

**RESERVED MATTERS APPLICATION FOR PHASE 8A
OF PLANNING PERMISSION 10/01642/OUT
COMPRISING ERECTION OF 24 RESIDENTIAL
UNITS WITH ASSOCIATED WORKS**

**PLANNING STATEMENT (WITH
AFFORDABLE HOUSING STATEMENT)**

**DORCHESTER PHASE 8A, HEYFORD PARK, CMAP
ROAD, UPPER HEYFORD.**

ON BEHALF OF HEYFORD PARK SETTLEMENTS LP

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE ACT 2004**

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PLANNING | **DESIGN** | **ENVIRONMENT** | **ECONOMICS**

CONTENTS:

Page No:

1.	INTRODUCTION	1
•	HERITAGE ASSESSMENT AND IMPACT STUDY	1
2.	SITE AND SURROUNDING AREA	3
3.	PLANNING HISTORY	5
4.	APPLICATION PROPOSALS	8
5.	BACKGROUND TO THE PROPOSALS AND WIDER REPLAN OF PHASE 8 AREA.	12
6.	OXFORDSHIRE HOUSING AND GROWTH DEAL	15
7.	PLANNING POLICY	17
8.	AFFORDABLE HOUSING STATEMENT	26
9.	PLANNING AND DESIGN ASSESSMENT	31
10.	CONCLUSIONS	41

1. INTRODUCTION

- 1.1 This Planning Statement with Affordable Housing Statement has been prepared by Pegasus Group on behalf of Heyford Park Settlements LP (“the Applicant”).
- 1.2 The Statement is in support of a reserved matters application for the erection of 24 residential units with associated landscaping, car parking, infrastructure and associated works forming Dorchester Phase 8A of the Heyford Park development (‘the application site’) submitted pursuant to outline planning permission reference 10/01642/OUT on land at the Former RAF Upper Heyford airbase, Upper Heyford, Oxfordshire.
- 1.3 Detailed matters of access, appearance, landscaping, layout and scale for these phases are provided by this submission as required by the outline planning permission.
- 1.4 This Planning Statement considers the relevant National and Local Planning Policy against which the application should be determined with particular reference to: the adopted policies contained within the Cherwell Local Plan (2011-2031) and the National Planning Policy Framework (NPPF).
- 1.5 This Statement is not intended to duplicate matters referred to elsewhere, rather it provides a comprehensive overview of the land use and planning merits of the development, to be considered against the relevant planning policies and other material considerations pertinent to this reserved matters application.
- 1.6 This reserved matters application comprises the following documents:
 - 1APP Application Form;
 - Planning Statement with Affordable Housing Statement (this document);
 - Heritage Assessment and Impact Study
 - Statement of Compliance (Design);
 - Flood Risk Assessment Compliance for Phase 8 (Rev. 5 – January 2019);
 - Dorchester Living Construction Specification (Revision 17);
 - Parking Matrix (Issue 1)

- Arboricultural Statement; and
- Application Plans (listed in sections below).

2. SITE AND SURROUNDING AREA

- 2.1 The application site forms of part of the Former RAF Upper Heyford, its military use having ceased in 1994. The Heyford base extends to approximately 520 hectares in total and the location of the application site is identified on the Location Plan that accompanies the application.
- 2.2 The former airbase base is located approximately 7km north-west of Bicester, 13km south-east of Banbury and 3km south-west of Junction 10 of the M4 Motorway, in Oxfordshire.
- 2.3 The airbase as a whole was designated as a Conservation Area in 2006, reflecting the key role that the airbase played in the Cold War years, and the distinctive architecture and layouts which arose from that use. The Trident layout at the centre of Heyford Park and the Parade Ground just south of Camp Road are just two of the significant elements of the original plans and represent military and airfield layouts typical of their era.
- 2.4 The application site for this reserved matters application is shown on **Site Location Plan 0521-PH8-101**. The site comprises 0.53 hectares of brownfield land which lies central to the former Airbase, to the north of Camp Road, within the wider area identified as the Trident, due to the road layout and arrangement of the former military use in this part of Heyford Park.
- 2.5 The wider Trident area is located on the northern side of Camp Road, comprising land which is currently being redevelopment for residential use in line with previous approvals made pursuant to Outline Permission 10/01642/OUT.
- 2.6 The area is contained within a radial internal road layout which forms the western and northern boundaries with a mix of former military hangars and service buildings beyond this boundary, together with on-going residential development sites, created following the authorised demolition of similar buildings.
- 2.7 The southern boundary is formed by a linking internal road which provides access to the new Heritage Centre in Building 103 with the eastern boundary consisting of Heyford Park House (Building 52 the former Station House) and Heyford Park Free School (Building 74 – the former Officers’ Mess) beyond).

- 2.8 To the north of the Trident lies the commercial vehicle uses within Building 51, with the proposed development residential Phase 7A to the north east, both areas being located on the opposite side of the northern radial road.
- 2.9 As suggested by its name, the Trident area is characterised by a series of internal roads, which in linking to the main radial road around the boundary, replicate a 'trident' and have the effect of subdividing the internal area into a series of quadrants.
- 2.10 The RAF Upper Heyford Conservation Area Appraisal (CDC, April 2006), indicates that the Trident area, and therein the application site, lies within Character Area 9 'Technical Site', which is described as:
- "This area is characterised by the 'campus' layout of deliberately sited, mix function buildings, in an open setting with organised tree planting. The variation in building type is both a function of their differing use and the fact that there has been continual construction within the site as part of the different phases of development within the airbase. The setting of the 1930s aircraft hangers in an arc on the northern edge of the site provides a visual and physical edge to the site. The access to the Technical Site is dominated by Guardroom (100) and Station Office (52). To the east of these is the impressive 1920s Officers' Mess (74) set within its own lawns. The style of these 1920s, red brick, RAF buildings is British Military."**
- 2.11 The application site to which this reserved matters application relates, forms part of one these central quadrants, immediately adjacent Building 133, a former military office, which along with its curtilage is to be retained as part of wider proposals.
- 2.12 At the current time, the area is subject to on-going residential redevelopment, with construction underway on Bovis Parcels 4A to the immediate south west of the application site and Dorchester Phase 8b to the immediate east.
- 2.13 As set out in more detail in Section 3 of this Statement, the application site and its immediate environs benefits from a reserved matters approval granted pursuant to Outline Permission 10/01642/OUT, for the erection of 91 residential units and associated works, granted by the Council under reference 16/00864/REM in December 2016.

