



HEYFORD MASTERPLAN

PLANNING APPLICATION SUMMARY

PREPARED BY PEGASUS GROUP
P16-0631_96 | MAY 2018



DORCHESTER
LIVING



Dorchester Living are submitting a planning application for a comprehensive Masterplan for the next stage of development at Heyford Park, the planning application consists of:



Pegasus Group
Pegasus House
Querns Business Centre
Whitworth Road
Cirencester
GL7 1RT
www.pegasusgroup.co.uk | T 01285 641717

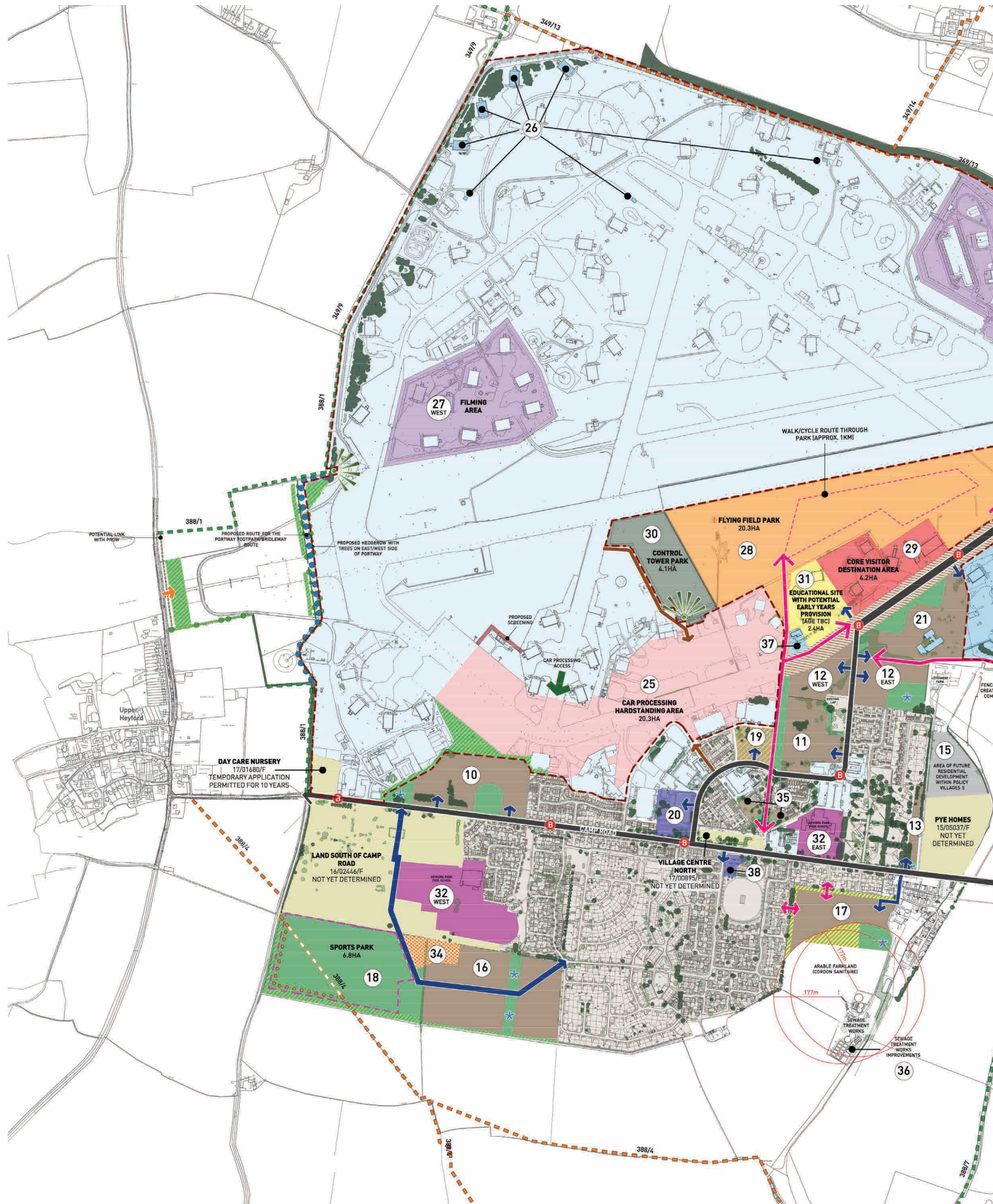
Prepared by Pegasus Group

Prepared on behalf of Dorchester Group
May 2018 Project code P16-0631

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












- planning permission for up to:
 - » 827 new open market homes across a range of sizes;
 - » 348 new affordable homes across of a mix of sizes and tenures;
 - » 60 new close-care dwellings;
 - » new shops and retail floor space;
 - » new medical centre;
 - » new commercial park and employment buildings, focussed on encouraging creative industries, including new buildings and change of use of existing buildings and structures and areas for filming on the former Flying Field;
 - » new primary school and nursery provision;
 - » new community use buildings;
 - » expansion of existing Heyford Park Free School to provide extra school places and facilities;
 - » new indoor sport provision to either be provided on-site, or an equivalent financial contribution paid for off-site provision;
 - » new heritage visitor and interpretation facilities on the former Flying Field, including a 30m in height observation sky tower with zip wire;
