)
 - Apple - *Malus domestica* Cox's Orange Pippin' (mid sep crop for juicing/eating fresh/cookery)
 - Plum - *Prunus domestica* 'Jubilee' (mid aug for crop for eating fresh/cookery)
 - Pear - *Pyrus communis* 'Concorde' (early oct crop for eating fresh)
 - Pear - *Pyrus communis* 'Beth' (crop late august for eating fresh)
 - Damson - *Prunus insititia* 'Merryweather' (mid sep crop for cookery).



Portway and Aves Ditch Reinstatement

REINSTATEMENT OF AVES DITCH AND PORTWAY

6.29 The reinstatement of the historic routes is a key element of the GI proposals helping to achieve better accessibility around the site.

Design Parameters

6.30 The main design parameters for the reinstatement of Aves Ditch and Portway are:

- Enclosure - ensuring adequate and secure boundaries where required to channel users along the route and prevent access to land uses and Flying Field to protect grassland. Fencing to be in keeping with existing fencing within the site.
- Surface treatments - to be considered in relation to the type of path ie. footpath and/or bridleway.

- Views and amenity - consider which views need to be allowed and where they need to be screened to ensure privacy of sensitive land use (e.g. BCA) within and towards the site's surroundings. Consider which views are key for the interpretation of the Cold War Landscape.
- Legibility (wayfinding & signage) - consider the best location for wayfinder markers and signage to encourage use of the routes and where links to other PRowS and consider which GI assets spaces need to be highlighted to provide legibility across the site.
- Consider the landscape setting for the routes in relation to the function of route and other features such as ecological elements for wildlife e.g. GCN ponds and grassland.



RESIDENTIAL PARCELS

- 6.31 Each residential parcel provides elements of public open space in line with the open space requirements for the new residents. Whilst the Sports Park (Parcel 18) and Allotments (and community orchard within Parcel 17) are provided as one quantum of space to create destination spaces with primary functions.
- 6.32 This section looks at each of the residential parcels and provides design objectives for their detailed design. This should be read in conjunction with the DAS which splits down the residential parcels into different residential zones each with distinct characters and features.

PARCEL 10

Key Landscape Elements:

- Consideration of frontage along Camp Road and transition to internal streetscape. Tree planting to reinforce boulevard style of Camp Road. Set back of dwellings to enable separation from public footpath and verge spaces to extend the existing boulevard with generous sized trees and landscaping.
- Multi-functional public open spaces including play opportunities, SuDs, informal amenity greenspace and semi-natural tree belt along the northern boundary of the parcel.
- The open space at the centre of the parcel contains POL 21. This feature is proposed to be retained and incorporated into the public open space if possible and enhanced to become a playable landscape which will represent the palimpsest of the former air base history.

On-Plot Landscape:

- Landscape fronting Camp Road to be formal in character with tree planting within the grass verge and/or front gardens to replicate character along Camp Road.
- Landscaping along Camp Road to highlight the sense of arrival into the site, and filter through the hierarchy of streets within the Parcel.
- Soft landscaping will be simple and planting will be used to screen and break up parking areas along the frontage with Camp Road. Planting within the internal roads to further define plots and soften plot boundaries and parking with tree planting where possible.
- Tree planting will be located along shared routes between vehicles and pedestrian spaces.

PARCEL 16

Key Landscape Elements:

- Planting to define the southern boundary to soften the urban edge and buildings to 'feather' the parcel into the rural edge.
- Green space with SuDs corridor continuing the character from the north to provide key function to the public open space whilst enhancing views from the surrounding dwellings. Tree and shrub planting to help define transition from public to private realm.
- Greenspace to provide play opportunities for users, with footpath links to adjacent GI elements.
- Public open space to be informal and organic in character to match the dwellings character, with views over the countryside to emphasise the role of the landscape framework.
- Street trees within verge to define the road that bisects the site leading to the wider area.

On-Plot Landscape:

- Plot boundaries to help integrate the private gardens into the streetscape, informal in character to further emphasise the rural edge.
- Landscaping to help demarcate boundaries between public spaces, private drive and front/rear gardens with informal tree planting to help achieve rural transition character.



Green link corridor to provide key link to the Trident area to the south and enable walking/cycle links to the Flying Field Park. Informal play provision to include fitness/play trail along the route to help improve health and well-being for the existing and new community.

Western green space to blend with the existing open space and play provision within Airfield Park.

Public open space adjacent to Camp Road to provide setting for new dwellings and retain green edge to the road helping to mark arrival into the space.

Community orchard around the green edge of Parcel 17. With the potential to provide links to the adjacent residential areas to integrate it as a community resource.

Community orchard within the public open space sound the proposed dwellings helps to form the rural transition to the arable farmland beyond.

PARCEL 11

Key Landscape Elements:

- Public open space to be formal in character to reinforce the Trident layout and contemporary airfield living zone along the green link corridor.
- Play provision to be included to meet requirements help highlight well-being routes for the new community.
- The western greenspace is to be informal in character and assimilate with the existing greenspace (Airfield Park).

On-Plot Landscape:

- Landscaping to help demarcate boundaries between the public and private spaces with formal tree planting and landscaping to help achieve formal character of trident area at the centre of the site.
- Planting to help screen and provide separation between parking areas.
- Style of planting to be formal where fronting the green link corridor to the Trident Area and informal in character elsewhere to reflect the street hierarchy.

PARCEL 13

Key Landscape Elements:

- The incidental public open space to be informal in character to reinforce the character of the former offices housing off Larsden Road and helps to retain the character of Camp Road.
- Retention of existing vegetation to provide green setting for the plots.
- Landscape treatments to replicate the character of properties that front Camp Road.

On-Plot Landscape:

- Plot boundaries to help integrate the dwellings into the existing landscape framework and help to create a soft green feel to the street, organic in style and character to match the adjacent properties.

PARCEL 17 / PARCEL 34

Key Landscape Elements:

- Community orchard around the north and western boundary to soften transition to existing dwellings as well as provide key community space.
- Area of orchard trees to soften the transition to the allotments within the southern green space which also comprises a SuDs feature and play provision.
- Public open space to be informal and organic in character to match the dwellings character, with views over the sports park which provides a greenspace to the south of Parcel 17.
- Parcel 34 to the south of Parcel 17 includes the parking and pavillion associated with the Sports Park, the adjacent greenspace provides play opportunities, as well as green space and SuDs features.

On-Plot Landscape:

- Plot boundaries to help integrate the private gardens into the streetscape, informal in character to further emphasise the rural edge character of the parcel.
- Landscaping to help demarcate boundaries between public spaces, private drive and front/rear gardens with informal tree planting to help achieve rural transition character. Potential for on-plot species to favour fruiting species to further enhance the orchard style of the surrounding productive landscape.

PARCEL 12

Key Landscape Elements:

- The green link corridor is to be formal in character to reinforce the Trident layout and contemporary airfield living zone along the green link corridor.
- Planting along the western frontage is to help soften the built edge against the taxiway and retain separation with Parcel 25.

On-Plot Landscape:

- The on-plot landscaping is to help reinforce the contemporary architectural style of the dwellings with strong yet simple themes to help create a sense of place for dwellings fronting the southern taxiway.
- Streets will be designed to replicate the street hierarchy with formal and informal styles of planting where appropriate.

PARCEL 21

Key Landscape Elements:

- Public open spaces fronting the southern taxiway represent a palimpsest of the Former Air Base history, and are to be open in character providing views across to the Core Visitor Destination Area that utilises the existing built form.
- The green link corridor is to be formal in character to reinforce the Trident layout and contemporary airfield living zone along the green link corridor. Planting along the western frontage is to help soften the built edge against the taxiway.

On-Plot Landscape:

- The on-plot landscaping is to help reinforce the contemporary architectural style of the dwellings with strong yet simple themes to help create a sense of place for dwellings fronting the southern taxiway.
- Streets will be designed to replicate the street hierarchy with formal and informal styles of planting where appropriate.

CAR PROCESSING AREA

25

Green link Corridor to provide key green route to the Trident Area to the south and enable walking/cycle links to the Flying Field Park.

Green space to enhance the existing park and provide green links within the development parcel. Further play provision to be included here if required to enhance the existing provision and meet the needs of the new community.

