

Andrew Lewis

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From: Oliver, Richard - Oxfordshire County Council <Richard.Oliver@Oxfordshire.gov.uk>  
Sent: 26 May 2022 11:40  
To: Andrew Lewis  
Cc: Heidi.Antrobus; Wyatt, Deborah - Oxfordshire County Council; Coats, Judith - Communities  
Subject: Primary School – OCC Response to Historic England’s comments on 18/00825/HYBRID

Dear Andrew,

### **Primary School – Response to Historic England’s comments on 18/00825/HYBRID**

As you are aware Oxfordshire County Council (OCC) has put a dedicated resource towards completing the primary school drafting for the 18/00825/HYBRID S106 agreement and significant progress has been made. We will provide an update on the current position in a separate email.

Throughout OCC has had significant concerns that the plans for the school in its proposed location on the flying field would not be acceptable to Historic England/English Heritage.

OCC has raised from an early stage that it is necessary for the proposals for the retained hangar and the removal of the hardstanding to be accepted by Historic England. This was set out in OCC’s responses to the application consultation dated 8<sup>th</sup> June 2018, 14<sup>th</sup> August 2020 and 7<sup>th</sup> September 2020 and has been raised regularly throughout the negotiation process as an issue to be resolved.

Last week OCC received a copy of the email from Richard Peats of Historic England to Andrew Lewis dated 19<sup>th</sup> May 2022 where he states:

*“HE’s current position on the school site is as follows:*

*Development on the flying field should not be viewed as acceptable unless it sustains the significance of this highly important site. The current school proposals would not achieve this as they would involve the removal of most of the tarmac apron that connects the hangars to the runway, and enclosing the entrances to them with screening making their original purpose very difficult to understand.”*

At the meeting we had with Richard Peats on the 24<sup>th</sup> May Richard was clear that if anything was submitted for planning with the plans that are in the Section 106 at the moment then Historic England would object.

This causes OCC the significant concern that detailed permission will not be achieved for the Primary School. In the circumstances the only way to be satisfied that the primary education impact will be mitigated is for detailed permission for the school to be secured prior to commencement of development in respect of the area defined as the Pink Land.

It is estimated that based on the anticipated build out rate of the cumulative Upper Heyford sites the primary school will be required by 430 occupations on the 18/00825/HYBRID site. However the developments already permitted at Upper Heyford are expected to fill all the spare capacity in the existing school once they are fully built out. Therefore it is anticipated that there will be no spare capacity for any children generated by the 18/00825/HYBRID development to be

accommodated at the existing school hence the need to have detailed permission for the school prior to implementation.

OCC was hoping that we would be in a position where Historic England's agreement to the primary school proposals was received prior to the completion of the S106. However subject to a planning obligation requiring detailed permission for the school to be secured prior to commencement of development in respect of the area defined as the Pink Land OCC would be willing to enter into the S106 (once all other outstanding matters are agreed). We would encourage Dorchester to work with OCC and Historic England and Cherwell to ensure that detailed planning permission for the school is obtained.

Regards,

Richard Oliver

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