 - » creation of a new 20 hectare Flying Field Public Park and a 4 hectare Control Tower Park with new footpaths, cycle routes and public access;
 - » creation of a 24 hectare public parkland
 - » new Sports Park and facilities;
 - » new green infrastructure around the site including new tree planting and biodiversity areas;
 - » relocation of the car processing area to another area on the former Flying Field;
 - » demolition of some buildings and structures, mostly on the former Flying Field;
 - » the continuation of use of areas, buildings and structures on the former Flying Field already benefiting from previous planning permissions;
 - » associated infrastructure works, including potential energy facility/infrastructure, surface water attenuation provision and upgrading Chilgrove Drive and the junction with Camp Road.

COMPOSITE PARAMETER PLAN








PROPOSALS KEY








LAND USE

-  EXISTING BUILT DEVELOPMENT/PROPOSALS
-  EXISTING COMMERCIAL AREAS
-  EXISTING APPLICATIONS WITHIN MASTERPLAN AREA
LAND SOUTH OF CAMP ROAD, VILLAGE CENTRE NORTH, DAY NURSERY & PYE HOMES
-  RESIDENTIAL
-  CREATIVE CITY / COMMERCIAL
-  CAR PROCESSING
-  MIXED USE
-  FLYING FIELD PARK
-  CORE VISITOR DESTINATION AREA
-  EDUCATIONAL SITE WITH POTENTIAL EARLY YEARS PROVISION
AGE TBC
-  ANCILLARY OPEN ACTIVITY SUCH AS PARKING
-  FILMING ACTIVITY AREA
-  HEYFORD FREE SCHOOL SITES
TO BE EXTENDED/EXPANDED
-  UP TO 60 EXTRA CARE DWELLINGS (CLASS C2/C3)
0.9HA
-  AREA FOR COMMUNITY USES
-  CONTROL TOWER PARK
-  GREEN INFRASTRUCTURE
INCLUDING CHILDREN'S PLAY AREAS