Public open space to provide a wide range of play opportunities for the new community set within a landscaped space to help mark the transition between the public and private realms.

Areas of public open space to be open enabling views to the north. The open grassland of the space will maintain the Cold War landscape and integrate it within the new residential parcel adjacent to the southern taxiway.

Area of green space to enable links to the south and form transition to Parcel 12.

Dorchester Living, Historic England and Cherwell District Council have agreed to hold a design competition to inform the character of three parcels (parcels 12, 21 and 23).

The Parcels 12, 21, and 23 are subject to the design charette therefore not limited to the design principles set out on these pages.



Flying Field Park

Links to the Flying Field Park which includes green space provision for Parcel 23 to comprise interpretation boards and waymarkers to highlight connections and aid accessibility.

Incidental area of green space to provide stepping stones from the southern corridor to the green space to the north and highlight vista to the Flying Field.

22

CREATIVE CITY

ENERGY FACILITY

VISTA THROUGH TO FORMER AIRBASE

SOUTHERN TAXIWAY

23

VISTA THROUGH TO FORMER AIRBASE

Areas of public open space to be open enabling views to the Flying Field to the north. The open grassland of the space will maintain the Cold War landscape and integrate it within the new residential parcel.

SOUTHERN BOMBS STORES

Area of public open space to provide informal play opportunities for the new community. Landscaping elements eg. location of footpath and tree planting to help maintain vista through the parcel to the Flying Field.

The southern green corridor is to be enhanced through the incorporation of SuDs and areas of additional planting. The corridor also contains the reinstatement of Aves Ditch thus providing connections into the wider site and beyond into the PRow network.

PARCEL 23

Key Landscape Elements:

- Public open spaces fronting the southern taxiway represent a palimpsest of the Former Air Base history, and are to be open in character providing views across to the Flying Field Park which provides public open space to be utilised by Parcel 23.
- Public open spaces to be informal in character, with those facing the southern taxiway open in character to reflect the Cold War landscape and views to the Flying Field to the north.
- The southern green corridor is to retain the existing vegetation and incorporate the SuDs features as well as the reinstated route of Aves Ditch. This corridor is to comprise informal play opportunities and trim-trail elements and would reach into the green space to the north helping to create a healthy landscape to provide benefit to the people's well-being.

On-Plot Landscape:

- The on-plot landscaping is to help reinforce the strong consistent building line and architectural style of the dwellings with strong yet simple themes to help create a sense of place for dwellings fronting the southern taxiway.
- Street hierarchy and landscape treatments to reinforce repetitive nature of the built form to create a sense of place and clear style to the planting.

PLAY STRATEGY

THE CURRENT PLAY STRATEGY

6.33 Across the current settlement at Heyford Park there a series of play spaces and sports pitches provided for the community to enjoy developed during both the military days for personnel's families and developed during recent/ongoing approved development. The overall aim of the Play Strategy has been to provide a range of play and sports provision for a variety of ages, within walking distance of all residents as part of the wider network of green spaces throughout the site for users to explore.

Play Area Design

6.34 The existing play areas(shown on Figure 19) have been designed carefully to ensure a range of play opportunities are provided and where possible have been themed to create interest and spark imagination. The focus for the play strategy has been on imaginative play and social interaction. Imaginative play is believed to be a vital element in the development of children's social and emotional skills, language and problem solving. The spaces have been provided by Bovis Homes and the Dorchester Living Limited in relation to each of the recent development parcels.

6.35 For older children there are a number of fitness trails and a number of sports pitches including 5-A-Side pitches and multi-use games areas which will be available for community use.

6.36 As part of the planning conditions associated with the outline application, a number of play spaces (Roper Road, Carswell A and Carswell B) have been updated with new play equipment and landscaping during the development of the GI Strategy. Their design aims to further enhance the play opportunities available to the local community in line with the design principles and parameters discussed on the opposite page.

Consultation

6.37 The existing Heyford Park Play Strategy was presented to the community during the recent development. The design of the spaces developed through community feedback from the client and the local residents as well as Cherwell District Council.

6.38 Future play areas will be designed in consultation with the community at Heyford Park and their thoughts integrated into the proposal where practical.



FIGURE 19. EXISTING PLAY PROVISION



FUTURE PLAY & SPORTS PROVISION

6.39 The play spaces will be designed at the detailed design stage as part of each development parcels. Their designs will be developed in consideration of best practice guidance including the Design for Play: a guide to creating successful play spaces by Play England which provides ideas and practical resources for building new play spaces in a fresh and inspiring manner. The guide advocates a fresh design-led approach to commissioning, based on 10 principles and encapsulated in one golden rule: a successful play space is a place in its own right, specially designed for its location, in such a way as to provide as much play value as possible. The play and green spaces at Heyford Park will aim to achieve the following objectives:

- Designed to enhance its setting;
- Located in the best possible place;
- Close to nature;
- Designed so that children can play in different ways;
- Geared towards encouraging disabled and able-bodied children to play together;
- Loved by the community;
- Where children of all ages play together;
- Designed to enable children to stretch and challenge themselves in every way;
- Maintained for play value and environmental sustainability; and
- Flexible and able to evolve as the children grow.

General Design Parameters

- **Safety** - Designed, manufactured, installed and maintained in accordance with EN1176 and EN1177 in respect of any play equipment. All equipped play areas should be subject to an independent post-installation inspection.
- **Safety surfacing** to comply with critical fall height requirements as identified by the play manufacturers specification, and compliant with BS EN 11777 and BS7188.

6.40 In addition to the accessibility standards within the Local Plan, the Fields in Trust - planning and design for outdoor sport and play guidance (2008) will be considered in the design of the play spaces. Key attributes of the spaces are included for reference...

Local Area for Play - LAP

- **Age** - children up to the age of 6 for doorstep play
- **Accessibility** - within 1 mins walking time of the child's home. Positioned beside a pedestrian route that is well used within an area designed to allow informal observation and supervision.
- **Activity zone** - 100 sq m with a minimum buffer zone of 5m that separates the activity zone and the forward-most part of the nearest dwelling that faces the LAP.
- **Function** - to allow for ease of informal observation and supervision with a primary function to enable and encourage informal play and social interaction. The LAP requires no formal equipment whilst encouraging play within a safe landscape setting.
- **Setting** - in a location that is well-drained, reasonably flat surfaced with grass or a hard surface.
- **Boundary treatment** depending on location of LAP to provide barrier upon entering or leaving the space eg. knee rail or planting.

Local Equipped Area for Play - LEAP

- **Age** - A LEAP is an area of open space specifically designed and laid out with features including equipment for children who are beginning to go out and play independently close to where they live.
- **Accessibility** - Typically 5 mins walking time. Positioned beside a pedestrian route that is well used.
- **Activity zone** - 400 sq m with a minimum buffer zone of 10m that separates the activity zone and the boundary of the nearest property. A minimum of 20m should be provided between the activity zone and the habitable room of the nearest dwelling.
- **Function** - includes stimulating and challenging play experiences with play opportunities for balancing, rocking, climbing, social and imaginative play as well as swinging, sliding etc. It is recommended that a min. of 6 play experiences are included. The space should also allow for 'chase' type games.
- **Setting** - The location of the LEAP should be well-drained, reasonably flat surfaced with grass or a hard surface as well as impact absorbing surfaces beneath and around play equipment where necessary...

- **Boundary treatment** - designed with features to form a perimeter to the space including gates and signage noting that dogs are not welcome within LEAP.

Neighbourhood Equipped Area for Play - NEAP

6.41 A NEAP is defined as an area of open space specifically designed and laid out with mainly for older children of relative independence, who have the freedom to range further from home, but there are also play opportunities for younger children. Located within 15 minutes walking time of the children's home the space provides a meeting place for older children and opportunities for active and passive play with play equipment and an area of hard surface.

