The Heyford Park Parish Council

Minutes of the meeting of the Parish Council held in the Community Centre on Tuesday 31st October 2023 at 7.15pm

Present: Cllrs Tim Coggins (Chair), Brian Moss, Alan Harris, Catherine Mullineux, and Steve Cook (from 7.38pm)
Not Present: Cllrs, Kate Henderson (Vice Chair) and Lynne Fraser
Also in attendance: The Parish Clerk and a representative from Dorchester Living (DL).

91/23	**Receipt and Approval of Apologies for Absence:** Apologies were received and accepted from Cllr Henderson and CDC Cllr N Simpson.
92/23	**Resignation of a Cllr:** It was noted that Lynne Fraser had resigned from the PC. The Chair thanked her for her work whilst on the Parish Council.
93/23	**Declarations of interests, dispensation requests, dispensations, or use of delegated powers:** It was noted that there had been no new dispensation requests, nor use of delegated powers since the last meeting.
94/23	**Minutes:** Cllr Mullineux proposed, Cllr Moss seconded the motion and the council **RESOLVED** (unanimous by those present) that the minutes from the parish council meeting held on 18th October 2023 were approved. The Chairperson then signed the minutes. The actions check list was then reviewed and updated.
95/23	**Planning Matters:** **a) Planning Applications:** The council considered the following planning applications received since the last meeting: (i) **Ref: 22/03063/F Land East of Larsen Road (amended application).** David Wilson Homes: Erection of 126 dwellings with access from Camp Road provision of public open space and associated infrastructure. The council reviewed the minor amendments and decided that it wished to make no additional comments about this planning application. (ii) **Ref: 23/0287/F Land at Heyford Park, Camp Road, Heyford Park.** Upper Heyford LP: Use of the eastern part of the southern taxiway and the adjacent Hush House building (Building 1368) for car processing operations plus associated works and portable buildings. Planning permission sought for a 5 year period. The council considered the application. Cllr Coggins proposed, Cllr Mullineux seconded the motion and the Council **RESOLVED** (unanimous by those in attendance) that Heyford Park Parish Council **objects** to this planning application on the grounds that it has serious concerns about the increased traffic that would result in Heyford Park and the surrounding villages. However, the Parish Council noted the increased employment that should arise from the application. **Action:** The Clerk will progress submit the planning objection. Cllr Cook arrived at the meeting at this point. (iii) **Ref: 23/03993/F** 34 Williams Road, Heyford Park. Single storey rear extension. The council considered the planning application and decided that it did not wish to comment. **b) Cherwell Local Plan Review 2040.** The parish council received and considered the recommendations of the Planning Working Group. The Chair thanked Cllrs Mullineux and Moss for their work compiling the recommended response. Cllr Moss proposed, Cllr Mullineux seconded the motion and the council **RESOLVED** (unanimously) to submit the response at Appendix1 of these minutes to the Cherwell Local Plan Review 2040 consultation. **Action:** The Clerk will submit the parish councils response to CDC.

96/23	**Exclusion of the Public and Press:** In view of the nature of the business to be transacted members of the public and press will be temporarily excluded from the meeting (Public Bodies (Admission to Meetings) Act 1960 s.1)
97/23	**c) Mid Cherwell Neighbourhood Plan (MCNP):** (i) **Updates from PC representatives on the MNCP Forum:** Cllr Mullineux reported that a reference to a 'green' cemetery at Heyford Park was still included in the latest information received. This was despite several requests from HPPC to the MCNP Chairman that the word 'green' be removed as this had never been envisaged for the cemetery at Heyford Park, and because there is already a 'green' burial site at Tackley that meets the needs of people who wish to have a 'green' burial. Cllr Mullineux proposed, Cllr Moss seconded the motion and the council **RESOLVED** (unanimous) that the MCNP Forum remove all references to 'green' from documents or correspondence that refers to the future provision of a cemetery at Heyford Park. The MCNP AGM is being held on 01 November, and the parish council will wish to discuss this meeting afterwards. Agenda items for the November parish council meeting were therefore agreed. (ii) **Agreeing the parish councils position on matters relevant to the MCNP Forum AGM.** The parish council discussed several matters that are raising concerns about the MNCP Forum. It was noted that HPPC had sought and received advice from OALC's professional advisors about the proposed honorarium for the MCNP Forum Chairman. Following discussions the parish council representatives were asked to raise various matters at the MNCP Forum AGM, in accordance with the following motions that were unanimously **RESOLVED** by the Parish Council: 1. **Membership Fee:** HPPC resolved that: HPPC **abstain** from this vote due to general concerns about financial matters. 2. **Executive Membership:** HPPC resolved that: HPPC **will propose that HPPC remain** on the Executive committee. 3. **Officers:** HPPC resolved the following: (i) HPPPC will **abstain** from the votes on the office of Chairman and Secretary of the MNCF on the grounds that there are concerns about possible non-compliance with the constitution of the forum. (ii) The representatives from HPPC have delegated authority to **vote on the appointments of Vice Chairman and Treasurer as they see fit.** 4. **Honorarium:** HPPC resolved that: (i) Prior to the proposed honorarium being officially voted upon, the HPPC Chairman **request permission to address the forum** members to share the advice of the Professional Financial Advisor engaged by the Oxfordshire Association of Local Councils, and also the recommendation from the County Officer that this advice should be shared with the other parishes in the group as this could have an impact on their audits next year. (ii) When the vote about the honorarium is held the HPPC members **Object** to this proposal because of its concerns, and the advice received from OALC. 5. **Constitution:** HPPC resolved that: The HPPC representatives (i) **raise a formal complaint** to the Forum about the breach of Section 17 of the constitution, and (ii) **requests that the amendment requested by HPPC be formally considered at an EGM that is called specifically for that purpose**.