OTHER

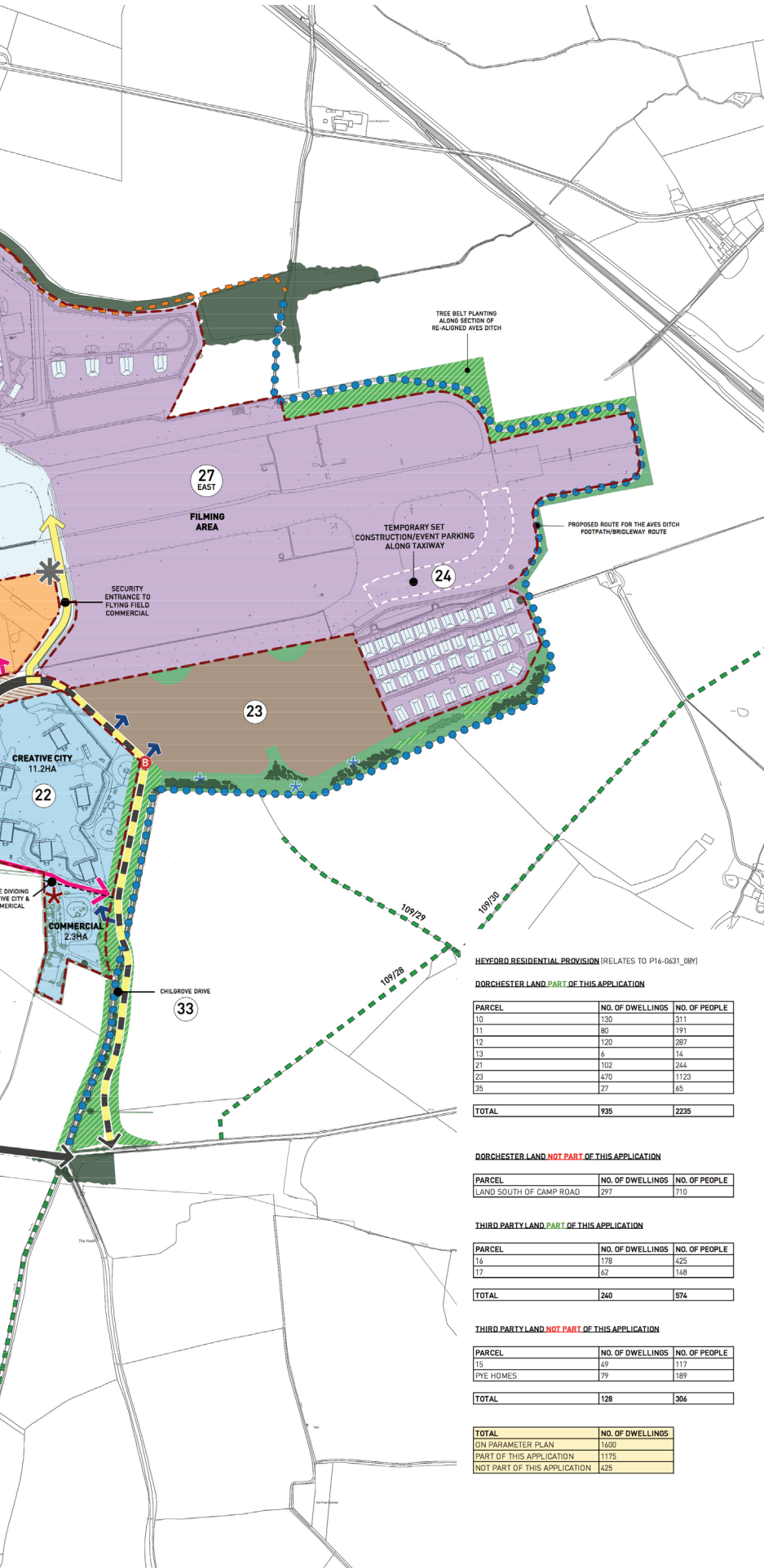
-  SECURITY FENCE
-  10 PARCEL NUMBER
-  OBSERVATION TOWER & ZIPWIRE
-  CORDON SANITARE EXCLUSION ZONES
177M RADIUS
-  APPROXIMATE LOCATION OF ENERGY
INFRASTRUCTURE / FACILITY

GREEN INFRASTRUCTURE

-  STRATEGIC LANDSCAPE BUFFER
-  COMMUNITY ORCHARD / ALLOTMENTS
-  SPORTS PARK
-  APPROXIMATE LOCATION OF
ATTENUATION AREAS
-  PROPOSED SCREENING
-  VIEWPOINT ACROSS SITE
-  EXISTING VEGETATION
SUBJECT TO DETAILED TREE SURVEY
(CLASS 'C' HATCHED GREEN)

ACCESS & MOVEMENT

-  BUS ROUTE, VEHICLE ACCESS & FOOTWAYS
-  PRIMARY VEHICULAR ACCESS
-  PRIMARY HGV ACCESS
-  MAINTENANCE ACCESS
-  PRIMARY PEDESTRIAN / CYCLE ROUTES
WHERE NOT IN ASSOCIATION WITH VEHICLE ACCESS
-  PRIMARY CAR PROCESSING ACCESS
-  SECONDARY COMMERCIAL ACCESS
-  POTENTIAL BUS STOP LOCATIONS
-  FOOTPATH/BRIDLEWAY ROUTE
-  POTENTIAL LINK WITH PROW
-  EXISTING FOOTPATHS
-  CLOSURE OF EXISTING FOOTPATH
-  DIVERTED FOOTPATH



HEYFORD RESIDENTIAL PROVISION (RELATES TO P14-0631_089)

DORCHESTER LAND PART OF THIS APPLICATION

PARCEL	NO. OF DWELLINGS	NO. OF PEOPLE
10	130	311
11	80	191
12	120	287
13	6	14
21	102	244
23	470	1123
35	27	65
TOTAL	935	2235