3. PLANNING HISTORY

- 3.1 The former RAF Upper Heyford Air Base has an extensive planning history although little of this is of direct relevance to the current proposals which affect only a small part of the Base overall. The most significant applications affecting the site are two decisions involving the redevelopment of the whole of the Upper Heyford Air Base. The first of these decisions followed an appeal to the Secretary of State and was issued in January 2010, application reference 08/00716/OUT, known as the 'Lead Appeal'. This scheme involved a proposed new settlement of 1,075 dwellings, together with associated works and facilities, including employment uses, community uses, a primary school, playing fields and other physical and social infrastructure.
- 3.2 Following the purchase of the site by the Dorchester Group, a revised scheme for the redevelopment of the New Settlement Area, comprising 1,075 dwellings including the retention and change of use of 267 existing military dwellings to residential Class C3 and the change of use of other specified buildings, together with associated works and facilities, including employment uses, a school, playing fields and other physical and social infrastructure, was approved by the District Council in December 2011, application reference 10/01642/OUT. The reserved matters submission to which this Statement refers is made pursuant to this outline planning permission.
- 3.3 The outline application contained a fundamentally different concept from that set out in the masterplan accompanying the 2010 approval, insofar as it retained virtually all of the existing residential properties within the base with an additional 762 new dwellings being introduced on various parts of the site. The New Settlement Area application was accompanied by Design and Access Statement and Environmental Statement.
- 3.4 Several further related planning applications have been determined following the comprehensive planning permissions with other advanced proposals pending final determination by the Council. A number of which are relevant to the application site for this reserved matters proposal, with particular reference to the Trident / Dorchester Phase 8 area.
- 3.5 Reserved Matters approval was granted for the erection of 91 dwellings and associated works on land known as Dorchester Phase 8 'Trident', across both the

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- application site and the remaining eastern Trident quadrants, under reference 16/00864/REM in December 2016.
- 3.6 To facilitate the delivery of the Dorchester Phase 8 'Trident' housing, full planning permission was also granted in June 2017, for the amendment and alteration to the existing road infrastructure in the Trident area, under reference 17/00663/F. As a direct result of this permission, the internal estate road to the immediate south of the application site was reclassified from its original classification as a Tertiary Street ST.3 within the approved design code to a Secondary Street ST.2.
- 3.7 Alongside this, similar reserved matters approval for the construction of 29 open market and 71 affordable housing units on Bovis Phases 4A and 4B, within the western Trident quadrants were granted by the Council in August 2018, under reference 17/00983/REM.
- 3.8 All of these areas of land were identified for residential development on the Upper Heyford Development Uses Parameter Plan approved at outline stage, with the wider Trident area falling within the CA3 'Trident Housing' Character Area of the approved Design Code. As highlighted earlier, at the time of writing, construction is ongoing with regard to delivery of this phase.
- 3.9 In the wider vicinity of the application site, full planning permission has been granted for the Village Centre (South), under reference 16/01000/F which is to include a hotel, brasserie and covered market via the retention, refurbishment and extension of buildings 455 and 457.
- 3.10 This provision is to be supplemented by the proposals for the Village Centre (North) to the south west of the site, via approval 18/00513/REM, which will provide a mixed-use scheme of retail, office and residential units.
- 3.11 Further permissions within this area of Heyford Park site include the re-use of building 103 as a heritage centre and the change of use of Hangar 315 for B8 Storage and Distribution (reference 16/01545/F)
- 3.12 In terms of the wider overall site, the development of the New Settlement Area pursuant to outline planning permission ref: 10/01642/OUT is underway, with various phases of reserved matters applications being implemented by both the Dorchester Group and Bovis Homes.

- 3.13 Alongside the implementation of existing outline permission 10/01642/OUT, application 18/00825/HYBRID is currently before the Council for the mixed-use redevelopment of future areas of Heyford Park for residential, commercial, education and leisure activities in line with the allocation of Heyford Park under Policy Villages 5 of the Cherwell Local Plan.
- 3.14 In addition, at the 20th September 2018 meeting of the Planning Committee, the Council 'Resolved to Grant' application 16/02446/F for the erection of 296 dwellings on land to the South West of Camp Road, Heyford Park. This proposal is known as Dorchester Phase 9.

4. APPLICATION PROPOSALS

- 4.1 This application relates to a reserved matters submission made pursuant to outline planning permission ref. 10/01642/OUT. This is Phase 8A of the Heyford Park development.
- 4.2 Phase 8A comprises the erection of 24 residential dwellings with provision of associated landscaping and infrastructure. All of the units would be of affordable tenures.
- 4.3 The proposed buildings are orientated to provide frontage to the radial Trident Road at the northern edge of the site, whilst also creating an internal courtyard to the south framed by apartment blocks and retained trees.
- 4.4 The proposals include the provision of open car parking spaces for each of the units within both the central internal courtyard in close proximity to host units and a second parking court to the south. In addition to residents' parking, 4 dedicated visitor spaces are provided, split across the two parking areas.
- 4.5 One principal point of access for the units will be taken from the existing central spine road to serve the internal courtyard, with pedestrian and cycle access to all properties available from this Tertiary Street (ST3) and the adjacent northern Trident Road 6 (a Secondary Street ST2) via a series of internal footpaths, set within landscape areas and retained trees.
- 4.6 The plans listed in the table below detail the layout and appearance of the proposals:

Drawing Title	Number
Planning Layout	0521-PH8A-102 Rev.A
Street Scene	0521-PH8A-8C-103
External Works Layout	0521-PH8A-8C-104
Vehicle Tracking Layout	0521-PH8A-8C-105
External Detailing	0521-PH8A-8C-106

Material Layout	0521-PH8A-8C-108
Refuse Plan	0521- PH8A-8C-111
Character Areas -DAS	0521- PH8A-112
Storey Heights – DAS	0521- PH8A-113
Density Plan – DAS	0521- PH8A-114
Detailed Planting Proposals (Sheet 1 of 2)	1619 A5 06 Rev. C
Detailed Planting Proposals (Sheet 2 of 2)	1619 A5 07 Rev.C

4.7 The dwellings proposed by the application comprise:

Affordable Housing - Rented	
No. of Beds	No. of Units
1	12
2	3
Sub Total Rented	15
Affordable Housing – Intermediate	
No. of Beds	No. of Units
3	5
4	4

Sub Total Intermediate	9
Total Affordable Housing	24
GRAND TOTAL	24

- 4.8 The proposals include two pairs of 4 bed semi-detached dwellings and a terrace of three, 3 bed dwellings set along the northern boundary of the site, gaining pedestrian access from the adjacent Secondary Street of Trident Road 6. A further pair of 3 bed dwellings are proposed within the central courtyard with all of dwelling being of three storey design and of intermediate affordable tenure.
- 4.9 To the south of the application site, the accommodation would comprise a mixture of 1 and 2 bed flats and maisonettes set within a pair of linked three storey apartments blocks. All of these units would be of affordable rent tenure, with two of the 1 bed units being designed as accessible / mobility accommodation.
- 4.10 In conjunction with new proposals for the remaining parts of Phase 8, described in more detail in Section 5, these apartment block would part of series of four identical buildings framing an internal landscaped communal area, in the extreme southern part of Phase 8.
- 4.11 The plans detailing the appearance and floor plans of the proposed dwellings are shown in the Housetype Booklet **0521-PH8A-HTB-Issue 1**, and listed in the table below

Drawing Title	Number	Plot
SPF2(A) – Plans & Elevations	0521-PH8A-200	419-427
SPF3(h) - Plans & Elevations	0521-PH8A-201	428-433
AF3B – Plans & Elevations	0521-PH8A-202	440,441,446 & 447
AF3B – Plans & Elevations	0521-PH8A-203	448
AF4B – Plans & Elevations	0521-PH8A-204	442 - 445

- 4.12 As can be seen from the submitted information, Phase 8a relates to the provision of 100% affordable housing with 15 units (63%) to be rented affordable housing

and 9 units (37%) to be intermediate housing. This Planning Statement includes an Affordable Housing Statement, which sets out the approach in this regard in more detail.