	(iii) **Updates about the planned community consultation about the draft revised MCNP.** It was noted that this consultation had been postponed until January 2024. The parish council then went back into public session. Cllr Harris left the meeting at 9.30pm. **d) Any Other Planning Matters:** There were no other planning matters to consider at this meeting.
98/23	**Items Noted by Cllrs** (No decisions can be made under this item). There were no items noted by Cllrs.
99/23	**Dates of the next meeting:** The next monthly parish council meeting will be held on Wednesday 15th November 2023 at 7.15pm in the Community Centre.

The meeting closed at 9.40pm.

Signed: Date:

Appendix 1: Heyford Park Parish Council Response to the CDC Local Plan Review

Heyford Park Parish Council strongly object to any plans to develop greenfield land for additional housing.

Whilst the parish council acknowledges that Heyford Park was a prime brownfield site suitable for housing development there are numerous reasons to oppose any expansion on the available greenfield land. The site was an ex-RAF airfield, and as such the road network was never built or intended for large scale housing development. The neighbouring roads are narrow, whilst the surrounding land is hilly with steep slopes and unsuitable for any substantial traffic increase. In addition, the uncertainty surrounding the impact of the proposed warehouse development at junction 10 of the M40, the SFRI and Great Wall development on top on the effect of the increased traffic generated by these 1200 houses, will have a substantial negative impact on the villages in the surrounding area especially Ardley and Middleton Stoney.

The consequence of building the school and shopping area in close proximity to the centre of the parish has created an extremely dangerous situation with considerable on-road parking at morning and afternoon peaks. This has forced many of the store deliveries to unload in the road, blocking one of the lanes. The situation is further exasperated since the bus stop is opposite the Sainsburys convenience store and does not have a pull in, as well as the lack of any on road temporary parking for the customers of the shop. A further consideration is the lack of any progress on the road improvements adjacent to Chilgrove Drive. Plans were submitted over 5 years ago to divert traffic away from the village centre and there has been no progress since.

There has already been an incident of a child being hit by a car and several near misses. Double yellow lines have been added to alleviate some of the problems, however it is too soon to tell whether this will prove effective. These problems exist with over 1000 homes still to be built under the existing local plan. To add the traffic from a further 1200 homes on top will substantially increase the level of congestion and associated risk, putting the lives of the school children at risk.

The houses to the south will need access roads onto the B4030. This road in narrow and has two sharp 90 degree bends. This road is currently unsuitable for the proposed level of traffic generated by the size of the proposed housing development.

Both the parish council and the Mid-Cherwell Neighbourhood Forum have been campaigning for many years for a cemetery for the area. In the view of the parish council a more suitable use for a large part of the available greenfield land would be to set aside at least 3 acres of land, half for the cemetery and the other half for local allotments until this land is required for a cemetery extension. It is unacceptable to building thousands of homes without giving any consideration to burial facilities.

The parish council strongly support the creation of a non-coalescence zone between Heyford Park and lower Heyford and Caulcott to preserve the rural nature of these communities.

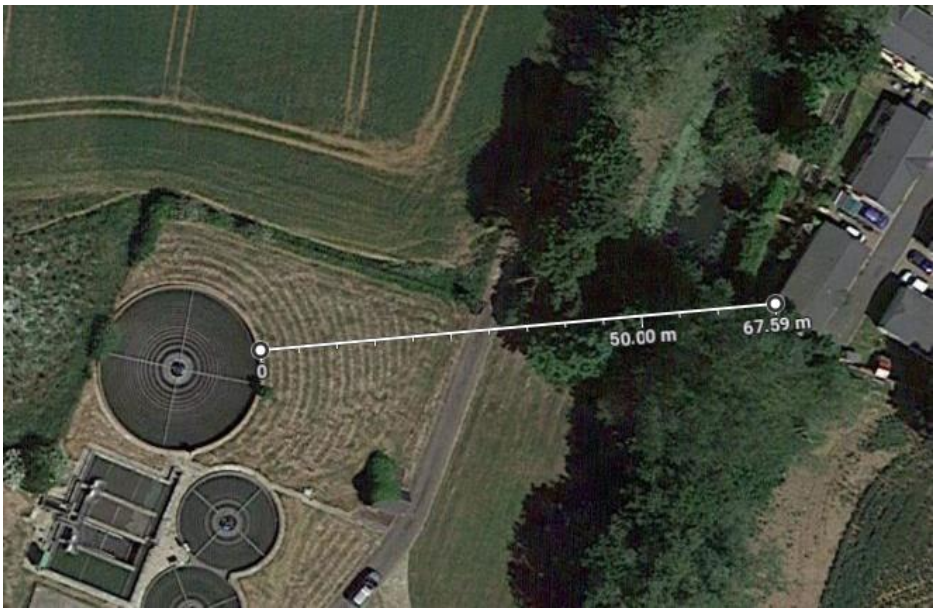
The local plan 2040 mentions new community facilities. This should include a new primary school since the current school is either on or close to its maximum capacity.