DORCHESTER LAND NOT PART OF THIS APPLICATION

PARCEL	NO. OF DWELLINGS	NO. OF PEOPLE
LAND SOUTH OF CAMP ROAD	297	710

THIRD PARTY LAND PART OF THIS APPLICATION

PARCEL	NO. OF DWELLINGS	NO. OF PEOPLE
14	178	423
17	62	148
TOTAL	240	574

THIRD PARTY LAND NOT PART OF THIS APPLICATION

PARCEL	NO. OF DWELLINGS	NO. OF PEOPLE
15	49	117
PYE HOMES	79	189
TOTAL	128	306

TOTAL	NO. OF DWELLINGS
ON PARAMETER PLAN	1600
PART OF THIS APPLICATION	1175
NOT PART OF THIS APPLICATION	425

INDICATIVE MASTERPLAN





OBSERVATION TOWER

27 EAST
FILMING AREA

FLYING FIELD PARK
28

CORE VISITOR DESTINATION AREA
29

EDUCATIONAL SITE
31

22
CREATIVE CITY

23

SOUTHERN TAXWAY

SOUTHERN TAXWAY

12 WEST

12 EAST

11

32 EAST

15
AREA OF FUTURE RESIDENTIAL DEVELOPMENT WITH POLY-VILLAGES

PYE HOMES
15/05037/F

33
CHILGROVE DRIVE

CAMP ROAD

17

CORDON SANITAIRES

SEWAGE TREATMENT WORKS
36

KEY



INDICATIVE RESIDENTIAL DEVELOPMENT



INDICATIVE GREEN INFRASTRUCTURE



APPROVED DEVELOPMENT



DEVELOPMENT NOT YET DETERMINED

ECONOMIC BENEFITS

Heyford Park, Oxfordshire

Construction of up to 1,175 residential dwellings and 60 close care units with supporting employment space

P16-0631

CONSTRUCTION BENEFITS

£245million¹

Estimated construction investment over a 9 year build programme



518

Direct construction roles and indirect/induced jobs supported per annum during build phase

£34.6million GVA²

Economic output per annum during 9-year build programme



OPERATIONAL BENEFITS



60

Close care units

1,619

Economically active and employed residents estimated to live in the new housing



1,450³

Full Time Equivalent (FTE) jobs directly supported on site

£12.7million

Estimated 10-year health savings - reduced GP visits, hospital admissions, care home costs



£800million

Economic output contribution from jobs directly supported on site over 10-years



£38.6million

Annual household expenditure



¹ Construction investment does not include the cost of the filming area, the energy facility, the observation tower or the outdoor sports facilities

² GVA, or gross value added, is the measure of the value of goods and services produced in an area, sector or industry

³ FTE jobs number does not include the jobs associated with the filming area, the observation tower, the additional education facilities or the green infrastructure

Range of Benefits arising from the Proposed Development:

Social Benefits

- Provision of 827 new open market homes, significantly boosting the supply of housing
- Delivery of 348 new affordable homes
- Expenditure on construction and investment in the area, including 518 direct construction roles and indirect/induced jobs supported pa during the construction phase
- Provision of a new medical centre in the heart of the community
- Provision of substantial areas of public open space/green infrastructure, including the provision of a public park which is greater in scale than the Spice Ball Country Park in Banbury

Social and Economic Benefits

- Provision of new shops and retail floorspace
- Increased school place provision, including expansion of the existing Free School sites, and the provision of a new primary school and additional nursery places

Economic Benefits

- Provision of homes which will increase annual household expenditure by £38.6m pa;
- Supporting the delivery of new employment comprising of 1,450 FTE jobs directly supported on site, worth £800m to the economic output contribution over a 10 year period;
- Provision of 60 close care units, resulting in £12.7m worth of health savings over a 10 year period from reduced GP visits, hospital admissions and care home costs.

Environmental Benefits

- Enhancements of existing and creation of a new wildlife habitat and substantial areas of new planting

Economic, environmental and social benefits

- An enhanced package of transport improvements to encourage walking in and around the site;
 - » Footpaths and cycle ways
 - » Enhanced bus services
 - » Junction and highway improvements

Cultural and educational benefits

- Increased heritage interpretation facilities, including a new observation tower (up to 30m high) next to the main runway
- Heritage Centre



www.pegasusgroup.co.uk

PLANNING DESIGN ENVIRONMENT ECONOMICS

Pegasus Group
Pegasus House
Querns Business Centre
Whitworth Road
Cirencester
Glos
GL7 1RT

Telephone: 01285 641717

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