- **Accessibility** - within 15 mins walking distance of a child's home, positioned beside a pedestrian route that is well used.
- **Activity zone** - minimum activity zone is 1000sq m comprising an area for play equipment and structures, and a hard surface area of at least 465 sq m (the min needed to play 5-a-side football). A minimum buffer zone of 30m from the activity zone and the boundary of the nearest property containing a dwelling. Buffer zone to include varied planting to provide scent, colour and texture.
- **Function** - Play space designed to have stimulating and challenging experiences with opportunities for balancing, rocking, climbing, sliding and swinging etc. It is recommended that a min. of 9 play experiences are included with adequate space to allow children to actively play and play 'chase' type games.
- **Setting** - The location of the NEAP would be a well-drained site, with both grass and hard surfaced areas as well as impact absorbing surfaces beneath and around play equipment where necessary.
- **Boundary treatment** - recognisable boundary with landscape features such as fencing or planting.
- **Other** - Seating to be provided with bins and signage to tell users that dogs are not welcome. Signage will also include contact details of the play area's operators with an invitation to report any incident or damage. Convenient and secure parking facilities for bicycles.

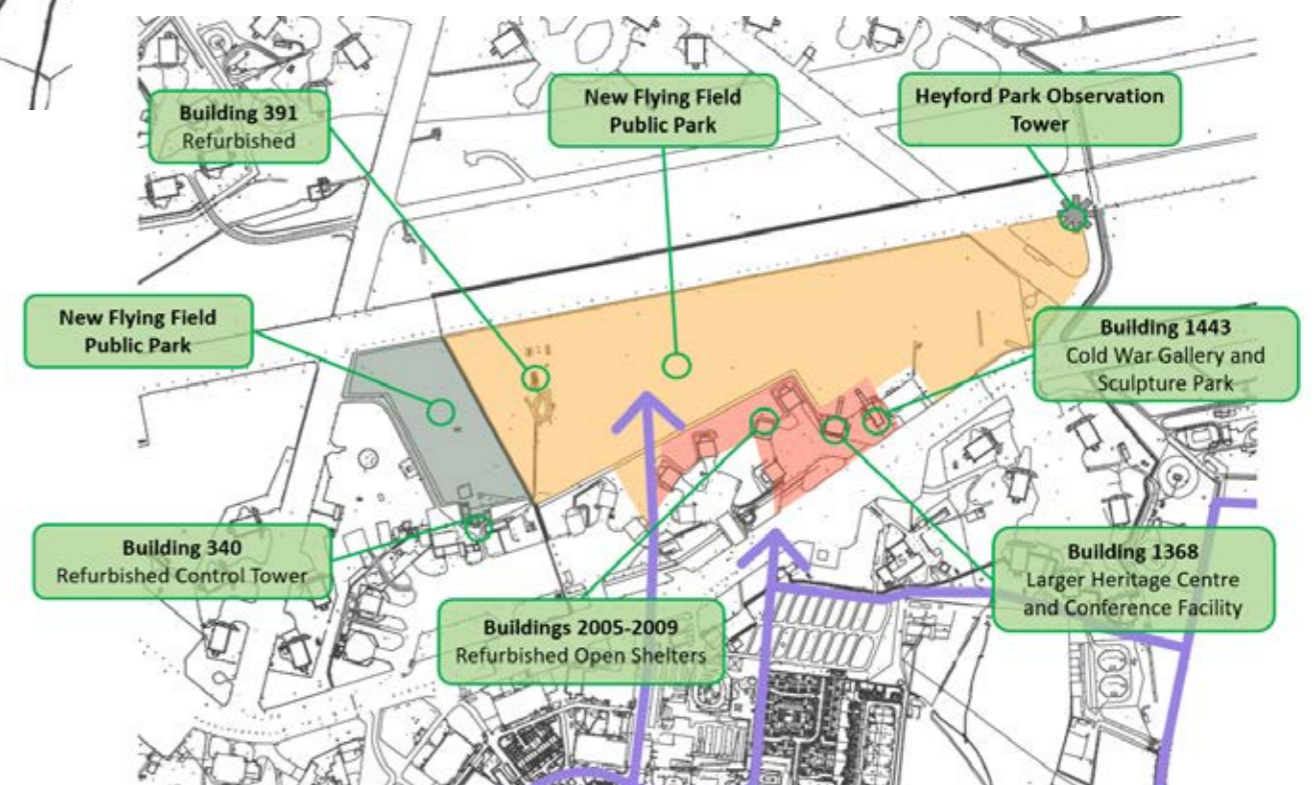
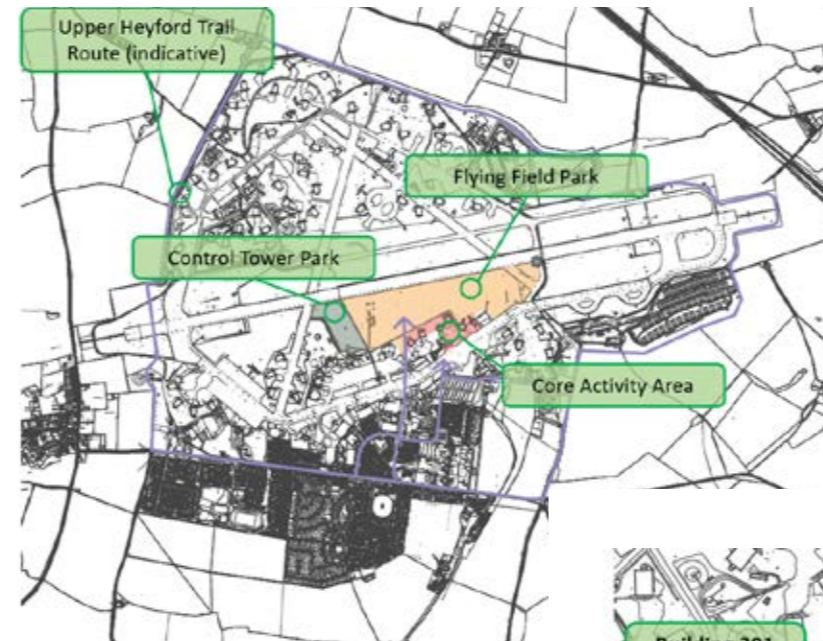
GI - HERITAGE OPPORTUNITIES

6.42 The Heritage Strategy has identified that the allocation of additional housing at Heyford Park has “provided a unique opportunity to consolidate and expand” the heritage vision for the site and has looked at what defined the ‘DNA’ of the Heyford Park site.

6.43 The study has focused on the viability, accessibility, attraction and interpretation of the heritage opportunities, with these elements overlapping into themes considered within GI Masterplan.

6.44 The Heritage offer focuses on the following:

- Identifying the key themes regarding the history of the site- such as technology and aviation innovation, spying and espionage and national identity, all of which have been prominent at any point during the history of the base and considering how these are best interpreted for others.
- Contemplating the best way to attract new audiences to the site in order to broaden the current appeal that Heyford Park has.
- Finding viable new uses for key structures that will enable their refurbishment.
- Combining the heritage with leisure uses so that the residents of Heyford Park can regularly access the asset of the airfield as part of day to day life.
- Consolidating current heritage obligations so that the promises we have already made can be brought to fruition



1. HERITAGE TOURISM OFFER - A PAID FOR EXPERIENCE FOR WIDER AUDIENCES

2. ELEMENTS THAT ARE ACCESSIBLE AND ENTWINED WITH LEISURE INCL. VIEWS & TRAILS

3. A DYNAMIC HERITAGE TOUR OFFER - A PAID FOR OFFER THAT EMPHASISES IMPORTANT STRUCTURES

4. MAINTAINING AND MANAGING EXISTING POINTS OF INTEREST

(1) HERITAGE TOURISM

OBJECTIVES

- To create a mid-level tourist attraction to provide an innovative range of attractions, services and amenities that celebrate the Former Air Base's assets by successfully interpreting the heritage story of the site for new audiences.
- Delivering creative, immersive, experiences ranging from the thrilling and adrenalin driven, to the discovery and educational.
- Combining the heritage and commercial tourism offer to provide viable and sustainable uses for more buildings.

HOW WILL THIS BE ACHIEVED?

