

**RESERVED MATTERS APPLICATION FOR PHASE 5
OF OUTLINE PLANNING PERMISSION
13/01811/OUT COMPRISING ERECTION OF 7
RESIDENTIAL UNITS WITH ASSOCIATED WORKS**

**PLANNING STATEMENT WITH
AFFORDABLE HOUSING STATEMENT**

**DORCHESTER PHASE 5 PARTIAL REPLAN,
HEYFORD PARK, CAMP 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**

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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 7 residential units with associated landscaping, car parking, infrastructure and associated works forming part of Dorchester Phase 5 of the Heyford Park development (‘the application site’) submitted pursuant to outline planning permission reference 13/01811/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;
 - Flood Risk Assessment Compliance Phase 5c (Version 2 – January 2019);
 - Dorchester Living Construction Specification (Revision 17);
 - Parking Matrix (Issue 1); 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-PH5(R)-101**. The site comprises 0.13 hectares of brownfield land which lies central to the former Airbase and to the south of Camp Road.
- 2.5 The application site forms part of the wider residential development phase known as Dorchester Phase 5 which is currently subject to on-going redevelopment as part of outline permission 13/01811/OUT for the construction of 60 dwellings.
- 2.6 Prior to this redevelopment, the wider application site was formerly occupied by a series of military buildings (identified as UH11, 442, 465, 467, 468, 470, 471, 481, 492, 493, 529, 593 and 596) which have been demolished in line with previous approvals given for the overall development of Heyford Park.
- 2.7 The wider Phase 5 site extends to an area of approximately 2.81 hectares, bordering the retained, former military housing of Carswell Circle to the west with the residential phases of Dorchester Phase 6 and the village green to the east separated by the Secondary Street (ST2) which runs down the eastern boundary.
- 2.8 The application site to which this Statement refers relates to a sub-parcel of Dorchester Phase 5, located at the northern most part of the wider phase.

- 2.9 This sub-parcel immediately abuts Dorchester Phase 5C to the north, which as part of the previously military occupation contained Buildings 492 and 493, the former petrol and retail facilities.
- 2.10 To the immediate north east of the application, over the secondary street ST2, lies buildings 455 and 457, which are being redevelopment as part of the approved Village Centre South (VCS) facilities.
- 2.11 In a similar manner the extreme north-western boundary is formed by other development land with Dow Street beyond.
- 2.12 The site does not include any existing trees or buildings, having been prepared for development in connection with previous reserved matters approval 16/00627/REM granted in August 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 ref: 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 Outline application 10/01642/OUT 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 This redevelopment of the Heyford Park and in particular that of the New Settlement Area (NSA) pursuant to outline planning permission 10/01642/OUT, is underway, with various phases of reserved matters applications being implemented by both the Dorchester Group and Bovis Homes.
- 3.5 In respect of the current application site, outline permission 10/01642/OUT, identified the site as the location of a primary school within the wider Heyford Park proposals. However, following a subsequent bespoke permission for this facility,

the school was relocated to within Buildings 74 and 583 on Heyford Park, thereby enabling the site to be released for residential redevelopment.

- 3.6 In connection with this, a standalone and separate outline planning permission was granted for the erection of 60 dwellings with associated works and open space under reference 13/01811/OUT in March 2016 on the wider former school site, which is now known as Dorchester Phase 5.
- 3.7 Pursuant to this outline planning permission, reserved matters approval for residential use was subsequently achieved under reference 16/00627/REM in August 2016. This scheme is currently under construction.
- 3.8 As set out in the preceding section, the application site for the current reserved matters application formed part of the northernmost area of this approved scheme, located to the northern of the proposed east-west internal estate road.
- 3.9 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.
- 3.10 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.

Reserved Matters Approval 16/00627/REM:

- 3.11 Approval 16/00627/REM related to the provision of 60 residential units across the wider Phase 5 site, extending southwards from the Dow Street and Carswell Circle boundary to the west across to the Village Centre South boundary on the eastern side, comprising 2.81 hectares in total.
- 3.12 The approved plans indicated that the dwellings would be provided by a layout comprising two internal parcels separated by a new internal access road, linking the eastern Secondary Street to the east with Dow Street to the west.