The last masterplan included changes in response to an “Odour Assessment” report produced by Avon Water Consulting Ltd. This report recommended a 177 metre Cordon Sanitaire surrounding the Sewage Treatment Plant. The report shows that odour levels increase considerably closer to the plant. The odour levels will also increase with the population it serves – see table below (taken from the report).

Table 4. Anglian Water Risk Assessment Methodology (adapted from Anglian Water, 2012)

Population Equivalent (PE)	Distance between housing development and STW (m)				
	50	100	150	200	250
0-1,000	medium	medium	low	low	low
1,001-2,500	high	medium	medium	low	low
2,501-5,000	high	high	medium	medium	low

The number of homes served by the plant will exceed 2000 homes on the current local plan. Based on the average of 2.4 per household this would put the population at approximately 5000. This would put the homes at 177 metres from the plant in the medium category. However, both prior to and subsequent to, the issue of this report Cherwell District Council approved residential development on the Heyford Leys park home site within close proximity to the sewage plant – see below.



When the homes approved under the current local plan are completed and sold the odour levels will be high 100 metres from the plant, according to the report. Yet there are residential properties well within that distance. In view of these concerns the parish council is strongly opposed to any additional housing development that plans to use the existing sewage treatment plant. A full independent review should consider the implications of the consultant's report and recommendations need to be agreed and implemented to reduce odour levels to an acceptable level before any expansion of the capacity of the sewage plant is considered.

The local plan 2040 includes provision of additional walking and cycle routes. This should include a direct route to Lower Heyford away from the main roads. This will improve access to the Heyford Park school for the residents of Lower Heyford as well as improving access to Lower Heyford railway station for the residents of Heyford Park.

There is insufficient car parking within the centre of the parish, public transport local community has been cut due to lack of demand and the surrounding roads are only suited for low levels of traffic. In view of these considerations, it is difficult to see how Heyford Park can become a hub for the wider community as suggested in the review.

The local plan 2040 suggests that public transport will be improved. By complete contrast however, the bus service has been dropped by numerous bus operators over the last 5 years and the level of service has been substantially reduced due to lack of demand. In addition, the provision of a local convenience store and pharmacy will have removed the primary need for many residents to travel to Bicester during the day. The addition of over 1200 homes up to half a mile away from the bus route is unlikely to improve the situation. Furthermore, the housing development proposed within Bicester is on the

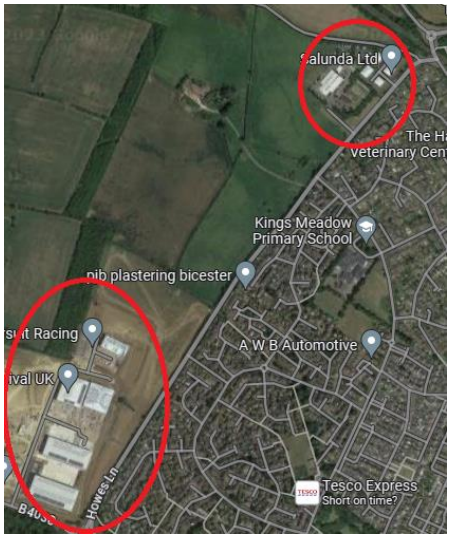
outskirts of the town far from the current bus route. In view of these factors, available historical evidence would suggest that the local bus service will struggle to survive once the current S106 funding comes to an end and the improvements suggested within the new local plan are extremely unlikely.

The extract below shows one of the two main areas of residential site allocation within Bicester in accordance with the Local Plan review.



This land encompasses all the land to the west of Howes Lane from the B4030 (Middleton Stoney Road) to the B4100 (Eco Housing Development).

This includes the business park surrounding the TVP workshops on Howes Lane as well as the recently built warehouse development on the corner of Howes Lane and the B4030 – see below.



The inclusion of such fundamental errors brings into question whether the proposal can meet the projected level of housing.

In summary the parish council strongly disagree with the rosy picture presented within the local plan 2040. The report includes many unsupported claims, several of which are in direct conflict will the available facts. As a result, the parish council do not agree that this proposal satisfies any reasonable criteria for sustainable development.