- 6.45 The following components are to be included as part of Dorchester Living Limited's Section 106 obligations;
- Heyford Park Observation Tower - aim to construct a observation tower (up to 30m in height) that will have the potential to also contain a zip line (zip line not part of S106 obligations). Not only will the observation tower provide an opportunity to view Heyford Park from above in order to fully appreciate the expanse of the site, but the zip line is a fun interpretation of how it would have felt to land on the runway at Heyford Park. The intention is to locate this at the north-east end of the runway.
 - Control tower- refurbish the Control Tower as part of our S106, likely to be a café/restaurant to serve users of the Flying Field Park, with some further function space to facilitate larger events.
 - Flying Field Park - all of the above will be located within a fully accessible public park that will have strong green connectivity from the Trident, ensuring it becomes well-utilised leisure and amenity space for residents. With Control Tower Park adjacent with potential to be used as an arena for events due to the adjacency of the Control Tower.
 - New Heritage Centre (Building 1368) with Cold War artefacts, exhibition boards and reading room / study area.
- 6.46 Future opportunities could include:
- Refurbish shelters (2009, 2008, 2007, 2005 and 2006) within the Victor Alert Area these into an adrenaline park could include a climbing wall, skate park and public picnic seating area.
 - Create a Cold War Gallery and Sculpture Park in the Engine Testing Cell building 1443 broadening the cultural understanding for visitors.
 - Flight Simulator to help visitors experience what it was like to land at the Former Air Base.

(2) LEISURE TRAILS

- 6.47 A free, unguided heritage trail is part of the original commitment from the Lead Appeal under the obligation for the "Upper Heyford Trail" which was to be a circular walk around the perimeter of the Flying Field and include 8 interpretation boards (NB. not within the Flying Field Employment Area) .

OBJECTIVES

- Providing free and accessible routes to create heritage leisure trails that residents or visitors can easily enjoy.
- These trails will be focused on leading walkers and cyclists to the most important buildings and facilities, as well as highlighting key views or vistas that will help to interpret the site.

HOW WILL THIS BE ACHIEVED?

- 6.48 Key buildings of high significance will be highlighted by proposed interpretation boards outside the buildings to enable visitors and local people to learn about these structures separate to an official tour.

Upper Heyford Trail

- 6.49 An obligation of the first masterplan, the Upper Heyford Trail comprises a circular walk around the Flying Field perimeter with atleast 8 no. Interpretation boards to enhance the experience of the users and explain key facts about the Flying Field structures and history. This will also improve the connectivity in GI terms to increase movement across the site for the new and existing community and from the surrounding villages as raised during Public Consultation events. Overall this is a key element entwining the interpretation of the Application Site's history in everyday life.

(3) A NEW TOUR OFFER

OBJECTIVES

- To review the current tour offer set out in the original masterplan and to commit to a more dynamic offer to help create a broader audience for the tour.
- To ensure that the tour offer focuses on key heritage themes and providing access to structures that are of the greatest importance.

HOW WILL THIS BE ACHIEVED?

- 6.50 Two tours would be developed, one targeted at enthusiasts with a deeper understanding of the heritage, and one aimed at local residents or heritage tourism visitors who will be introduced to the site. Transport for these tours is to be provided by Dorchester Living Limited as per the obligations in the original masterplan.
- 6.51 The tour will be an enhancement of the existing tour, whilst enabling access to a number of structures with improved access integrated into the proposed masterplan.

(4) MAINTAINING AND MANAGING

OBJECTIVES

- To consolidate proposals set out within the obligations of the original masterplan to ensure the maintenance and management of the existing structures and artefacts of the greatest historical importance.
- To ensure the Heritage Centre is able to evolve and expand beyond the ambitions of the original masterplan, yet still be able to provide the core obligations that formed the original Heritage Centre Management Plan.
- To prevent further deterioration of key structures / artefacts via a commitment to maintenance.

The Heritage Centre

- 6.52 As the masterplan has evolved, opportunities to relocate the Heritage Centre from Building 103 to Building 1368 have been discussed to provide an enhanced location at the heart of the new destination area. The Heritage Centre comprises a video presentation room to accommodate 40 people, reading room/study area, archive room, flight simulator, refreshment area and gift shop.
- 6.53 The new Heritage Centre would be open to the public no less than 4 days a month as per the current obligation, and Dorchester Living Limited would provide staffing to assist with this.

Maintenance and Deterioration

- 6.54 An obligation of the original masterplan would be retained to ensure the Flying Field remains in an appropriate state of repair. This includes a commitment to a quinquennial review survey of the retained buildings on the Flying Field, which will also include the Command Centre and Telephone Exchange, to ensure these remain wind and watertight.



SECTION 7
TREE MITIGATION
STRATEGY



SECTION 7 | TREE MITIGATION PLANTING

TREE MITIGATION PLANTING

7.1 Past development at Heyford Park has resulted in the loss of trees and other vegetation in order to facilitate the development. Discussions with Cherwell District Council have been on-going to facilitate a strategy to provide tree planting to mitigation against tree loss within the proposed GI Masterplan.

Background

7.2 Tree and shrub planting within the Application Site appears to be planted in a haphazard manner with areas of grassland (managed amenity grass and longer rough grass) separating built form and areas of hard standing.

7.3 Species are varied across the site with a mix of native and ornamental species, with the planting to provide a specific function such as screening, highway trees or domestic landscaping.

7.4 Past management of amenity grass has been regimented to present a well maintained appearance in line with the military use of the site. Trees and other vegetation has generally been maintained so as to maintain their function. Any failings and tree deaths has also resulted in 'natural' tree loss, with unsafe trees advised for removal by the Arboricultural Consultant during the recent development of the site.

7.5 Notable vegetation which contributes to the character of the site includes tree, hedgerow and/or shrub planting along the south-western and north-western boundary of the Flying Field and along the southern boundary of the Southern Bomb Stores flanking Chilgrove Drive.

Aims

7.6 The requirement for new planting within the Application Site requires consideration of a number of issues, including potential conflicts with ecology features, impact on views, impacts on the Cold War landscape and setting of cultural heritage assets and biodiversity.

7.7 The aims of the mitigation planting are:

- To use mitigation planting to reinforce existing field and property boundaries/the site boundary in keeping with existing vegetation;
- To use mitigation planting to reinforce existing field and property boundaries, PRoW routes, notably those affected by the past use of RAF Upper Heyford which were dissected eg. Port Way and Aves Ditch;
- To use native species to enhance existing species within the site;
- To improve biodiversity within the Application Site through habitat creation, linking of wildlife corridors and creating diverse species mix suitable for the site's biodiversity plan.

Long Term Vision

7.8 The long term vision for the tree mitigation planting is that the planting successfully establishes and matures to integrate with the existing vegetation and continues to form a strong landscape framework across the Application Site. This would help to limit impacts on the Cold War landscape and reinforce the sense of place.

Maintenance

7.9 Maintenance of the tree mitigation planting will help to ensure successful establishment, this would be included within the LEMP. Considerations include:

- Timing - timing of works to consider ecological constraints ie. no vegetation suitable for nesting birds will be removed during the breeding season (March to September inclusive). Should removal of suitable vegetation or demolition become necessary during the nesting bird season, checks would be carried out by a suitably experienced ecologist.
- Vegetation to be enhanced with ecological features eg. bird/bat boxes to benefit wildlife.

Indicative Planting Schedules

7.10 A range of planting mixes have been compiled to create a species diverse approach to mitigation planting across the site. The mixes recognises the existing species found within the site and its environs and feature native species to benefit biodiversity and habitat creation.

- Note: All planting should avoid rigid, geometrical grids and lines, and should group species together in clusters of 5-7 plants (12-20 where necessary, depending on size of the area to be planted).

1. SYMPATHETIC PLANTING TO RETAIN CHARACTER WITHIN THE SITE

2. CONSIDER APPROPRIATENESS OF SPECIES

3. CONSIDER FUNCTION OF PLANTING IN TERMS OF ECOLOGY / SCREENING VALUE



- 1 Boundary Reinforcement**
 Treebelt planting with pockets of woodland with scalloped edges to reinforce northern boundary of the Flying Field. Understorey to provide eco-tone opportunities to link with wider wildlife and pond corridors and habitat.
- 2 Aves Ditch Realignment**
 Hedgerow planting with areas of treebelt planting to reinforce southern boundary of the Southern Bomb Stores.
- 3 Chilgrove Drive**
 Mitigation planting to enhance the improvements to Chilgrove Drive including habitat improvements to reinforce ecological connectivity. Planting to be in keeping with historic axis of Chilgrove Drive / Aves Ditch.
- 4 Enhancement of development parcel boundaries with sensitive edge**
 Opportunity to provide buffer planting on the edge of the Flying Field to define the boundary of the development parcel and help screen adjacent land uses as well as create a secure boundary.
- 5 Portway Improvements**
 Treebelt planting to provide buffer to Portway route, location of planting to blend in with character of existing vegetation around the site's periphery. Hedgerow planting with trees along route of Portway to help enclose and screen the PRoW. To the north there is potential to extend the bund and propose tree planting to blend with existing screening feature and vegetation.
- 6 Portway (west) Improvements**
 Opportunity to enhance the boundary of the site with a 10m wide treebelt to integrate the proposals into the existing landscape framework in the surrounding vicinity.

