Planning Application 25/02190/HYBRID – Review of Recent Amendments

Cherwell District Council | Heyford Park, Upper Heyford | Review dated 16 October 2026

Cherwell District Council has received a substantial package of revised documents for application 25/02190/HYBRID, relating to the proposed redevelopment and expansion of Heyford Park by Dorchester.

The principal revised submission is dated 30 September 2026, with further consultation responses being published during October.

The application remains a proposal for up to 9,000 dwellings, together with employment, education, commercial and supporting infrastructure. The September amendments do not appear to represent a fundamental reduction in the overall scale of the proposed development.

The application is currently undergoing a further consultation period, with 7 November 2026 shown as the closing date for the October consultation notice.

1. Summary of the revised submission

The following documents are confirmed on the Council's register as part of the September 2026 submission.

Area	Recent change	Significance
Description of development	Revised description dated 24 September 2026	Establishes the updated scope of the application.
Development parcels	New P02 development parcels plan	Changes to the boundaries and arrangement of development areas require comparison.
Land use	Revised P02 land-use parameter plan	Potential changes to the allocation of residential, commercial and community uses.
Masterplan	Revised illustrative masterplan P02	Updates the overall spatial arrangement of the development.
Building heights	Revised building-heights parameter plan P02	Important for landscape, visual and heritage impacts.
Transport	Revised movement and transport parameter plan P02	Requires review of road access, traffic distribution and connections to surrounding villages.
Landscape	Revised landscape infrastructure parameter plan P02	Relevant to landscape buffers, green infrastructure and ecological mitigation.
Demolition	Revised demolition and change-of-use parameter plan P02	May alter which existing structures and areas are retained or repurposed.

Environmental information	Updated ecological surveys and September 2026 baseline addendum	Provides additional information for environmental assessment.
Design	Revised Design and Access Statement P02	Updates the design rationale and supporting illustrations.

Important distinction: The Council's register confirms that these documents have been replaced or updated. It does not, by itself, establish precisely what changed within every drawing. A definitive comparison requires the original and revised plans to be examined side by side.

2. The principal issues arising from the amendments

A. Revised development parcels and the Runway District

The September submission includes a revised development-parcels plan and land-use plan.

For Upper Heyford Parish Council, an important question is whether the previously proposed Runway District development parcel has now been formally removed from the application.

This would be a significant change for the relationship between the expanding Heyford Park development and Upper Heyford village.

B. Education provision and proposed school sites

The current application description specifies four primary schools and one secondary school, comprising one two-form-entry primary school, three three-form-entry primary schools and one nine-form-entry secondary school.

The revised plans need to establish whether the proposed school locations overlap with known or suspected contamination areas, and whether appropriate site investigation and remediation measures have been demonstrated.

C. PFAS contamination and remediation

The planning register contains a Dorchester PFAS Statement dated 15 April 2026.

There have also been recent public reports raising concerns about PFAS contamination in watercourses associated with the former RAF Upper Heyford site. These include reports of unusually elevated PFAS measurements, although those reported figures and their regulatory interpretation require independent verification.

The important distinction is between the existence of a contamination concern and evidence that the developer has adequately investigated and remediated the land.

- What PFAS testing has been undertaken across the proposed development parcels, including the school sites?
- Have groundwater, surface water, soil and potential contamination pathways been investigated?
- What remediation has actually been completed, rather than merely proposed?

- Has the Environment Agency or the relevant environmental health authority independently reviewed the findings?
- Do the September 2026 amendments contain new evidence addressing the PFAS concerns?

It is not yet established from the individual technical documents whether these questions have been answered.

D. Transport and highways

A revised Movement and Transport Parameter Plan (P02) has been submitted.

The key question is whether the revised proposals materially improve the transport arrangements for surrounding settlements, including Upper Heyford, rather than simply changing the internal road layout.

Particular areas for examination include HGV routes, construction traffic, Camp Road, public transport provision and the resilience of access arrangements during road closures.

E. Landscape, heritage and building heights

The revised building-heights plan and landscape infrastructure plan are important because the application continues to include substantial development, including renewable energy infrastructure.

There are continuing concerns from local groups about the potential effect of the proposals on the setting of Rousham and the surrounding countryside. Those groups argue that the amended heights plan does not adequately resolve their concerns. This is their stated position, rather than an independently established conclusion.

3. New consultation responses

The Council's register also shows several recent statutory and technical responses.

Date	Organisation	Subject for review
2 October 2026	NATS Safeguarding	Aviation safeguarding
12 October 2026	County Archaeology	Archaeological and heritage considerations
13 October 2026	Thames Water	Water and wastewater infrastructure
13 October 2026	Natural England	Environmental and ecological considerations
14 October 2026	Sport England	Sports and recreational provision

These are confirmed as received documents, but I have not yet verified whether each consultee supports the amended proposals, objects to them or requests additional information.

Overall assessment

The September 2026 amendments are extensive in terms of the number and range of documents updated. However, the information verified so far does not establish that the fundamental scale of the development has been reduced.