**From:** Public Access DC Comments   
**Sent:** 18 May 2018 10:54  
**To:** Public Access DC Comments  
**Subject:** Comments for Planning Application 18/00825/HYBRID

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:53 AM on 18 May 2018 from Mr Philip Norstrand.

|  |  |
| --- | --- |
| **Application Summary** | |
| **Address:** | Heyford Park Camp Road Upper Heyford Bicester OX25 5HD |
| **Proposal:** | Demolition of buildings and structures as listed in Schedule 1; Outline planning permission for up to 1,175 new dwellings (Class C3); 60 close care dwellings (Class C2/C3); 929 m2 of retail (Class A1); 670 m2 comprising a new medical centre (Class D1); 35,175 m2 of new employment buildings, (comprising up to 6,330 m2 Class B1a, 13,635 m2 B1b/c, 9,250 m2 Class B2, and 5,960 m2 B8); 2.4 ha site for a new school (Class D1); 925 m2 of community use buildings (Class D2); and 515 m2 of indoor sports, if provided on-site (Class D2); 30m in height observation tower with zip-wire with ancillary visitor facilities of up of 100 m2 (Class D1/A1/A3); 1,000 m2 energy facility/infrastructure with a stack height of up to 24m (sui generis); 2,520 m2 additional education facilities (buildings and associated external infrastructure) at Buildings 73, 74 and 583 for education use (Class D1); creation of areas of Open Space, Sports Facilities, Public Park and other green infrastructure; Change of Use of the following buildings and areas: Buildings 357 and 370 for office use (Class B1a); Buildings 3036, 3037, 3038, 3039, 3040, 3041, and 3042 for employment use (Class B1b/c, B2, B8); Buildings 217, 3102, 3136, 3052, 3053, 3054, and 3055 for employment use (Class B8); Buildings 2010, 3008, and 3009 for filming and heritage activities (Sui Generis/Class D1); Buildings 2004, 2005 and 2006 for education use (Class D1); Buildings 366, 391, 1368, 1443, 2007, 2008 and 2009 (Class D1/D2 with ancillary A1-A5 use); Building 340 (Class D1, D2, A3); 20.3ha of hardstanding for car processing (Sui Generis); and 76.6ha for filming activities (Sui Generis); the continuation of use of areas, buildings and structures already benefiting from previous planning permissions, as specified in Schedule 2; associated infrastructure works including surface water attenuation provision and upgrading Chilgrove Drive and the junction with Camp Road |
| **Case Officer:** | Andrew Lewis |
| [Click for further information](https://www.publicaccess.cherwell.gov.uk/online-applications/centralDistribution.do?caseType=Application&keyVal=P8IT8PEMMSY00) | |

|  |  |
| --- | --- |
| **Customer Details** | |
| **Name:** | Mr Philip Norstrand |
| **Email:** |  |
| **Address:** | 3 Raven Close, Upper Heyford, Bicester OX25 5AN |

|  |  |
| --- | --- |
| **Comments Details** | |
| **Commenter Type:** | Neighbour |
| **Stance:** | Customer made comments in support of the Planning Application |
| **Reasons for comment:** |  |
| **Comments:** | Overall the proposed masterplan for Heyford Park is excellent. The proposals will create employment opportunities for the local community, add valuable amenities, and provide much-needed additional housing. At the same time, the proposals will activate the cold war heritage of the area by making key features much more accessible, which will benefit the local community and visitors interested in the history of the area.   On the basis of these clear benefits the plan should be approved.   The approval of the masterplan also presents an opportunity to address the specific challenges related to the area of land labelled "Parcel 17" (the field located to the North of the sewage works):  Parcel 17 is currently an actively farmed field, located near the Eastern entrance to the area. The field is directly visible from Camp Road, Hart Walk, Wellington Road, Raven Close, Wellesley Close, Williams Road, Heyford Park Free School, the Duvall Park Homes area, the Village Green, and from a number of properties near the field. In this way, the field is today a significant asset for the local community, and significantly contributes to maintaining the rural character of the area.  In spite of being a valuable "greenfield" asset, Parcel 17 was earmarked for development in the 2015 Cherwell local plan. As per the local plan, Parcel 17 was "allocated in the context of meeting the full objectively assessed housing needs of the District".  Subsequent events have however demonstrated that the benefits which were foreseen when the field was earmarked for development in the 2015 local plan would in fact be significantly less than expected:  1) Alternative "brownfield" development land on Heyford Park has been identified in the masterplan. At the time the local plan was approved, no further development of brownfield land was foreseen. The new master plan includes proposals for development of a number of brownfield areas, which will provide housing far in excess of the approximately 200 houses which were originally believed to be required on Parcel 17. In other words, the new masterplan will enable the area to exceed its previously planned contribution to meeting the "full objectively assessed housing needs of the District" without having to develop this field.   2) The detailed analysis in the masterplan demonstrates that the benefits (in terms of housing supply) of developing Parcel 17 are much smaller than originally foreseen. Due to its proximity to the sewage works, approximately 70% of the field is unsuitable for development. As a result, the number of houses which can be built on the field is only around 60. In other words, the benefit (in terms of housing supply) of developing this field are now less than one third of the benefits foreseen when the 2015 local plan was developed.  3) The community engagement events conducted to date by Dorchester Group have also demonstrated unanimous local opposition to the "greenfield" development of Parcel 17 (also known as the area south of Field Views/Hart Walk). Please refer to sections 4.31 to 4.33 in the "Report of Community Engagement" for a summary of community concerns.  In summary, the new masterplan will enable Heyford Park to make an even greater contribution to meeting Cherwell's housing needs without having to develop Parcel 17; the benefits of developing Parcel 17 are much less than previously foreseen; and the local community is strongly opposed to this element of the master plan. Parcel 17 should remain an actively farmed field for the benefit of the local community, and should therefore be excluded from further development plans for the area.  With this important change the proposed masterplan should be approved. |

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail(and/or any attachments).

Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action.

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail(and/or any attachments).

Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action.