FIGURE 20. TREE MITIGATION PLAN

NATIVE TREE BELT PLANTING - MIX A						
Location: General tree belt planting mix						
Species	Common Name	% in Mix	Height cm	Age + Times Transpl.	Root Condition	Planting Density
Acer campestre	Field Maple	15	60-80	1+1	B	Woodland to be planted at 3.0m centers
Corylus avellana	Hazel	25	100-125	1u1	B	
Euonymus europaeus	Spindle	5	60-80	1+2	B	
Fagus sylvatica	Beech	15	100-125	1+2	B	
Prunus avium	Cherry	15	100-125	1+2	B	
Quercus robur	Oak	20	100-125	1+2	B	
Tilia cordata	Small Leaved Lime	5	100-125	1+2	B	

NATIVE TREE BELT PLANTING - MIX B						
Location: To be planted along the southern boundary of the Southern Bomb Stores.						
Species	Common Name	% in Mix	Height cm	Age + Times Transpl.	Root Condition	Planting Density
Acer campestre	Field Maple	25	60-80	1+1	B	Woodland to be planted at 3.0m centers
Acer platanoides	Norway Maple	10	100-125	1+2	B	
Corylus avellana	Hazel	25	100-125	1u1	B	
Euonymus europaeus	Spindle	5	60-80	1+2	B	
Fagus sylvatica	Beech	15	100-125	1+2	B	
Prunus avium	Cherry	15	100-125	1+2	B	
Tilia cordata	Small Leaved Lime	5	100-125	1+2	B	

NATIVE TREE BELT PLANTING - MIX C						
Location: To be planted around the northern and western boundaries of the Flying Field.						
Species	Common Name	% in Mix	Height cm	Age + Times Transpl.	Root Condition	Planting Density
Acer campestre	Field Maple	25	60-80	1+1	B	Woodland to be planted at 3.0m centers
Corylus avellana	Hazel	30	100-125	1u1	B	
Euonymus europaeus	Spindle	5	60-80	1+2	B	
Fagus sylvatica	Beech	15	100-125	1+2	B	
Ilex aquifolium	Holly	5				
Prunus avium	Cherry	15	100-125	1+2	B	
Tilia cordata	Small Leaved Lime	5	100-125	1+2	B	

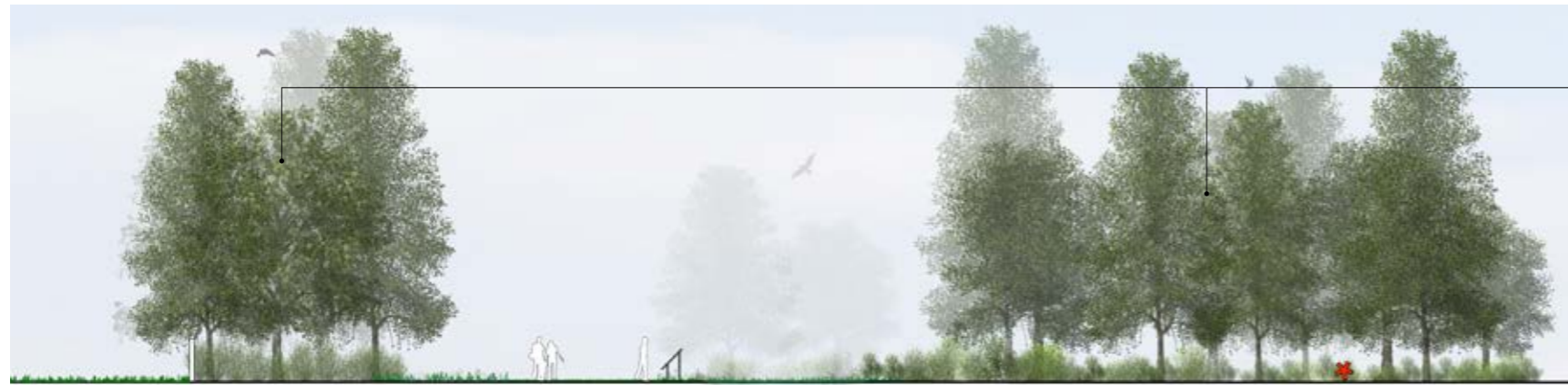
NATIVE STRUCTURE PLANTING - UNDERSTOREY PLANTING						
Location: To be planted as understory to areas of tree belt planting across the site.						
Species	Common Name	% in Mix	Height cm	Age + Times Transpl.	Root Condition	Planting Density
Acer campestre	Field Maple	10	60-80	1+1	B	Woodland to be planted at 3.0m centers
Crataegus monogyna	Common Hawthorn	20	80-100	1u1	B	
Corylus avellana	Hazel	10	100-125	1+1	B	
Cornus sanguineum	Dogwood	10	80-100	1+1	B	
Ligustrum vulgare	Wild Privet	10	80-100	1+1	B	
Prunus spinosa	Blackthorn	10	80-100	1+1	B	
Malus sylvestris	Crab Apple	10	80-100	1+1	B	
Rosa canina	Dog Rose	5	60-80	1+1	B	
Viburnum lantana	Wayfaring Tree	15	80-100	1+1	B	

MIXED NATIVE HEDGEROW PLANTING - MIX A							
Location: To be used for sections of proposed hedgerow.							
Species	Common Name	% in Mix	Height cm	Age + Times Transpl.	Habit	Root Condition	Planting Density
Acer pseudoplatanus	Sycamore	5	60-80	1+1	Feathered	B	Woodland to be planted at 3.0m centers
Crataegus monogyna	Common Hawthorn	40	60-80	1+1	Feathered	B	
Corylus avellana	Hazel	15	60-80	1+1	Feathered	B	
Euonymus europaeus	Spindle	10	60-80	1+1	Bushy	B	
Ligustrum vulgare	Wild Privet	5	60-80	1+1	Feathered	B	
Prunus spinosa	Blackthorn	10	60-80	1+1	Feathered	B	
Rosa canina	Dog Rose	10	60-80	1+1	Feathered	B	
Sambucus nigra	Elder	5	60-80	1+1	Feathered	B	

HEDGEROW TREE PLANTING						
Location: To be planted within sections of proposed hedgerow at irregular intervals as individual or small groups of 2-3.						
Species	Girth (cm)	Height (cm)	Form	Clear Stem (cm)	Container Size	Planting Density
Acer campestre	14-16	425-600cm	EHStd	Min 200cm	75L	To be planted as specimens within sections of proposed hedgerow - subject to location.
Acer pseudoplatanus	14-16	425-600cm	EHStd	Min 200cm	75L	
Carpinus betulus	14-16	425-600cm	EHStd	Min 200cm	75L	
Fagus sylvatica	14-16	425-600cm	EHStd	Min 200cm	75L	
Malus sylvestris	12-14	425-600cm	SStd	Min 200cm	75L	
Prunus avium	14-16	425-600cm	EHStd	Min 200cm	75L	
Quercus robur	14-16	Min 450cm	EHStd	Min 200cm	75L	
Tilia cordata	14-16	425-600cm	EHStd	175-200cm	75L	

NATIVE SHRUB PLANTING						
Location: To be planted in areas where space is limited ie. limited width for hedgerow						
Species	Common Name	Height cm	Ages/ Times Transpl.	Habit	Root Condition	Planting Density
Cornus sanguinea	Dogwood	100-125	1+2	Branched	B	Native shrub planting to be planted at 2/m ²
Corylus avellana	Hazel	100-125	2x	Branched	B	
Crataegus monogyna	Common Hawthorn	100-125	1+2	Branched	B	
Euonymus europaeus	Spindle	100-125	-	Bushy	B	
Prunus spinosa	Blackthorn	100-125	1+2	Branched	B	
Rosa canina	Dog Rose	100-125	1+2	Branched	B	
Sambucus nigra	Elder	100-125	1+1	Branched	B	
Viburnum opulus	Guelder Rose	100-125	1+2	Branched	B	





Strategic Landscape Buffer - Aves Ditch Reinstatement Corridor
 The proposed tree belt planting along the route of the reinstated historic route aims to create a green corridor that does not affect open grassland the Cold War landscape of the Flying Field whilst integrating the ecological enhancements. This will result in a multi-functional corridor with the PRow, ecological corridor including GCN breeding habitat (ponds and grassland) as well as log piles and hibernacula. Bird and bat boxes can be installed once the tree planting reaches maturity. Interpretation boards and waymarkers will help to provide educational benefits to the route highlighting the ecological principles of the space and adding a further interactive element to the Aves Ditch corridor.