5. BACKGROUND TO THE PROPOSALS AND WIDER REPLAN OF PHASE 8 AREA.

- 5.1 As is evident from the submitted plans, the application forms part of a series of amendments sought for the wider Dorchester Phase 8 area, with the submitted Planning Layout drawing indicating not only Plots 419 to 433 and 442 to 448 (24 units in total) to which this application relates, but also Plots 410 to 418 and 434 to 439 (15) units in total) located on adjoining development plots to the south.
- 5.2 In seeking to achieve additional housing growth and accelerated delivery in line with market requirements, the Applicant has undertaken a review of the remaining development parcels available and their relationship with the 1,075 unit threshold imposed by Outline Permission 10/01642/OUT.
- 5.3 In respect of Phase 8, it is of key note that the wider Dorchester Phase 8 benefits from reserved matters approval 16/00864/REM granted in December 2016 for the erection of 91 residential units of varying tenures.
- 5.4 The approved plans for 16/00864/REM indicated that the development was to occur on two distinct parcels either side of the central spine road.
- 5.5 The eastern parcel contained within the 'triangle' of the central spine road / Trident Road 4 / Trident Road 8, was to accommodate 49 units.
- 5.6 The remaining 42 units were to be created on the western 'triangle' contained with the central spine road / Trident Road 3 / Trident Road 6. This area equates to Phases 8A and 8C.
- 5.7 However, since the time of granting of these reserved matters for Trident in 2016, detailed proposals for the Village Centre North have come forward, resulting in a subsequent granting of reserved matters 18/00513/REM in July 2018 for a mixed-use retail and residential scheme. The residential element of this approval relates to the creation of 30 residential units.

Planning Submissions to achieve Additional Phase 5, Phase 8 and wider Heyford Park Growth

- 5.8 Whilst both the residential elements of Phase 8 and Village Centre North, both benefit from formal planning approval, it is acknowledged that reserved matters application constructed pursuant to Outline Permission 10/01642/OUT (NSA outline) cannot exceed the creation / retention of 1,075 residential units,

- 5.9 In terms of associated current reserved matters submissions made in connection with outline permission, 10/01642/OUT, it is highlighted that a number of reserved matters proposals for Heyford Park have previously approved by the Council and are in the process of being constructed at the time of writing
- 5.10 Indeed, proposals for Dorchester Phases 5C and 7A have been submitted simultaneously to this application.
- 5.11 However, notwithstanding the limitation imposed by outline permission 10/01642/OUT, it is evident that the principle of residential development on both the Village Centre North and Phase 8 has been firmly established and can be readily delivered subject to an appropriate fresh grant of planning permission.
- 5.12 This approach readily recognises that additional growth and housing delivery can be readily achieved within the sustainable community of Heyford Park, with such growth making the most efficient use of an identified brownfield site, already allocated for strategic housing delivery.
- 5.13 Having considered the number of residential units approved under such approvals, including the on-going construction of the Village Centre North, it is proposed that Phase 8 is divided into three sub-phases 8A, 8B and 8C to acknowledge the current build programme and to facilitate the achievement of appropriate permissions.
- 5.14 In this regard, it is proposed that Phase 8 is divided as follows:
- Phase 8A – Plots 419 to 433 and 442 to 448 (24 units in total)
 - Phase 8B – All plots 361- 409 within the eastern parcel (49 units in total, 37 of which are under construction)
 - Phase 8C - Plots 410 to 418 and 434 to 439 (15 units in total) -
- 5.15 With regard to the planning submissions associated with each sub-phase, the current application for 24 units on Phase 8A can be determined by way of a reserved matters application pursuant to Outline Permission 10/01642/OUT and indeed the proposals remain fully within the area of residential use previously approved via 16/00864/REM.
- 5.16 No application would be required in connection with Phase 8B, with these units being capable of delivery in line with existing reserved matters approval 16/00864/REM. Indeed, these units are under construction at the time of writing.

- 5.17 With regard to the remaining plots within Phase 8C, it is acknowledged that these will exceed the restrictions in place for outline permission 10/01642/OUT and the overall quantum of 1,178¹ units permitted across Heyford Park.
- 5.18 As such permission for these units will be sought via a standalone full application, which will include not only the additional units proposed on Phase 8C but also further additional units created by similar accommodation and efficiency amendments to Trenchard Circle and Dorchester Phase 5D.
- 5.19 In summary the submission strategy for the proposed amendments in respect of Phase 8 can be summarised as follows:

APPLICATION AREA	UNITS PROPOSED	SUBMISSION TYPE
Phase 8A	24	Reserved Matters pursuant to outline 10/01642/OUT
Phase 8B	49	No submission required – scheme delivered as per 16/00684/REM
Phase 8C	15*	New Full Planning Permission

- 5.20 In respect of New Full Planning Application* this application will ultimately relate to an overall quantum of 57 residential units, comprising amendments to not only the Phase 8C (15 Units) area but also to similar amendments to Trenchard Circle (31 Units) and Phase 5D (11 Units).
- 5.21 The form and content of this full application will be set out in the relevant Planning Statement which accompanies that application.
- 5.22 It is however clearly evident that the key purposes of the overall amendments will promote additional growth in line with the overarching objective of the Oxfordshire Housing and Growth Deal, to which Cherwell District Council is a key party.
- 5.23 In this regard, the submitted Planning Layout demonstrates that the combined effect of this re-plan of the remaining Phase 8 area enables comparable coverage to that previously approved to be achieved, alongside the achievement of a range of house tenures.

¹ The combined restriction arising from the implementation of permissions 10/01642/OUT, 13/01811/OUT (Phase 5) and 16/00263/F (Phase 6).

6. OXFORDSHIRE HOUSING AND GROWTH DEAL

6.1 On the 22nd November 2017, the Government announced that the County of Oxfordshire would receive upto £215 million of new funding in order to support Oxfordshire's ambition to plan for and support the delivery of 100,000 new homes by 2031.

6.2 This funding is to be secured by way of the Oxfordshire Housing and Growth Deal (OHGD) with the key focus of the deal to be:

Infrastructure Delivery;

Affordable Housing Programme and accelerated housing delivery linked to infrastructure investment;

Joint Statutory Spatial Plan / Bespoke Planning Freedoms and Flexibilities; and

Productivity;

6.3 As part of the OHGD, an Outline Agreement has been made between the Government and the following parties:

Cherwell District Council;

Oxford City Council;

Oxfordshire County Council;

South Oxfordshire District Council;

Vale of White Horse District Council;

West Oxfordshire District Council; and

Oxfordshire Local Enterprise Partnership (OxLEP)

6.4 The Outline Agreement commits the £215m funding as follows:

Upto £60m for affordable housing;

Upto £150m funding for infrastructure to unlock key housing sites (to be administered on the basis of £30m per annum for five years); and

£5m resource funding to boost capacity to secure a joint plan to support housing delivery;

6.5 Alongside the Government's commitment to provide funding, the local partners (the Councils and the OxLEP) are required to produce an OHGD Delivery Plan, as well as an Oxfordshire Joint Statutory Spatial Plan, with the adoption of the latter by 2021/22.

6.6 This Joint Statutory Spatial Plan will build on the existing Local Plans and will be a fundamental tool in the delivery of 100,000 new homes and associated infrastructure across Oxfordshire.

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- 6.7 In bringing forward the OHGD, the Government recognises that Oxfordshire has a strong and growing knowledge intensive economy making contributions of £21 billion to the UK economy and is a world leader in terms of science and innovation.
- 6.8 As a result, the area has a high housing demand, with house price to earnings ratios of 10.23, far exceeding the national average of 7.72.
- 6.9 In seeking to promote growth, the Oxfordshire approach is focused on removing barriers such as a lack of infrastructure to enable housing and economic growth to be delivered in high quality sustainable developments, which offer good quality of life for new and existing residents.
- 6.10 The deal highlights the importance of ensuring support for meeting the needs of people who cannot afford to buy on the open market with increased emphasis on the delivery and funding of affordable housing in conjunction with the Homes and Communities Agency.
- 6.11 As part of the increased emphasis on growth, the OHGD looks to remove the barriers that prevent new homes being built, with a strategic objective to deliver additional homes faster and increase supply in the local housing market areas.
- 6.12 In connection with the production of the OHGD Delivery Plan, the Government directs that collaboration between the Government and Oxfordshire should focus on such matters as:
- The delivery of planning consents and timely build-outs;
 - Social and community infrastructure, which can support housing and growth.
- 6.13 In delivery of the Deal, the Outline Agreement notes that there will be a requirement to plan for the bringing forward of large-scale development schemes at Garden Town and village scale as well on ex-Military of Defence sites.
- 6.14 Overall the OHGD fundamentally seeks to promote growth, requiring innovative thinking and approaches from the local authorities, which includes Cherwell District Council, to remove any barriers preventing its realisation.