- 3.13 The northern parcel created by this arrangement, included the current application site and indicated that five 4 bed and two 5 bed units would be provided across its entire width.
- 3.14 The approved units were all of open market tenure, consisting of five detached units and one pair of semi-detached dwellings.
- 3.15 As highlighted above the current application site forms a small sub-section of this northern parcel.
- 3.16 In contextual terms, approval 16/00627/REM indicated the area common to the current application would provide three 4 bed and one 5 bed units.

4. APPLICATION PROPOSALS

- 4.1 This application relates to a reserved matters submission made pursuant to outline planning permission ref. 13/01811/OUT. This is Phase 5 Partial Replan of the Heyford Park development.
- 4.2 Phase 5 Replan comprises the erection of 7 dwellings, located on the northern side of the internal east-west estate road of the previously approved proposals for the wider Phase 5 development.
- 4.3 The units would comprise a terrace of three, 3 bed units facing eastwards onto the eastern secondary street, with a further two 3 bed units arranged in a pair of semi-detached dwellings fronting onto the internal east-west estate road. The remaining two 3 bed units would form the eastern and middle units of a terrace of 3, the western unit of which falls within the proposed Phase 5D development (please refer to Section 5 of this Statement).
- 4.4 Parking for each unit is proposed by means of a mix of on-plot parking to the front of the semi-detached and partial terraced units, with parking to the northern side of the terrace. All parking areas would be served direct from the local internal roads.
- 4.5 In addition, the proposals also include landscaping and footway works along the eastern secondary street and internal estate road frontages, which would be adopted following completion of works.
- 4.6 The plans listed in the table below detail the layout and appearance of the proposals:

Drawing Title	Number
Planning Layout	0521-PH5(R)-102
External Works Layout	0521-PH5C-5D-5(R)-104
External Detailing	0521-PH5C-5D-5(R)-106
Adoption Plan	0521-PH5C-5D-5(R)-107
Materials Layout	0521-PH5C-5D-5(R)-108
Refuse Plan	0521-PH5C-5D-5(R)-111
Planting Proposals	1619 A8 5C 01 Rev.H

4.7 The dwellings proposed by the application comprise:

Market Housing	
No. of Beds	No. of Units
3	7
Total Market Housing	7
GRAND TOTAL	7

4.8 The plans detailing the appearance and floor plans of the proposed dwellings are shown in the Housetype Booklet and listed in the table below:

Drawing Title	Number	Plot
DL6 Plans & Elevations	0521-PH5C-5D-5(R)-200	4 and 5
DL2 Plans & Elevations	0521-PH5C-5D-5(R)-201	6 and 7
Type 1 Plans & Elevations	0521-PH5C-5D-5(R)-202	2
Type 1 Plans & Elevations	0521-PH5C-5D-5(R)-203	1 and 3

4.9 As can be seen all of the units would be two storey in scale, with gable roofs to the majority of the units running parallel to the adjacent roads. Hipped roofs are proposed to Plots 1 and 3 at either end of the terrace.

5. BACKGROUND TO THE PROPOSALS AND WIDER REPLAN OF PHASE 5 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 5 area, with the submitted Planning Layout drawing indicating not only Plots 1-7 to which this application relates, but also Plots 8-31 located on adjoining development plots.
- 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 within Phase 5.
- 5.3 This review has identified that additional growth can be achieved via the use of higher densities within the previously approved Phase 5 and Phase 5C parcels, arising from revised layouts and accommodation mixes, which make more efficient use of the available land.
- 5.4 In this regard, the submitted Planning Layout demonstrates that the combined effect of this re-plan of the remaining Phase 5 area enables better coverage to be achieved, securing 31 residential units in lieu of the previously approved cumulative 24 across the same area.
- 5.5 This uplift is achieved primarily by the use of smaller and different house types on the north eastern most section of Phase 5, which enables the 7 residential units originally approved across the whole of the northern section of Phase 5 to be achieved on land originally approved for only 4. This is the element to which the current application relates.
- 5.6 This in turn releases this previously approved Phase 5 developable land, located immediately adjacent to Dow Street, for additional residential development and growth. This land is identified as Dorchester Phase 5D.
- 5.7 In accommodating this growth, the Planning Layout indicates residential units on plots 8-18 on Phase 5D.
- 5.8 When combined with the current Phase 5C proposals, the wider proposed 31 units can be summarised as follows when viewed in the context of the Planning Layout:
- Phase 5C Replan – 13 residential units (Plots 19-31)
 - Phase 5 Replan - 7 residential units (Plots 1-7)