Local Wildlife Site	Strategic Landscape Buffer	Reinstatement of Aves Ditch	Ecological Corridor - Habitat Creation	Strategic Landscape Buffer - with Ecological Enhancements eg. hibernacula bird & bat boxes and log piles			Site Boundary



Strategic Landscape Buffer - Indicative
 The proposed reinforcement of site boundaries will help to define the site boundary in keeping with the surrounding field boundaries and shelterbelts. The planting will also help to filter views to the proposed development in relation to the topography of the site and surrounding area. The strategic landscape buffer will also provide additional ecological enhancements in terms of hibernacula and log piles, species will be chosen to reinforce those found within the site.

Site Boundary	Strategic Landscape Buffer	Informal Recreation Corridor - with scattered trees and pockets of shrub planting with transition to species rich long grass				



SECTION 8 SUMMARY

SECTION 8 | SUMMARY

- 8.1 The aim of this Green Infrastructure Strategy is to set out the strategic approach to provide a network of high quality multi-functional and interconnected green spaces for Heyford Park. These green spaces will be capable of delivering biodiversity enhancement and quality of life benefits for the existing and future community.
- 8.2 GI will have a positive influence in shaping Heyford Park and would provide a strategically planned network of multi-functional green spaces that includes both the public and private domain and ranges from formal areas to informal areas and natural habitats consisted with the existing baseline of GI assets.
- 8.3 The GI will encourage healthy active lifestyles, support and maintain habitats that enable biodiversity to survive and thrive, is resilient and adaptive to climate change, is connected and promotes sustainable travel, and provides a sense of place and supports safe and inclusive communities.
- 8.4 The GI associated with Heyford Park would also help meet the requirements and aspirations of a variety of national and local planning policy and guidance.
- 8.5 Through an analysis of existing baseline conditions, key policy requirements and aspirations key objectives were identified in which GI design and planning needs to respond.
- 8.6 This has led to the creation of the Landscape Strategy and informs the GI Masterplan with the initial design proposals for the key public open spaces:
- Flying Field Park;
 - Control Tower Park;
 - Sports Park; and the
 - Community Allotments and Community Orchard.
- 8.7 In addition, the design objectives have been set for the residential parcels in relation to what they need to provide and consider in terms of their function and relationship with the site's cultural heritage, ecology and other GI themes.
- 8.8 Green Infrastructure (GI) will help to ensure that the Masterplan for Heyford Park is an attractive, accessible and connected place where people want to live and where biodiversity thrives within the cultural and heritage setting of the former Air Base. The Green Infrastructure Masterplan will help to deliver a cohesive and high quality Green Infrastructure network and shape the on-going development across the site and will help to:
- Protect, preserve, create and support habitats that enable biodiversity, habitats and species to survive and thrive.
 - Encourage and promote healthy active lifestyles through the provision of high quality, safe and accessible open space for leisure, recreation, sport and play;
 - Consider and support the local landscape character to provide an attractive sense of place, recognising the cultural heritage assets that help to define Heyford Park;
 - Create and support inclusive, safe and cohesive communities;
 - Protect and enhance existing Green Infrastructure assets to be enjoyed and valued by everyone including future generations;
 - Protect and support the setting of cultural and heritage assets;
 - Enhance connectivity to promote and facilitate sustainable travel movements; and
 - Is resilient and adaptive in the face of climate change.









GREEN INFRASTRUCTURE STRATEGY

APPENDIX 1
MANAGEMENT AND MAINTENANCE
STRATEGY

MANAGEMENT AND MAINTENANCE STRATEGY

- 1.1 The complex nature of the Application Site and the elements that define Heyford Park notably the cultural heritage and ecological assets require sensitive and considered management.
- 1.2 This appendix seeks to set out a management and maintenance aims for the site going forward taking into account the past management plan and the new development parcels.

MANAGEMENT PLAN FOR THE FLYING FIELD, 2008

- 1.3 The Management Plan for the former Flying Field at Heyford Park (submitted as part of the hybrid planning application) sets out the management aims and objectives for the Flying Field in terms of buildings, structures and landscape and its future conservation, management and enhancement. Fig 1 identifies the Flying Field area in which the Management Plan covers.

Purpose of the Original Management Plan

- 1.4 The aims of the Management Plan were to “secure a sustainable and positive future for the Flying Field that suitably reflects its historical importance and ecological interest.” Whilst the document includes information to establish a regulatory regime, its purpose was to be a visionary document, “looking to establish a thriving and vibrant business environment which lies within a special heritage context, creating a valued ‘Heritage Business Park’ environment”.
- 1.5 The Management Plan was incorporated and implemented under the Section 106 obligations for the site to ensure that its contents were implemented in a way which secures:
 - Management, protection and enhancement of cultural heritage features;
 - Landscape protection, management and enhancement;
 - Ecological protection, management and improvement; and
 - Creation and management of public access through and around the Flying Field.

Policy Context and Trends

- 1.6 It is important to note that the original Management Plan was written in conjunction with the principal objectives within the overarching local policy at the time of its creation as well as the revised Comprehensive Development Brief for the base, and Supplementary Planning Documents by Cherwell District Council.
- 1.7 The future management vision and maintenance prescriptions would have regard for the current policy and best practice guidance in terms of species and habitats from the relevant bodies such as Natural England. The proposed maintenance prescriptions would also take into account recent ecological studies and their findings and consider potential conflicts with the proposed land uses and users within the Masterplan.

Management Company Role and Function

- 1.8 The original Management Plan was implemented by a Management Company (ie. Dorchester Group) and enforced through the S106 and covenants.
- 1.9 The purpose of the Management Company was to control and manage the objectives within the Management Plan to ensure that all planning conditions relating to historic/cultural, ecological and public access issues on the Flying Field were appropriately discharged as well as ensure compliance with all covenants in the S106 relating to the Flying Field.
- 1.10 The Management Company will have the following functions:
 - To manage and control access to the Flying Field including the operation of a single manned access point with the retention of a perimeter security fence;
 - To ensure the maintenance of the existing buildings and structures within the Flying Field in a consistent manner;
 - To ensure the maintenance of the open land on the Flying Field in a manner commensurate with ecological enhancement of the grassland;
 - To manage controlled public access for heritage visits onto the Flying Field by means of guided bus tours;

- To maintain a safe means of access to all the buildings within the site utilizing the existing runways and roads within the Flying Field;
- To undertake all landscape actions as approved by CDC.
- In the first instance to police all planning conditions, Section 106 requirements (as these apply to the Flying Field), and all conditions in leases.
- To appoint a Liaison Group of local stakeholders to advise on aspects of the management of the Flying Field and compliance with this Plan.

Liaison and enforcement

- 1.11 Cherwell District Council are the enforcing LPA in terms of enforcing any breaches of the Management Plan. In addition, a liaison group (including key stakeholders) was set up to help monitor progress of the Management Plan in terms of the protection of historic assets and biodiversity improvements and provide recommendations to the Management Company.