7. PLANNING POLICY

7.1 The determination of a planning application is to be made pursuant to Section 38(6) of the Planning and Compulsory Purchase Act 2004, which is to be read in conjunction with Section 70(2) of the Town and Country Planning Act 1990. Section 38(6) requires LPAs to determine planning applications in accordance with the Development Plan, unless there are material considerations which indicate otherwise. Section 70(2) provides that in determining planning applications the Local Planning Authority (LPA):-

“shall have regard to the provisions of the Development Plan, so far as material to the application and to any other material considerations”.

Development Plan Policy

Cherwell Local Plan

- 7.2 The Development Plan comprises the policies of the adopted **Cherwell Local Plan 2011-2031**, adopted 20th July 2015. The relevant policies from the adopted Local Plan are considered below.
- 7.3 The Executive Summary to the Local Plan confirms that an objective of the Plan is to boost significantly the supply of housing and meet the objectively assessed need for Cherwell identified in the Oxfordshire Strategic Housing Market Assessment (SHMA) 2014 – some 1,140 dwellings per annum or a total of 22,800 from 2011 to 2031.
- 7.4 **Paragraph B.96** sets out that the Local Plan seeks to deliver growth in accordance with the **NPPF’s** Core Planning Policies including, inter alia, seeking to secure high quality design and a good standard of amenity by developing new neighbourhoods and achieving regeneration and redevelopment of key sites, and encouraging the effective re-use of existing land and buildings and bring forward sites that contain land of lesser environmental value such as at the Former RAF Upper Heyford.
- 7.5 With regard to the former airbase, **paragraph C.288** indicates that the site was previously subject to a policy from the Oxfordshire Structure Plan 2016 (Policy H2) which was saved by the South East Plan and retained upon the South East Plan’s revocation. However, **Policy Villages 5**, discussed below, replaces Policy H2 in guiding future redevelopment of the site, as Policy H2 has now been superseded by the adoption of the Local Plan and therefore carries no weight.

7.6 **Policy Villages 5 (Former RAF Upper Heyford)** allocates this 520 hectare site for, inter alia, a settlement of approximately 1,600 dwellings (in addition to the 761 dwellings (net) already permitted). **Policy Villages 5** sets out the position in respect of housing as follows:

“Housing

- **Number of homes – approximately 1,600 (in addition to the 761 (net) already permitted**
- **Affordable housing – at least 30%”**

7.7 The policy also sets out ‘Key site specific design and place shaping principles’, and in respect of housing these are:

- **New development should reflect high quality design that responds to the established character of the distinct character areas where this would preserve or enhance the appearance of the Former RAF Upper Heyford Conservation Area; and**
- **The scale and massing of new buildings should respect their context. Building materials should reflect the locally distinctive colour palette and respond to the materials of the retained buildings within their character area, without this resulting in pastiche design solutions.**

7.8 Other policies contained within the adopted Local Plan of relevance to this application are summarised below.

7.9 **Policy ESD 13 (Local Landscape Protection and Enhancement)** advises that development proposals will be expected to respect and enhance the local landscape character, with appropriate mitigation where damage to local landscape character cannot be avoided. Proposals will not be permitted where they would, inter alia, be inconsistent with local character.

7.10 **Policy ESD 15 (The character of the built and historic environment)** advises that where development is in the vicinity of any of the District’s natural or historical assets the delivery of a high-quality design that complements the asset will be essential. The policy requirements set out in **ESD 15** apply to all types of development, including housing. **Paragraph B.268** highlights the appearance of new development and its relationship with its surrounding built and natural environment as potential having a significant effect on the character and appearance of an area. The need to secure new development that can positively contribute to the character of its local environment is of key importance and reflects the approach and significant criteria listed under **Policy ESD 15**.

7.11 The approach to design is discussed in Section 7 of this Statement and in more detail in the Design and Access Statement, prepared by Focus On Design, which accompanies the application.

Cherwell Local Plan 1996

7.12 The following saved policies of the **Cherwell Local Plan**, adopted November 1996, remain extant and relevant to the proposed development following the adoption of the Cherwell Local Plan 2011-2031:

7.13 **Policy C23 (Retention of features contributing to character or appearance of a Conservation Area)** states that there will be a presumption in favour of retaining buildings, walls, trees or other features which make a positive contribution to the character or appearance of a Conservation Area.

7.14 Whilst **Policy C28 (Layout, design and external appearance of new development)** advises that control will be exercised over all new development, including conversions and extensions, to ensure that the standards of layout, design and external appearance, including the choice of external-finish materials, are sympathetic to the character of the urban or rural context of that development. In sensitive areas such as Conservation Areas, the Area of Outstanding Natural Beauty and areas of high landscape value, development will be required to be of a high standard and the use of traditional local building materials will normally be required.

Statement of Common Ground

7.15 During the Examination Hearings for the now adopted Local Plan, a **Statement of Common Ground (SoCG)** was agreed between the Dorchester Group and Cherwell District Council. The signed SoCG represents the most up-to-date position of the District Council and was presented to the Examination to clarify the Council's position and interpretation of Policy Villages 5 and its implementation.

7.16 The SoCG confirms that:

"Both the Dorchester Group and Cherwell District Council believe that the Proposed Modifications to allocate additional development through Policy Villages 5 represents an appropriate response to the uplift in housing requirements necessary to ensure that the Local Plan addresses the objectively assessed housing need."
(Paragraph 3.2)

"That the provision of additional growth at Former RAF Upper Heyford can be accommodated so that it

consolidates and complements the on-going creation of a distinctive new community. Growth at Upper Heyford is being supported by the delivery of new affordable housing and new services and facilities” (Point 2 under the matters that the Parties agree)

“The implementation of the approved scheme and the development of identified brownfield land in particular should not be delayed.” (Point 9 under the matters that the Parties agree)

- 7.17 In terms of the longer-term opportunities for development at the Upper Heyford site the SoCG states:

“The parties agree that to secure a high-quality development (for housing and employment) there will be a need for a comprehensive review of the proposed development at the site that considers the important heritage landscape setting of the site and how additional development can be successfully integrated within existing consented development. This will provide the means to secure development incorporating high quality design that relates closely to the history of the site”.
(Paragraph 6)

- 7.18 There is therefore consensus with the District Council that the Upper Heyford site has an important role to play both in terms of meeting identified housing needs, and to accommodate significant additional employment.

National Planning Policy

National Planning Policy Framework

- 7.19 **The National Planning Policy Framework (NPPF)** in its revised form, was published on 19th February 2019. **The NPPF** sets out the Government’s overarching planning policies for England.
- 7.20 **Paragraph 11** of the **NPPF** sets out a presumption in favour of sustainable development, which for decision taking means:

“c) approving development proposals that accord with an upto-date development plan without delay

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i) the application of policies in this Framework that protect areas or assets of particular importance provide a clear reason for refusing the development proposed; or**

ii) **any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”**

7.21 In achieving sustainable development, the **NPPF** sets out three overarching objectives which are interdependent and underpin the achievement of further topic based objectives and principles running throughout the **NPPF**.