- Phase 5D - 11 residential units (Plots 8-18)
- TOTAL – 31 Units

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

- 5.9 In respect of the existing planning permissions in place for Heyford Park and in particular Phase 5, it is acknowledged that reserved matters application submitted pursuant to Outline Permission 10/01642/OUT (NSA outline) cannot exceed the creation / retention of 1,075 residential units,
- 5.10 Similarly, additional controls restrict reserved matters made against outline permission 13/01811/OUT (Phase 5 outline) to no more than 60 residential units.
- 5.11 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
- 5.12 Indeed, proposals for Dorchester Phase 7A and Dorchester Phase 8A have been submitted simultaneously to this application by way of Planning Portal references PP-07600777 and PP-07600786.
- 5.13 Having considered the number of residential units approved under such approvals against the 1,075 restriction of outline permission 10/01642/OUT, it is proposed that the current application for 13 units on Phase 5C (plots 19-31) can be determined by way of a reserved matters application pursuant to Outline Permission 10/01642/OUT.
- 5.14 In respect of the related Phase 5 proposals (plots 1-7), whilst the area of development has been reduced, it remains within the overall Phase 5 area approved by outline permission 13/01811/OUT.
- 5.15 In addition, the quantum of development proposed remains consistent at 7 units and hence will not exceed the limit of 60 units imposed with outline permission 13/01811/OUT.
- 5.16 Given this situation Plots 1-7, can be delivered by way of a reserved matters application made pursuant to outline permission 13/01811/OUT.

5.17 With regard to the remaining plots 8-18 on Phase 5D, it is acknowledged that these will exceed the restrictions in place for outline permissions 10/01642/OUT and 13/01811/OUT and the overall quantum of 1,178 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 5 but also further additional units created by similar accommodation and efficiency amendments to Trenchard Circle and Dorchester Phase 8.

5.19 In summary the submission strategy for the proposed amendments in respect of Phase 5 can be summarised as follows:

APPLICATION AREA	UNITS PROPOSED	SUBMISSION TYPE
Phase 5C	13	Reserved Matters pursuant to outline 10/01642/OUT
Phase 5 Replan	7	Reserved Matters pursuant to outline 13/01811/OUT
Phase 5D Additional Units	11*	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 5 (11 Units) area but also to similar amendments to Trenchard Circle (31 Units) and Phase 8 (15 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.

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 Given the scale of the proposed development (7 no. dwellings) **Policy BSC 3** would not normally be applicable as a standalone policy requirement with the provision of affordable housing for Heyford Park being 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% for proposals on the former base.
- 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 13/01811/OUT for a section of the Phase 5 of the Heyford Park development.
- 8.9 As summarised in the earlier sections, the proposal relates to the provision of 7 dwellings, all of which would be open market units. Hence no affordable housing is proposed within this partial replan.

Development Plan compliance

- 8.10 Although none of the residential units to which this application relates would be affordable, the application is made pursuant to outline permission 13/01811/OUT, which relates to not only the current application site but also the remaining Phase 5 land to the immediate south.
- 8.11 In terms of compliance with the requirements of **Policy Villages 5**, outline permission 13/01811/OUT enables 60 residential units to be provided on the overall Phase 5 site, with 18 of the units approved as affordable ones.

- 8.12 This provision is controlled by way of a Deed of Variation dated 30th March 2016, which defines permission 13/01811/OUT as a 'qualifying application' for the purposes of affordable housing provision on Heyford Park and the associated legal agreement which accompanies NSA outline permission 10/01642/OUT.
- 8.13 With this Agreement in place, the delivery of affordable housing on Heyford Park is interlinked with that of the wider redevelopment undertaken pursuant to the NSA permission, a key tenet of which is the provision of 30% affordable housing across the wider NSA proposals.
- 8.14 In this regard the approved reserved matters, 16/00627/REM, for Phase 5 indicated that of the approved 60 units, 18 would be affordable and would be located on the southern section of the scheme.
- 8.15 The current application does not affect this level of provision which will remain unchanged and fully controllable within the existing Heyford Park planning regime.
- 8.16 The application merely relates to an alternative layout and form of providing 7 open market units on the northern part of the site, an area which within approval 16/00627/REM also indicated 7 units of open market housing.
- 8.17 Hence the proposals will have no impact on the provision of affordable housing within Phase 5, which will remain at 30% (18 units) in compliance with **Policy Villages 5**.
- 8.18 This self-contained policy compliance is in addition to the contribution the wider Phase 5 approved scheme makes 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.
- 8.19 In terms of the type of proposed affordable housing previously approved on the remaining Phase 5 area, this is approved in the form of 15 units for affordable rent and 3 for intermediate housing.
- 8.20 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 Phase 5 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.