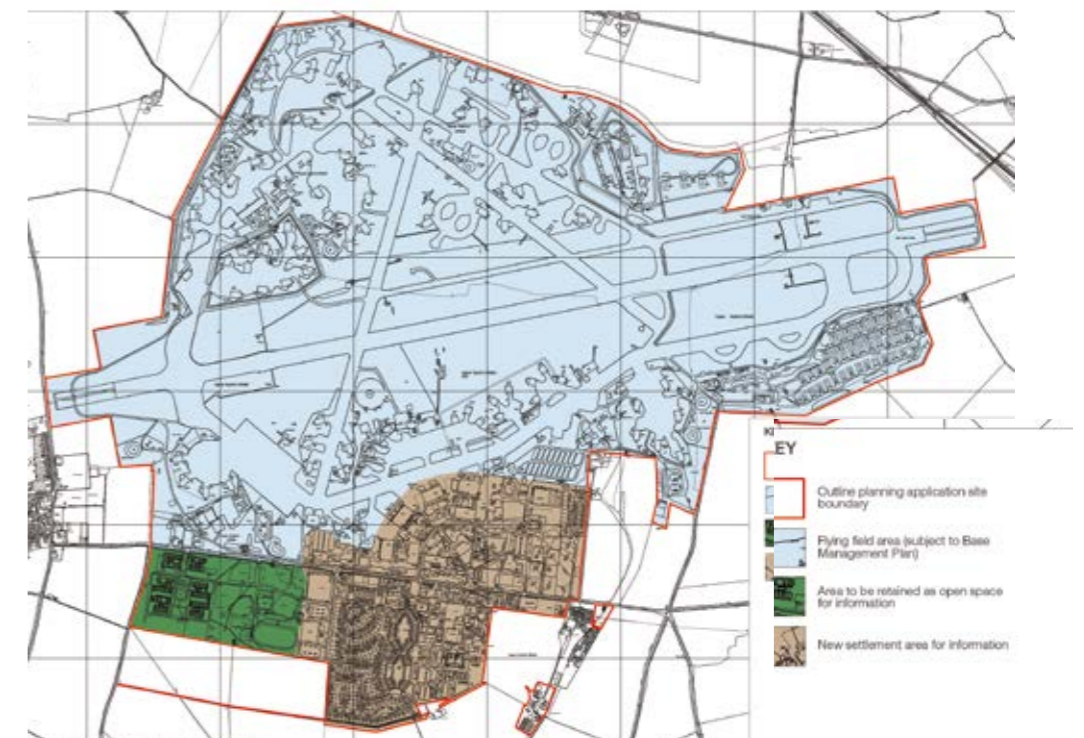


FIG 1 - MANAGEMENT PLAN AREA (N.0111_58-1)



HISTORIC AND CULTURAL HERITAGE

1.12 The historic and cultural heritage elements of the Management Plan correspond the designated assets within the site and are subject to separate licences and permissions for preservation and management. This section of the GI Strategy is looking to help provide a vision for the future management of the flying field, this does not include structures of buildings, but addresses the GI elements of the management.

Rationale for Objectives

1.13 The rationale for the historic and cultural heritage relates to the responsibilities to preserve and maintain the assets covered by statutory designations, this includes the Conservation Area, Scheduled Monuments, and listed buildings due to the significance of these assets.)

1.14 To facilitate a management regime that allows:

- The character and appearance of the Flying Field to be preserved and enhanced;
- The fabric of all retained buildings and structures which contribute positively to the character of the Conservation Area, to be maintained;
- Retention of the functional relationship between buildings and structures;
- Public access to parts of the Base with historic significance, commensurate with the need to maintain adequate security for occupants and ecological interest.

Heritage Objectives – Flying Field

- Maintain appropriate controls over uses involving external storage or activity across the Flying Field to preserve the austere military character.
- Ensure that any re-use of retained buildings is compatible with conserving their historic and cultural interest.
- Minimise any alterations to existing buildings.

LANDSCAPE

1.15 To provide a management and planting regime that allows:

- The retention of visual openness for the Flying Field
- Achievement of the proper management of the existing peripheral woodland and hedgerows
- Reintroduction of indigenous species, including ash, oak and beech in appropriate locations at the margins of the Flying Field

- The conservation and enhancement of indigenous grassland
- The avoidance of visually intrusive development

Objectives – Landscape

- Provide a landscape management regime for the Flying Field which ensures the growth to maturity of existing planting
- To manage the Flying Field to maintain visual openness, including the continuation of the grass management regime.
- Remove inappropriate alien conifers from the Flying Field.
- Ensure that any new planting on the Flying Field accords with the retention of openness and the objectives of the Farmland Plateau defined by the County Council in Oxfordshire Wildlife and Landscape Strategy 2004.

1.16 The Management Plan states that “particular attention will be paid to ensure that any existing or new landscape treatment for the Flying Field conforms to the appropriate landscape character guidance for the area”.

ECOLOGY

1.17 To provide a management regime that allows:

- The enhancement of biodiversity across defined areas on the Flying Field;
- Protection and enhancement of the County Wildlife Site and Ecologically Important Landscape.

Objectives – Ecology

- To protect, maintain enhance and expand species-rich calcareous grassland (CG3-5) within specified limits
- To protect, maintain enhance and expand species-rich neutral grassland (MG5) within specified limits
- To maintain the current mosaic of grassland, scrub and hedgerow habitats within the Flying Field within specified limits
- To maintain the assemblage and extent of breeding and passage birds, where compatible with management objectives 1-3 with priority afforded to Skylark, Meadow Pipit, Linnet and Waders species
- To protect, maintain and enhance the meta-population of great crested newts within the Flying Field
- To protect, maintain and enhance populations of bats within the Flying Field
- To protect, maintain and enhance populations of badgers within the Flying Field

- To maintain and enhance the overall biodiversity value of the Flying Field where compatible with management objectives 1 – 7 with particular priority given to invertebrates and reptiles.
- To comply with all legal obligations in relation to the management of biodiversity.

PUBLIC ACCESS AND MOVEMENT WITHIN THE FLYING FIELD

1.18 To provide a management regime that allows:

- Improved public access across the Flying Field and to the facilities within the New Settlement Area;
- Interpretation of the Base’s history and ecology;
- Controlled access to the Flying Field’s historic and cultural assets;
- Safe access for occupants of buildings within the Flying Field.

Objectives - Public Access Movement within the Flying Field

- To reinstate and maintain Portway and Aves Ditch as public rights of way through the Flying Field.
- To introduce interpretation boards relating to the Base’s history and ecology along public rights of way around the Flying Field.
- To fund improved footpath links between the Flying Field and the surrounding villages.
- To allow for approved tours with visits to selected areas on the Flying Field using a mini bus.
- To formulate an Access Strategy and Parking Strategy to control safe entrance and egress to the Flying Field.
- To introduce a Cold War Park focussed on the 4 HAS in the North West part of the Flying Field.

1.19 Within the historic and cultural heritage section of the Management Plan there are actions relating to the fencing within the site. This includes the limiting of further “subdivision of the Flying Field either by fencing or inappropriate planting other than that permitted as part of the outline application (with the exception of temporary stock proof fencing to allow for grazing)”.

1.20 The public access states that fencing may be “required to prevent potentially damaging trespass and the misuse of the runway, as well as for health and safety requirements of the commercial uses on the Flying Field; therefore wider public access onto the Flying Field (except in respect of tours by interested parties) is not facilitated”.

Ecological Mitigation and Management Strategy

- 1.21 The Ecological Mitigation and Management Strategy (written by Ecological Planning and Research Limited, 2008, submitted as Appendix 1 of the Management Plan) sets out the ecological objectives, monitoring objectives and the areas identified for biodiversity enhancement.
- 1.22 The Ecological Mitigation Plan, as stated within the Management Plan is subject to a wider review every 5 years. The proposed Masterplan and proposed management vision would therefore help to inform the review and preparation of a revised Landscape and Ecological Management Plan.

Ecological Management Objectives

1. To protect, maintain, enhance and expand species-rich grassland within specified limits.

Rationale: CWS, UK Biodiversity Action Plan and the Oxfordshire BAP and Habitat Action Plan.

2. To protect, maintain, enhance and expand species-rich neutral grassland within specified limits.

Rationale: CWS, UK Biodiversity Action Plan and the Oxfordshire BAP and Habitat Action Plan.

3. To maintain the current mosaic of grassland, scrub and hedgerow habitats within the Flying Field within specified limits.

Rationale: UK Biodiversity Action Plan - in particular habitat for ground nesting birds.