7.22 The three overarching objectives set out in **Section 2: Achieving Sustainable Development** are:

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy. “

7.23 **Section 2** continues to outline the approach to sustainable development through both plan making and decision taking and reaffirms the planning balance. It confirms that the **NPPF** does not change the statutory status of the Development Plan as the starting point for decision making. It confirms that proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise in line with **Paragraph 11** stated above.

7.24 **Section 4: Decision Making** provides guidance on how LPAs should approach decision making, identifying at **Paragraph 38** that decision makers are to be proactive:

“Local planning authorities should approach decision on proposed development in a positive and creative

way...Decision-makers at every level should seek to approve applications for sustainable development where possible.”

- 7.25 **Paragraph 48** sets out the weight that can be afforded to emerging plans dependant on the stage of preparation, the extent of unresolved objections and the degree of consistency with the **NPPF**. **Paragraphs 49 and 50** then state that grounds of prematurity are unlikely to be justified unless there are exceptional circumstances.
- 7.26 **Paragraphs 54 to 57** provide guidance on the use of planning conditions and obligations and sets out that conditions should only be imposed where they are necessary to make a development acceptable, are directly related to the development and reasonably related to the scale of the development. This chapter also includes the need to agree pre-commencement conditions as set out in latest amendments to Section 100ZA of the Town and Country Planning Act 1990, now in force.
- 7.27 **Section 5: Delivering a Sufficient Supply of Homes** continues to confirm the Government objective of significantly boosting the supply of houses (**Paragraph 59**) but now introduces a standardised methodology and the Housing Delivery Test.
- 7.28 The **NPPF** requires local planning authorities to be able to demonstrate a five year supply of deliverable housing sites in line with the methodology and Housing Delivery Test with **Paragraph 73** stating that:

“Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.”

- 7.29 In respect of how housing sites are to be considered ‘deliverable’, **Annex 2** of the **NPPF**, defines this as:

“Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that

homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”

- 7.30 To maintain a 5-year supply of deliverable housing sites, **Footnote 7 to Paragraph 11** confirms that for the purposes of **Paragraph 11** policies which relate to the control of housing will be considered out of date, stating that:

“This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years. Transitional arrangements for the Housing Delivery Test are set out in Annex 1. ”

- 7.31 In such circumstances **Paragraph 11d** would direct the decision maker to carry out the tilted balance, with the presumption in favour of granting permission unless any adverse impacts would significantly and demonstrably outweigh the benefits.
- 7.32 **Paragraph 61-64** concerns the provision of affordable housing and requires major schemes to provide 10% of units for affordable home ownership.
- 7.33 **Paragraph 77** relates to the supply of rural housing, requiring planning policies and decisions to be responsive to local circumstances and to reflect local needs.
- 7.34 **Section 9: Promoting Sustainable transport** provides the approach to directing development to the most sustainable locations (**Paragraphs 102 to 104**). The **NPPF** sets out that in making decisions, regard should be had to the opportunities to promote sustainable development (**Paragraph 108**).
- 7.35 **Paragraph 109** states that:

“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”

- 7.36 **Section 11: Making Effective Use of Land** seeks to promote the effective use of land in meeting the need for homes and other uses, whilst safeguarding and improving the environment. **Paragraph 122** sets out further guidance on the achievement of appropriate densities in development proposals.
- 7.37 **Section 12: Achieving Well-designed Places** sets out the approach to securing good design through **Paragraphs 124-132**. **Paragraph 127 a)-f)** clarify how planning policies and decisions should ensure that developments are well designed and respond to the local character.
- 7.38 **Section 15: Conserving and Enhancing the Natural Environment** highlights that the planning system should contribute to and enhance the natural and local environment. This will include minimising the impacts on biodiversity and providing net gains where possible (**Paragraphs 174- 177**).
- 7.39 **Paragraph 172** highlights that great weight should be given to the protection of National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of landscape protection.
- 7.40 **Section 16: Conserving and Enhancing the Historic Environment** directs local planning authorities to take a positive strategy to the conservation and enjoyment of the historic environment stating at **Paragraph 184** that:
- “These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. ”**
- 7.41 **Paragraph 185** goes on to confirm that plans should set out a positive strategy for the conservation and enjoyment of the historic environment, which should include:
- “the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation.”**
- 7.42 As a general principle, the **NPPF** requires applicants to describe the significance of any heritage asset and the contribution made by their setting; however, the **NPPF** guides that this should be to the level of detail proportionate to the asset’s importance and no more than is sufficient to inform the understanding of the potential effects of the Proposed Development upon their significance (**Paragraph 189**).

Planning Practice Guidance

- 7.43 On 6th March 2014 the Department for Communities and Local Government (DCLG) launched the **Planning Practice Guidance (PPG)** web-based resource, which is updated on a periodic basis.
- 7.44 In terms of design, the PPG largely reflects the policies set out in the NPPF. It again reiterates that pre-application discussions are an opportunity to discuss the design policies, requirements and parameters that will be applied to a site whereby the Local Authority can explain the design issues they feel are most important and the developer can explain their own objectives and aspirations.
- 7.45 With regard to Design Codes, it is recommended that LPAs should consider using one to help deliver high quality outcomes where for example they wish to ensure consistency across large sites which may be in multiple ownership and/or where development is to be phased and more than one developer and design team is likely to be involved. It goes on to say that design codes should wherever possible avoid overly prescriptive detail and encourage sense of place and variety (unless local circumstances can clearly justify a different approach).
- 7.46 Matters relating to the historic environment are addressed within the section entitled 'Conserving and Enhancing the Historic Environment'. The PPG confirms that the consideration of 'significance' in decision taking is important and states that heritage assets may be affected by direct physical change or by change in their setting. It goes on to say that being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.
- 7.47 The PPG also provides guidance in respect of non-designated heritage assets such as buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated heritage assets.

8. AFFORDABLE HOUSING STATEMENT

Affordable Housing Planning Policy Context

National Planning Policy

- 8.1 The **National Planning Policy Framework (NPPF)** was published in February 2019 with a central aim being to significantly boost the supply of housing.
- 8.2 **Paragraph 60 and 61** state that in order to deliver a wide choice of high-quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should look:

“60. To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.

61. Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).

62. Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required and expect it to be met on-site unless:

- a) off-site provision or an appropriate financial contribution in lieu can be robustly justified; and**
- b) the agreed approach contributes to the objective of creating mixed and balanced communities”**

Local Planning Policy

- 8.3 The Development Plan for the area consists of the Cherwell Local Plan 2011-2031 (adopted July 2015) and includes Former RAF Upper Heyford, of which the application site forms part, as a Strategic Allocation.

8.4 **Policy Villages 5 (Former RAF Upper Heyford)** allocates this 520-hectare site for, inter alia, a settlement of approximately 1,600 dwellings (in addition to the 761 dwellings (net) already permitted). **Policy Villages 5** sets out the position in respect of housing, including the requirement for affordable housing, as follows:

"Housing

- **Number of homes – approximately 1,600 (in addition to the 761 (net) already permitted**
- **Affordable housing – at least 30%"**

8.5 The adopted Local Plan also contains a specific policy on affordable housing - **Policy BSC 3 (Affordable Housing)**. This policy reads as follows: -

"Policy BSC 3: Affordable Housing

At Banbury and Bicester, all proposed developments that include 11 or more dwellings (gross), or which would be provided on sites suitable for 11 or more dwellings (gross), will be expected to provide at least 30% of new housing as affordable homes on site.

