**19/00446/F**

**Residential development comprising of up to 57 residential units with associated parking, infrastructure and landscaping**

**Dorchester phase 5D, Phase 8C and Trenchard Circle, Heyford Park, Camp Road, Upper Heyford**

The proposed development lies within RAF Heyford Conservation Area. The planning application is for the development of up to 57 residential units on three parcels of land throughout the site. All three sites have previously been granted consent for residential development, but on different configurations to that previously approved.

The key issue is to determine whether the proposed developments preserve or enhance the character and appearance of the conservation area, in comparison to the previously consented schemes.

**Parcel 5D**

This parcel of land lies within the Residential Zone in close proximity to the Village centre. Planning consent has already been granted for demolition of RAF buildings on the site and for the development of residential dwellings.

There were concerns from the Design and Conservation Team with the original proposals for the site ‘*The architectural design for the proposed buildings is pedestrian to the point of being bland. The buildings are too spread out and the road frontage lacks cohesion. The buildings are over-tall for the proposed density. The frontage needs to be tighter without section of boundary wall facing the highway’.* There are remaining concerns with the gaps between buildings, but the proposal for pronounced gables along the Camp Road frontage does allow for a little more presence in the streetscape.

The proposal is to increase the number of dwellings on this and the adjacent site to 31 units instead of 24 (comprising smaller and different house types). In general terms the proposal for a site of greater density is welcome. In comparison to the existing consented scheme the proposed development is not considered to cause additional harm to the character and appearance of RAF Upper Heyford Conservation Area.

**Parcel 8C**

The proposed site lies within the Trident area of the Technical site.

The Technical Site is described within the RAF Heyford Conservation Area Appraisal 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’.*

The Trident Area is also described. ‘*The Technical Site is accessed by a fan of three, partially tree-lined, straight avenues, fronted on either side by a mixture of functional building types. Red brick buildings from the original site layout predominate along the roads. The spaces in between have been filled with newer buildings, constructed in a range of building styles and materials, this has tended to complicate the appearance of the area and make it less easy to appreciate its original form a*nd *………’Despite the infill buildings something of the organised campus origin of the area remains, overlaid by the successive accretions such as the addition of the standard USA-style fire hydrants. Tall buildings whilst evident do not over-dominate the site; an effect achieved by the spacing of buildings, the tree planting, and the distribution and variety of building heights.’*

The proposed development varies little from the approved development in terms of layout with changes being to the number of units provided (88 rather than 91, but more affordable units) and a different parking layout / allocation. There is no additional harm caused to the character and appearance of the RAF Heyford Conservation Area

**Trenchard Circle**

The parcel of land is known as Trenchard Circle. It is identified in the RAF Upper Heyford Conservation Area Appraisal in the Character Analysis as residential land 10C *‘ Airmen’s Housing and Bungalows.’ The appraisal describes the housing type ‘There are a number of areas covered in the prefabricated bungalows; south of Camp Road and north of Larsen Road. There is perfunctory attempt at landscaping, but the monotony of repeated structures is unrelenting. The bungalows themselves are functional but have no architectural merit’.*

The bungalows around Trenchard Circle have already been granted permission for demolition (16/00196/F) and therefore the heritage implications have already addressed. The key issue is to ensure there is a suitable form of development on the site. There are no objections in principle to the proposal to increase the density on the site and in fact there are concerns over the site as a whole with the low density of development.

The proposed house types are small, suburban houses, but they are designed to provide a rhythm and uniformity to the development which is more reflective of the character of the former bungalows than the previously approved scheme. The proposed development is not considered to cause additional harm to the character and appearance of the conservation area in comparison to the previously consented scheme.

**Level of harm**

No additional harm compared to previously consented schemes

**Recommendation**

No objection

**Conditions**

Any relevant conditions to be carried over from previous consents

**Jenny Ballinger, 2nd July 2019**