4. To maintain the assemblage and extent of breeding and passage birds, where compatible with management objectives 1-3 with priority afforded to the following species:

- a. Skylark
- b. Meadow Pipit
- c. Linnet
- d. Waders

Rationale: UK Biodiversity Action Plan, priority species identified for conservation with the aim to protect the bird assemblage.

5. To protect, maintain and enhance the meta-population of great crested newts within the Former RAF upper Heyford.

Rationale: EU/UK protected species.

6. To protect, maintain and enhance populations of bats within the Former RAF upper Heyford.

Rationale: EU/UK protected species, UK Biodiversity Action Plan and the Oxfordshire BAP and the local Oxfordshire Habitat Action Plan.

7. To protect, maintain and enhance population of badgers within the Former RAF upper Heyford.

Rationale: Badger and their setts are protected by UK law.

8. To maintain and enhance the overall biodiversity value of the Former RAF Upper Heyford where compatible with management objectives 1-7 with particular priority given to:

- a. Invertebrates;
- b. Reptiles

Rationale: Priority species and habitat of importance with the opportunities for enhancement to provide greater level of biodiversity.

9. To comply with all legal obligations in relation to the management of biodiversity at the Former RAF Upper Heyford, in particular, but not exclusively limited to, the following legislation:

- a. Wildlife and Countryside Act 1981 (as amended);
- b. Habitats Regulations 2007;
- c. Natural Environment and Rural Communities Act 2006;
- d. Weeds Act 1959.

Rationale: To comply with the law relating to the protection of habitats and species within the UK.

Monitoring

- 1.23 Annual monitoring was deemed to be appropriate to monitor the nature conservation features then extending to 5 year intervals after the first 5 years. The monitoring is to be undertaken by an independent ecologist, reporting to the Liaison Group. Where relevant, consultation would be required with the Liaison group to revise targets as well as the Management Plan.

Delivery

- 1.24 The Ecological Mitigation and Management Strategy would form part of any lease with a tenant farmer and the requirements to be implemented will form part of the legal agreement should the leaseholder change.

Compartments

- 1.25 The management prescriptions included on the adjacent page (Table 2 - Annual Management Prescriptions, Appendix 7 of the Ecological Mitigation and Management Strategy) are set out in relation to compartments for habitat types across the site, as shown on Figure 2 (Map 4 - Mitigation and Management Strategy).



Extract of Appendix 7: Management Prescriptions for the Flying Field - Table 2: Annual Management Prescriptions

Timing	Management Prescriptions				
November - March	Allow livestock into compartments 1, 2, 7, 9, 10, 13, 14	Encourage low intensity winter grazing to break up the sward. Sheep grazing must not exceed 5 per ha or be very carefully monitoring to prevent overgrazing. Use of low numbers of cattle or horses (4-5 in number across the site) would break up the sward better if these could be made available.	Monitor the condition of the vegetation for area of over/under-grazing and over dunging. Restrict access of livestock into over grazed/dunged areas and concentrate livestock on under-grazed areas, using temporary fencing.	Check cat proof fencing and repairs as necessary	Monitor breeding use of new ponds and original water tanks by GCN in compartments 1,4,14.
April - July	From the beginning of April, majorly reduce grazing livestock within the compartments 1-2 ponies/cows. Remove sheep	Monitor site for invertebrate use through selected checks of important areas eg. Banks and County Wildlife Site.	Monitor breeding use of new ponds and original water tanks by GCN in compartments 1,4,14.		
August - October	Allow grazing livestock back into Compartments 1,2,7,9,10,13	Low intensity grazing, with 5 sheep per ha, or 4-5 in total of cattle/horse/ponies. If using a mixture of grazers, reduce the number of sheep to between 2-3 per ha.	Monitor the condition of the vegetation for areas of over/under dunging. Restrict the access of livestock into over-grazed areas, using temporary fencing.	Close mow banks to ensure bare ground for invertebrates use - use strimmer to break up ground where necessary.	Monitor use of pill boxes by bats in compartment 11.



FIG 2 - EXTRACT OF MAP 4 - MITIGATION & MANAGEMENT STRATEGY BY EPR

FUTURE MANAGEMENT VISION FOR THE FLYING FIELD

- 1.26 The future management for the Flying Field and the wider site needs to be considered in relation to the past management of the area, in terms of what management prescriptions were successful and whether there are any lessons learned. It also needs to take into account any recent ecological findings (including changes in legislation) that need to be considered for the future management as well as the proposals within the Masterplan and GI Masterplan and how they need to be maintained to ensure their success.
- 1.27 The following management aims would be addressed at the detailed design stage for the proposed development with a management plan that would address the landscape and ecological management prescriptions for the site. In this way, the Mitigation and Management Strategy would be reviewed to understand if the ecological mitigation objectives are still relevant to the Masterplan and GI Masterplan proposals and how the management plan should be implemented.

HISTORIC AND CULTURAL HERITAGE

AIMS

- 1.28 To facilitate a management regime that aims to:
- The maintain the character and appearance of the Flying Field - in terms of the Cold War Landscape;
 - Retain the functional relationship between buildings , structures and the landscape where possible through sensitive landscape design and management; and
 - Maintain adequate security for occupants and ecological interests whilst providing opportunities for public access (within the Flying Field Park) and along Portway and Aves Ditch.

OBJECTIVES

- Maintain appropriate controls over uses involving external storage or activity across the Flying Field to preserve the austere military character.
- Ensure that any re-use of retained buildings is compatible with conserving their historic and cultural interest.

LANDSCAPE

AIMS

- 1.29 To provide a management and planting regime that allows:
- The retention of visual openness for the Flying Field;
 - Achievement of the proper management of the existing peripheral woodland and hedgerows;
 - Reintroduction of indigenous species, including oak and beech in appropriate locations at the margins of the Flying Field;
 - The conservation and enhancement of indigenous grassland; and
 - The avoidance of visually intrusive development.

OBJECTIVES

- Provide a landscape management regime for the Flying Field which ensures the growth to maturity of existing planting and helps to ensure successful establishment of new planting.
- To manage the Flying Field to maintain visual openness, including the continuation of the grassland management regime in line with ecological parameters.
- Remove inappropriate alien conifers from the Flying Field.



ECOLOGY

AIMS

- 1.30 The following points are the high level ecology aims or measures which we have set out in the ES. Future management of the site will be required to help achieve these aims to protect the existing ecological features within the site and ensure the successful establishment of new habitat.
- Habitat enhancement for great crested newts will be implemented in the northern part of the airfield which will aim to create rough grassland and eight new ponds to compensate for the loss of those currently supporting great crested newt. The location of the terrestrial habitat and ponds will benefit the northern population and enhance linkage to the populations in the southern bomb store. This will indirectly benefit invertebrates, reptiles and foraging bats, as well as ground nesting birds, by providing a more diverse sward structure.
 - Retention of a dispersal corridor with the provision of crossing point to avoid fragmentation of off-site retained ponds supporting the great crested newt from the retained population in the eastern side of the southern bomb store.
 - Creation of habitats off site on existing arable land to offset the loss of unimproved calcareous grassland from the Application Site. This will total just over 30ha and is located so as to enhance existing high value grassland habitats at the western end of the Application Site. The creation and management of this habitat will aim to create a high value un-improved grassland in 10 years.
 - Measures will be implemented in the Flying Field Park and Filming Areas to ensure their value for biodiversity and nesting birds is retained as far as possible. This will include the continuation of current habitat management and timing constraints to filming activities to ensure sensitive periods (the early nesting season) are not adversely affected.
- Installation of a cat-proof fence along the northern side of the proposed development parcels to limit disturbance and predation by domestic cats to ground nesting birds and reptiles in the airfield area.
 - To comply with all legislation in relation to the management of notable species and adhere to good practice principles.

PUBLIC ACCESS AND MOVEMENT WITHIN THE FLYING FIELD

AIMS

- 1.31 To provide a management regime that allows:
- Improve public access across the Flying Field and to the facilities across the Application Site and within the existing settlement;
 - To improve access along the historic routes of Aves Ditch and Portway;
 - Interpretation of the Base's history and ecology;
 - Controlled access to the Flying Field's historic and cultural assets; and
 - Safe and secure access for occupants of buildings within the Flying Field.

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DESIGN



ENVIRONMENT



PLANNING



ECONOMICS



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