At Kidlington and elsewhere, all proposed developments that include 11 or more dwellings (gross), or which would be provided on sites suitable for 11 or more dwellings (gross), will be expected to provide at least 35% of new housing as affordable homes on site.

Where this policy would result in a requirement that part of an affordable home should be provided, a financial contribution of equivalent value will be required for that part only. Otherwise, financial contributions in lieu of on-site provision will only be acceptable in exceptional circumstances.

All qualifying developments will be expected to provide 70% of the affordable housing as affordable/social rented dwellings and 30% as other forms of intermediate affordable homes. Social rented housing will be particularly supported in the form of extra care or other supported housing. It is expected that these requirements will be met without the use of social housing grant or other grant.

Should the promoters of development consider that individual proposals would be unviable with the above requirements, 'open-book' financial analysis of proposed developments will be expected so that an in house economic viability assessment can be undertaken. Where it is agreed that an external economic viability assessment is required, the cost shall be met by the promoter.

Where development is demonstrated to be unviable with the above requirements, further negotiations will take place. These negotiations will include consideration of: the mix and type of housing, the split between social rented and intermediate housing, the availability of social

housing grant/funding and the percentage of affordable housing to be provided.

The Council will require active consideration of proposals for community self-build or self-finish housing in particular where it is to a high design standard and will result in suitable empty properties being brought into residential use. Self-build and Self-finish should contribute towards meeting the need for affordable housing.

Affordable Housing will also be delivered through Policy Villages 3: Rural Exception Sites.”

8.6 Whilst given the scale of the proposed development (24 no. dwellings) **Policy BSC 3** would normally be applicable as a standalone policy requirement, the provision of affordable housing for Heyford Park is controlled by the requirements of Strategic Allocation **Policy Villages 5** for the wider Former RAF Upper Heyford which sets a threshold of at least 30%.

8.7 **Policy BSC4 (Housing Mix)** states that the Council will not only aim to increase the supply of housing but to encourage a mix that can help improve the functioning of the housing market system, make it more fluid, and enable households to more easily find and move to housing which they can afford and which better suits their circumstances.

Proposals

8.8 This application seeks approval of matters reserved in Outline Planning Permission ref: 10/01642/OUT for Phase 8A of this development. In summary, Phase 8A comprises the erection of 24 dwellings pursuant to the above Outline Planning Permission. The mix of dwellings is as follows:

Affordable Housing - Rented	
No. of Beds	No. of Units
1	12
2	3
Sub Total Rented	15
Affordable Housing – Intermediate	

No. of Beds	No. of Units
3	5
4	4
Sub Total Intermediate	9
Total Affordable Housing	24

Development Plan compliance

- 8.9 It is proposed that all of the 24 proposed units will be affordable housing, equating to 100%. This on-site provision meets the requirements of **Policy Villages 5**, which requires housing provision on the Former RAF Upper Heyford to include at least 30% of affordable housing.
- 8.10 In addition the proposal includes a range of one, two, three and four bed units, including accessible / mobility accommodation and therefore provides a mix of housing as required by **Policy BSC 4**.
- 8.11 When considered as a key part of the wider and on-going comprehensive redevelopment for Heyford Park, the proposals will contribute to the overall range and mix of affordable housing provided across the wider site and when seen as a holistic part of the strategic allocation, will enable the requirements of both **Policies BSC 4** and **Villages 5** to be achieved.
- 8.12 In terms of the type of affordable housing proposed, 63% (15 units) are proposed to be in the form of affordable rent, with 9 (37%) as intermediate housing. Whilst this would not accord with **Policy BSC3** in so far that the policy requires 70% of affordable units to be affordable rent and 30% intermediate. it is important to note that these dwellings form part of the overall Heyford Park development and will contribute to, and not prejudice, the overall realisation of an appropriate mix of affordable housing type across the site as a whole.
- 8.13 The provision of affordable housing across the wider Heyford Park development is primarily controlled by the Deed of Variation (the DoV) dated 12th October 2017 between the owners of Heyford Park and the Council.

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- 8.14 The DoV specifies both the tenure and mix of affordable units to be provided, stating that a total of 309 affordable units are to be provided with a tenure split of 52% affordable rent and 48% Intermediate / Shared Ownership.
- 8.15 The DoV goes onto confirm that across these tenures a range of 1 and 2 bed flats and maisonettes as well and 3 and 4 bed dwellings are required, as per those contained in the current application proposals.
- 8.16 Given this agreed level and form of provision, the current scheme will ensure that the appropriate ratio of tenures is provided when the overall delivery of affordable housing is considered across Heyford Park.

Summary

- 8.17 The proposed development has been designed to complement the overall number, type and range of sizes of affordable units within the Heyford Park development, complying with Local Plan Policies **BSC3, BSC4 and Policy Villages 5** in this regard. The use of a single affordable housing type does not meet policy requirements when considered in isolation for this phase but will provide a good contribution to the provision of an acceptable level of affordable housing within Heyford Park overall and not prejudice the delivery on an appropriate mix of affordable dwellings across Heyford Park.
- 8.18 The proposed development will therefore assist in delivering an inclusive and mixed community in accordance with central Government and local objectives and, accordingly, is considered acceptable in this regard.

9. PLANNING AND DESIGN ASSESSMENT

- 9.1 Section 38(6) of the Planning and Compulsory Purchase Act requires proposals to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 9.2 This section initially provides an analysis of the principle of the development and then a discussion on the pertinent consideration to the detailed matters provided with this application (access, layout, appearance, scale and landscaping), with particular reference to the approved Design Code for Heyford Park. Finally, consideration of compliance with the Flood Risk Assessment approved in the outline planning permission is outlined.

Principle of the development

- 9.3 The principle of residential development on this parcel of land has already been established by the granting of outline planning permission ref 10/01642/OUT, with the whole of Trident area identified for C3 (residential uses) on the approved Development Uses Parameter Plan.
- 9.4 The acceptability of residential units on the application in connection with outline permission 10/01642/OUT has been firmly accepted by the previous granting of reserved matters approval 16/00864/REM for the construction of 91 residential units across Phase 8.
- 9.5 The Development Plan for the area consists of the recently adopted Cherwell Local Plan (2011-2031) and is the starting point for decision-making purposes for applications in the District. In terms of the principle of the development here, it is considered that the application proposals do not conflict with the adopted Local Plan, as the proposals are consistent with, and will reinforce, the strategic housing function of the former RAF Upper Heyford Site as defined by Policy Villages 5.
- 9.6 The Upper Heyford Site is a strategic allocation within the adopted Local Plan (Policy Villages 5) and the Plan confirms the importance of this brownfield site, as a location for a significant increase in housing provision over the plan period, i.e. an increase of 1,600 dwellings. This is in addition to the 762 (net) dwellings already permitted. Further, the principle of the development has already been established in the outline planning permission and, therefore, this reserved matters application is principally concerned with matters of design.

- 9.7 Furthermore, the signed SoCG also reiterates the on-going creation of a distinctive new community at Former RAF Upper Heyford and that the implementation of the approved scheme should not be delayed. There can therefore be no objection in principle to bringing forward the residential development on land at Dorchester Phase 8A.
- 9.8 The remainder of this section will therefore consider the design approach of the development to determine whether it is acceptable in this regard.
- 9.9 This consideration will also have regard to any differences between the current reserved matters proposals and those approved for this part of Phase 8 under reference 16/00864/REM in December 2016.