8.21 In addition, this form of accommodation and its associated tenure has been previously accepted by the Council by way of outline permission 13/01811/OUT and its associated reserved matters 16/00627/REM and will remain unchanged irrespective of this application.

Summary

8.22 The proposed development will not affect or prejudice 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.

8.23 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 and Access Statement which formed part of Outline Permission 13/01811/OUT and where appropriate 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 13/01811/OUT by the Council in March 2016.
- 9.4 The acceptability of residential units on the application in connection with this outline permission has also been firmly accepted by the previous granting of reserved matters approval 16/00627/REM for the construction of 60 residential units across both this application site and its associated adjacent land to the south.
- 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 outline and reserved matters form and, therefore, this reserved matters application is principally concerned with matters of design, layout and scale.

- 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 5 Replan.
- 9.8 The remainder of this section will therefore primarily consider the design, layout and scale 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 Phase 5 under reference 16/00627/REM in August 2016.

Reserved Matters Considerations

Design

- 9.10 Under the terms of Condition 8 of the NSA Outline Permission 10/01642/OUT no reserved matters applications were to be made pursuant to that permission 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 However as outlined earlier in this Statement, Phase 5 was subject to separate outline permission, 13/01811/OUT, which did not fall under the originally approved Design Code.
- 9.13 Design matters for the Phase 5 Outline Permission, were controlled by way of performance criteria set out in the Design and Access Statement (DAS) that accompanied outline application 13/01811/OUT and were set out in document reference D.0345_03 -1 dated 1st November 2013. This DAS was prepared with regard to the approved Design Code, to ensure a comprehensive design for Heyford Park.

9.14 In light of this situation, design considerations are made against the approved DAS and in the event that certain design principles are not contained with the DAS, reference will be made to the approved Design Code.

Compliance with DAS / Design Code

9.15 The application is accompanied by Statement of Compliance, which demonstrates that the proposals have been designed to accord with the performance criteria set out in the DAS, which itself had regard to the approved Design Code.

9.16 Within the approved DAS, the following two Character Areas were identified:

Character Area 1 (Village Green)¹:

- Set piece housing that fronts onto the new Village Green; and
- A Maximum height of 3 storey, detached and semi-detached dwellings laid out in a formal approach with common building lines and regularised spaces between buildings.

Character Area 2 (Core Family Housing)²:

- Simple, formal housing set in a perimeter block format which promotes a strong sense of public and private realm;
- Housing will be a maximum of 2.5 storeys;
- The character of the area has been inspired by the simple Arts and Crafts form found in Carswell Circle and the Officers' Housing; and
- Eaves and ridge lines will typically be consistent between groups of buildings but may vary along length of a street.

9.17 In this context, the application site does not front the New Village Green and therefore the detailed matters of Access, Scale, Layout, Appearance and Landscaping relevant to Phase 5 Replan, are considered below in the context of the requirements of the criteria for Character Area 2 (Core Family Housing) as set out in the DAS.