Reserved Matters Considerations

Design Code

- 9.10 Condition No.8 of the Outline Planning Permission states that no reserved matters applications are to be made for any phase until a Design Code for that phase of the New Settlement Area has been submitted to approved in writing by the Local Planning Authority. The condition also requires that the development shall subsequently be carried out in accordance with the Design Code.
- 9.11 The overarching Design Code for the New Settlement Area, is version 5.2, dated October 2013. This version was approved by the Cherwell District Council in November 2013 by discharge of Condition 8 (reference 13/00153/DISC dated 07/11/2013).
- 9.12 The Design Code outlines a number of fundamental principles to be followed in the designing of each phase of the Heyford Park development.
- 9.13 Within the approved Design Code, a number of character areas are defined for Heyford Park with the application site falls within Character Area 3 'Trident Housing' (CA3).
- 9.14 Section 1 of the Design Code includes a description of the vision for the Trident Housing (CA3) as:

"1.9 CA3- Trident Housing- This area is located immediately to the north of the New Village Centre. The vision for this area is based around a campus style of development, with clearly defined buildings that sit within an open space structure:

- much of the character of the Trident area originates from its existing road alignment, which is defined by the formal axial routes which radiate from the apex, adjacent to the Village Centre.
- There is an opportunity for apartments or terraces of houses that read as single buildings.
- The streets are defined by existing tree planting which will provide a mature setting for development.
- The northern boundary of the Trident area interfaces with some of the large-scale airfield buildings and development in this area should take account of the scale of these buildings and reinforce and enhance the character of this area.
- The area provides an opportunity for a more contemporary approach to design.”

9.15 Similarly, the Design Code (Section 4) sets out the overarching approach to new built development and with regards the Trident Housing area (CA3) and states: -

“4.32 Contemporary style houses and apartments set with a campus style environment to the north of the new Village Centre. Campus style development delivered by design objectives including;

- Buildings that sit within an existing and new landscape structure.
- Retain the character of the Trident area in particular the existing road alignment, which is defined by the formal axial routes which radiate from the apex, adjacent to the Village Centre.
- New built form to align with historic 45/90 degree building alignment.
- Streets are to be defined by existing tree planting which will provide a mature setting for development.
- The northern boundary of the Trident area interfaces with some of the large scale airfield buildings and development in this area should take account of the scale of these buildings and reinforce and enhance the character of this area.”

9.16 The detailed matters of Access, Scale, Layout, Appearance and Landscaping relevant to Phase 8A provided in this application are considered below in the context of the requirements of the Design Code to establish whether the proposed development is appropriate for this location.

Access

- 9.17 The Phase 8A application site does not include any areas of public highway but is enclosed by Trident Roads 3 and 6 which form part of the Secondary Street network upgraded via permission 17/00663/F. In connection with this road hierarchy, Phase 8A takes access from the central spine road running north-south through the Trident area, which is classified as a Tertiary Street (ST3).
- 9.18 This access from ST3 will provide the single vehicular access point to the proposals, serving the proposed private parking courts and driveways.
- 9.19 Access for vehicles is based upon the principles of Manual for Streets and allows for sufficient visibility for drivers to enter and exit the private parking areas within the application site. The Design and Access Statement considers these parking areas against the Design Code specification for private drives / parking courts and demonstrates that the development meets these requirements, including provision of 100% direct access to properties.
- 9.20 Tracking for the safe turning of refuse vehicles and estate cars into and out of the private courtyard accessed from ST3, is shown on drawing no. **0521-PH8-8C-105** and demonstrates acceptability in this regard, meaning that vehicles can enter and exit these areas in forward gear.
- 9.21 Access for pedestrians and cyclists can be safely taken directly into and from properties from the existing and upgraded Trident Road and pedestrian network providing safe and convenient access to public transport services and facilities in the Village Centre.
- 9.22 Designated refuse storage points for each unit, together with a communal area for the apartments are indicated on drawing **0521-PH8A-8C-111**, demonstrating that each area is readily accessible to the aforementioned refuse and service vehicles.
- 9.23 In addition the location of refuse storage within the inward, central aspect of the proposals, negates the need for storage to be placed on the outward perimeter edges of the site, thereby minimising visual impact.
- 9.24 This approach not only complies with the requirements of the Design Code, but also fully reflects the access arrangement previously approved by the Council under decision 16/00864/REM.

Layout

- 9.25 The layout of the development is demonstrated on drawing no. **0521-PH8A-102 Rev.A** and is described at Section 4 of this Statement.
- 9.26 The Design Code notes that density will be higher in character area CA3 than in peripheral areas, at 41+ dwellings per hectare (dph) which accords with the 38-50 dph range set out on the approved Indicative Building Density Plan within the Design Code.
- 9.27 The proposals comprise 24 units within this 0.53 ha site, which gives rise to a gross density of 45 dph, therefore directly according with the requirements of the design code for CA3.
- 9.28 Requirements of the Design Code include the need for layouts to respect and retain the existing radial structure of the Trident area as well as requiring built form to be of a campus style, located in a landscaped dominated space. The proposed development realises these requirements via its setting back of units from the northern road boundary and the creation of a central communal area, providing a range of building extents and types, detached and separated from each other via gardens and landscape.
- 9.29 The layout enables the retention of the key existing trees along both the central spine road as well within the layout, with protective measures and construction techniques outlined in the accompanying **Arboricultural Statement (February 2019)**.
- 9.30 In this manner the layout will retain the verdant character of the Trident, being set within a predominantly landscaped space.
- 9.31 The key radial character of the Trident perimeter roads, will remain unchanged on their original alignment, falling outside of the proposals, thereby enabling the layout to maintain their relationship and positive contribution to the wider Trident CA3.
- 9.32 In respect of parking provision, the Design Code states that for CA3, a variety of types should be provided and integrated as part of the public realm. The proposed parking would comply with this requirement in that parking will be provided by way of open bays located within one shared parking court to the centre of the site, with a second parking to the south. This southern court would be linked to the wider proposals for Phase 8C.

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- 9.33 Parking provision would be located immediately adjacent to the unit to which it relates where possible, with the bays according with the dimensions specified in the Design Code. The Design Code acknowledges that CA3 is the one area of Heyford Park where parking courts are to be encouraged.
- 9.34 Dedicated visitor car parking in accordance with Design Code ratio is also proposed across the two areas.
- 9.35 In terms of the on-site provision of the car parking areas, it is acknowledged that the creation of the parking court to the south of Plots 419-427 is intrinsically linked to the achievement and implementation of permission for Phase 8C.
- 9.36 In seeking to ensure that such provision can be achieved, it is anticipated that in the event that permission is forthcoming for both sub phases, a suitably worded planning condition linking the implementation of both this reserved matters approval and the associated full planning permission will need to be discussed between the Council and the applicant.
- 9.37 With regard to the relationship of the layout of the proposals to those approved under 16/00864/REM, the location and extent of built form is highly comparable with the apartments on Plots 419-433 being identical to those approved.
- 9.38 On the northern boundary of the application site, the proposal now indicates the provision of affordable dwellings, in lieu of the approved open market apartments, with the coverage and layout being amended to accommodate the distinct differences between the services, access, curtilage and footprint requirements of such accommodation changes.
- 9.39 Similarly, the approved apartment block to the central courtyard has been replaced by a pair of dwelling units. However overall the location of built form and its relationship with the retained trees, radial roads and wider Trident development, remains consistent with that approved under 16/00864/REM.

Scale

- 9.40 The development's scale is shown within the elevations contained within the Housetype Booklet **no. 0521-PH8A-HTB-ISSUE 1** and Street scenes **no. 0521-PH8A-8C-103**.