Access

¹ Design Code ref: CA5 Village Green

² Design Code ref: CA8 Core Housing East

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- 9.18 The Phase 5 Replan application does not include any areas of public highway instead taking access from the Secondary Street ST2 to the east as well as from the additional internal Secondary Street ST2 running east-west through the approved wider Phase 5 layout.
- 9.19 These streets have been designed to promote low speeds, with access for vehicles is based upon the principles of Manual for Streets and allow for sufficient visibility for drivers to enter and exit the private driveways within the application site.
- 9.20 The Statement of Compliance highlights that the parking areas accord with the Design Code specification for private drives / parking courts and demonstrates that the development meets these requirements, including parking predominantly on plot and the ability for cars to manoeuvre safely.
- 9.21 In a similar fashion the quantum of parking directly accords with the car parking provision ratios and size requirements set out in the Design Code.
- 9.22 Access for pedestrians and cyclists can be safely taken directly from adjacent roads with wider permeability achieved via the associated continuation of the proposed footways from the junction of the eastern Secondary Street with Camp Road, throughout the application site and onto into the wider approved Phase 5 scheme.
- 9.23 Cycling throughout the development and beyond is also promoted as part of the low speed design of the surrounding Secondary Streets with appropriate street furniture encouraging such movements
- 9.24 The footways will be adopted following construction (extent of adoption shown on drawing no. **0521-PH5C-5D-5(R)-107**).
- 9.25 In this regard the access and movement arrangements reflect those previously approved as part of reserved matters 16/00627/REM and once again accord with the DAS and associate Design Code.

Layout

- 9.26 The layout of the development is demonstrated on drawing no. **0521-PH5(R)-102** and is described at Section 3 of this Statement.
- 9.27 The DAS notes that density will generally be between 30-35 across the site, which is achieved when the application site is considered as an integral part of the wider Phase 5 scheme.

- 9.28 It is however noted that to achieve additional growth and greater efficiency in the use of brownfield land, densities must be increased and, in this regard, when the sub-parcel of Phase 5 Replan is considered in isolation, the density exceeds that set out in the DAS.
- 9.29 However as noted above the overall level of development direct accords with that of the previously reserved matters approval 16/00627/REM granted by the Council.
- 9.30 In respect of the orientation of the units, this again accords with the requirements of the DAS, with the use of simple linear perimeter 'blocks' of housing defining the public and private realm and reflecting the objectives of Character Area 2.
- 9.31 This perimeter approach also incorporates the use of a short terrace and semi-detached dwellings again in accordance with the building typology set out in the DAS.
- 9.32 Locations for refuse storage are shown at drawing no. **0521-PH5C-5D-5(R)-111** with rear access to all properties readily available to allow for easy transportation of refuse for collection.
- 9.33 Such storages areas are located no more than 25m from the adoptable streets, with the rear locations avoiding the need for storage to be placed at the frontage.
- 9.34 These overall characteristics are replicated on the new full application proposals to the immediate west of the application site, enabling a consistent layout to be provided.
- 9.35 In summary the layout accords with the requirements of the DAS, with the orientation and enclosure provided by the built form, replicating that approved within reserved matters 16/00623/REM

Scale

- 9.36 The development's scale is shown within the elevations contained within the Housetype Booklet **no. 0521-PH5C-5D-5(R)-HTB-ISSUE 2**.
- 9.37 The DAS sets out the requirements for scale of development in this character area, CA2 as being between 2 and 2½ storey with a dominance of 2 storey. The Code confirms that proposed eaves and ridge lines will generally be consistent between groups of buildings and again this is achieved as can be seen from the house designs.

Appearance

- 9.38 The appearance of the proposed dwellings and are shown in the Housetype Booklet no. **0521-PH5C-5D-5(R)-HTB-ISSUE 2** with the proposed external materials shown on drawing no. **0521-PH5C-5D-5(R)-108**.
- 9.39 Regarding materials, the DAS states that walls should be predominantly brick or render and roofs should be slate of slate effect. In this regard the dwellings will have walls finished in red brick (Ibstock Audley Red or similar) and grey slate (Marley 'Rivendale' or similar). This limited palette of materials reflect the 20th Century Art and Crafts Architecture and meet the specified requirements of the DAS
- 9.40 The DAS for the CA2 character area states that buildings will have traditional details with flat or canopy porches. The DAS also requires dwellings to be designed to ensure no blank walls onto the public realm. The Housetype Booklet demonstrates the detailing of each of the residential buildings and indicate compliance with the DAS.
- 9.41 With regard to boundary treatments, these have been selected to be consistent at the front of properties with the immediate demise of the dwellings being enclosed by hedgerows. The rear boundary enclosure types are shown on drawing no. **0521-PH5-5C-5(R)-106** which include 1800mm screen wall, close board fence and panel fence. All rear boundaries which form key parts of the public realm will be walling, with fencing used in those areas not visible from public vantage points. This will serve to enhance the overall appearance of this phase of the development.
- 9.42 As before, the overall design approach and materials for this phase reflects that previously approved under reserved matters 16/00627/REM, with the coverage, scale and materials consistent across both not only these two proposals but also to associated amendments to Phase 5C and Phase 5D.

Landscaping

- 9.43 The Detailed Planting Proposals drawing no. **1619 A8 5C 01 H** show the soft landscaping works associated with this phase. Further, the External Works are shown on drawing no. **0521-PH5C-5D-5(R)-104**.
- 9.44 The DAS requires the design principle for landscaping to be simple, comprising largely open frontages with planting used to break up parking areas.

- 9.45 In this regard the proposals include hedging enclosure to the front gardens of the dwellings, with open areas of grass along the internal road edges and within the open parking areas to the front of the semi-detached. These parking areas are further broken up by tree planting within the individual plots in line with the DAS.
- 9.46 In addition, the proposals indicate the planting of Whitebeam trees along the verge of the eastern secondary street, thereby enabling the continuation of a tree line avenue from Camp Road into the wider Phase 5. Again, such an approach directly accords with the objectives of the DAS and the Design Code.
- 9.47 External areas within the site comprising the footway along the western and northern sides of the secondary streets and parking areas will be laid with tarmac, which is considered appropriate here.

Flood Risk and Surface Water Drainage

- 9.48 The application is supported by a **Flood Risk Assessment Compliance** (Version 2 - dated January 2019) report that demonstrates that the Proposed Development is in compliance with the overarching approved Flood Risk Assessment for Heyford Park 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

- 9.49 The above considerations demonstrate that the Phase 5 Replan proposals submitted pursuant to outline planning permission ref: 13/01811/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.
- 9.50 The proposals would represent an attractive development, which use appropriate material for the location and be of an appropriate scale and density for this location being consistent with both the remaining approved development of Phase 5 to the south and the proposed amendments to Phases 5C and 5D to the north. The form and layout of the development would also respect the character of the area by including a consistent perimeter building line of terraced and semi-detached properties fronting the secondary streets, provision of grassed verges and planting of trees and hedging using species currently found along the road.

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- 9.51 Access and parking arrangements would also be suitable for this location, with sufficient separation of properties in Phases 5C to the north. Wider access to and from the public highway and the proposed facilities in the Village Centre, can be safely taken by cars, pedestrians and cyclists.
- 9.52 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.
- 9.53 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 10)** and **Local Plan Policies Villages 5, ESD6, ESD7 and ESD8**.
- 9.54 This accordance with Development Plan Policy and the requirements of Outline Planning Permission 13/01811/OUT is demonstrated by the underlying consistency in design approach of the current proposals with the earlier proposal for this sub-parcel approved by the Council under reserved matters reference 16/00627/REM in August 2016.

10. CONCLUSIONS

- 10.1 The principle of residential at Dorchester Phase 5 has already been established through outline planning permission ref: 13/01811/OUT and the 7 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 5 Replan development is acceptable in these individual terms and, accordingly, is compliant with relevant planning policy requirements. It has been demonstrated that the proposals accord with the parameters set out in the outline permission and are consistent with the approach formally accepted and approved by the Council under reference 16/00627/REM in August 2016.
- 10.3 The proposals are also appropriate in terms of flood risk, complying with the approved Flood Risk Assessment for the wider development.
- 10.4 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.
- 10.5 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.
- 10.6 Although not containing affordable housing provision, the development will not prejudice the delivery of the agreed level of affordable housing on the wider Phase 5 development nor across Heyford Park as a whole.
- 10.7 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 reference 13/01811/OUT.
- 10.8 Alongside this Development Plan compliance, it has also been shown that the proposals will have a positive impact on the ability to secure additional residential development and growth on Heyford Park. Through the more efficient use of

brownfield land, the proposals will bring forward the ability to deliver additional housing of both open market and affordable tenures on the sustainable settlement of Heyford Park, thereby enhancing housing stock and accelerating housing delivery rates in line with the core objectives of the Oxfordshire Housing and Growth Deal.

- 10.9 Given the overall positive nature of the proposals, it is respectfully considered that this reserved matters application should be approved.