- 9.41 The Design Code sets out the requirements for scale of development in this character area, CA3. The Code confirms that development will generally have a greater height and enclosure than adjacent parts of Heyford Park with both the Design Code and the approved Building Heights Plan indicating that development in this area should be predominantly between 2 ½ -3 storeys.
- 9.42 The proposed development at Phase 8A is of wholly of 3 storey design only and hence accords with the parameters set out in the Design Code for CA3.
- 9.43 The use of 3 storey scale responds not only to the scale of the surround retained buildings 133 (store) and 151 (A Frame Hangar) but also directly replicates the scale of units under construction via approval 16/00864/REM to the immediate east on Phase 8B.
- 9.44 In addition, the proposed scale fully reflects that previously permitted on this part of Phase 8 within that reserved matters approval.
- 9.45 Given this compliance with the Design Code, the Building Heights Parameter Plan and an extant approval for a residential scheme of identical scale and massing, the building heights are fully acceptable.

Appearance

- 9.46 The appearance of the proposed dwellings is shown in the Housetype Booklet no. **0521-PH8A-HTB-ISSUE 1**. The development is shown in context in street scene drawing no. **0521-PH8A-8C-103** and the proposed external materials are shown on drawing no. **0521-PH8A-8C-108**.
- 9.47 Regarding materials, the Design Code states that walls should be predominantly brick or render and roofs should be slate or slate effect. The dwellings will have walls finished in red brick (Ibstock Audley Red or similar) and grey slate (Marley 'Rivendale' or similar). Elevations will also include grey cladding as a secondary material. This limited palette of materials reflects the contemporary style and meets the requirements of the Design Code in this respect.
- 9.48 The Design Code for the CA3 character area states that buildings will have contemporary details with clean lines and simple detailing with no chimneys. The Housetype Booklet demonstrates the detailing of each of the residential buildings. These demonstrate compliance with the Design Code requirements including the

use of simple projections, absence of chimneys and vertical cladding to enhance openings and give a greater sense of verticality.

- 9.49 Once again this design approach fully reflects that previously approved under 16/00864/REM for Phase 8 and its corresponding approval of conditions regarding the use of such materials, as can be seen from the on-going construction of Phase 8B.
- 9.50 With regard to boundary treatments, these have been selected to be consistent at the front of properties, being enclosed by hedgerows, with brick walls linking semi-detached Plots 443 and 444. The rear boundary enclosure types are shown on drawings no. **0521-PH8A-8C-104** and **0521-PH8A-8C-106** which include 1800mm screen wall, close board fence and panel fence. All boundaries which form key linkages to the retained buildings will be walling, with fencing used to define dwelling curtilages not visible from public vantage points.
- 9.51 In line with the open campus nature of the proposal, minimal boundary treatment is proposed in the courtyard area with any enclosures defined by hedging.

Landscaping

- 9.52 The Detailed Planting Proposals drawing nos. **1619 A5 06 C 8A** and **1619 A5 07 C 8A**, show the soft landscaping works associated with this phase. Further, the External Works are shown on drawing no. **0521-PH8A-8C-104**.
- 9.53 The Design Code requires development in this character area to include open frontage boundaries with a lack of formal enclosure. In this regard, the Design Code requires formal street planting, typically with grassed verges and the retention of existing strong planting.
- 9.54 In acknowledging this, the proposals indicate open frontage grass areas with low level hedgerow to adjacent to the northern Trident 6 Road and the central ST3 spine road, facilitating the retention and enhancement of the existing tree corridors. A simple series of paved paths would provide access to dwellings in this area, with additional ground cover planting to the frontage of units.
- 9.55 In supplementing the extensive tree retention, three Wild Cherry trees are to be planted adjacent the central parking area, with additional Hornbeam tree planting and ground cover within the parking court to give visual relief.

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- 9.56 The internal courtyard created by the apartment buildings enables the creation of a bespoke formal garden, with ground cover and hedging supplemented by further planting of 8 Cherry trees.
- 9.57 External areas within the site comprising the new access and the parking courtyard will be laid in block paving with associated paths of a similar paving, which is considered appropriate here.
- 9.58 As before the approach taken to hard and soft landscaping accords with the Design Code and reflects that previously approved as part of reserved matters 16/00684/REM.

Flood Risk and Surface Water Drainage

- 9.59 The application is supported by a **Flood Risk Assessment Compliance** report (dated January 2019) that demonstrates that the Proposed Development is in compliance with the overarching approved Flood Risk Assessment and provides details of the proposed foul and surface water drainage treatment, including Sustainable Urban Drainage (SUDs) and environmental protection measures. The Proposed Development is therefore in compliance with the approved Flood Risk Assessment.

Summary

- 9.60 The above considerations demonstrate that the Phase 8A proposals submitted pursuant to outline planning permission reference 10/01642/OUT are acceptable in principle, are of high-quality design that is in compliance with the approved Design Code for Heyford park and provide suitable access arrangements.
- 9.61 The proposals would represent an attractive development, which use sympathetic materials for the location and be of an appropriate scale and density for this location in the western area of the previously approved residential redevelopment of the Trident area.
- 9.62 The form and layout of the development would also respect the character of the area, and particularly the strong axial routes with the Trident area, by including a campus style built form set within the retained landscape and tree corridors.
- 9.63 Access and parking arrangements would also be suitable for this location, with private access taken from the upgraded Trident Road network, serving a central

courtyard with built form recessed from the structured formal planting areas along the road edges.

- 9.64 The layout and access arrangements will reinforce and safeguard the radial character of the Trident Road network and the ability to ensure access to and from wider facilities can be safely taken by cars, pedestrians and cyclists.
- 9.65 The development would therefore meet the requirements of the Local Plan **Policy Villages 5**, relating directly to the Heyford Park strategic allocation, and policies **ESD 13 and ESD 15**, plus retained Local Plan 1996 Policies **C23 and C28** and **NPPF** requirements.
- 9.66 Further, the suitability of the proposals with respect to flood risk means this reserved matters application complies with the relevant criteria of the **NPPF (Section 14)** and Local Plan **Policies Villages 5, ESD6, ESD7 and ESD8**.

10. CONCLUSIONS

- 10.1 The principle of residential at Dorchester Phase 8A has already been established through outline planning permission ref: 10/01642/OUT together with the associated reserved matters approval 16/00864/REM, and the 24 dwellings proposed will remain consistent with Local Plan **Policy Villages 5**, which confirms Heyford Park as a Strategic Allocation.
- 10.2 Consideration of detailed matters provided in this application, which were reserved in the outline planning permission (access, layout, appearance, scale and landscaping) has shown that the Phase 8A development is acceptable in these individual terms and, accordingly, is compliant with relevant planning policy requirements. The proposals are also appropriate in terms of flood risk, complying with the approved Flood Risk Assessment for the wider development.
- 10.3 The proposed development itself will make a positive contribution to Heyford Park, conserving and enhancing the character of the area creating an attractive and legible residential development. The design has been carefully considered in its context and responds well to its surrounding context.
- 10.4 Special consideration has been given to how the proposed designs accord with the approved Design Code for Heyford Park and consideration demonstrates compliance with the requirements of this document.
- 10.5 The development provides a significant level of affordable housing and will support the delivery of the agreed level of affordable housing across Heyford Park as a whole.
- 10.6 It has therefore been demonstrated within the reserved matters application that the development proposals are suitable and appropriate within this land parcel, and they are in accordance with the terms of outline planning permission ref: 10/01642/OUT. Accordingly, it is respectfully requested this reserved matters application should be approved by the Council.