

LANDSCAPE IMPACTS SHEET I

Table L1 I: Heyford Park ES - Landscape Impacts Table						
Landscape Character Area or Type	Baseline Description - Key Characteristics	Description of Change	Magnitude of Impact (all periods, except where noted)	Sensitivity	Type and Nature of Impacts (all periods)	Significance (all periods)
Landscape Character Areas/National Designations						
National Character Area 107: Cotswolds	<ul style="list-style-type: none"> Rolling, open, high wold plateaux moulded by physical and human influences, with arable and large blocks of woodland, divided by small, narrow valleys. Flat, open dip slope landscapes with extensive arable farmland. Honey-coloured Cotswold stone in walls, houses and churches. Attractive stone villages with a unity of design and materials. 	Localised plateau feature will appear more naturalised and less dominated by human Impact with removal of the visible water towers and building 3135 most visible airbase structures , the replacement of the plateau margins of the airfield to create intermittent copses instead of dense woodland screens.	Slight	Medium	Benefit Long-term	Not Significant
Country Character Areas (Oxfordshire Wildlife and Landscape Study)						
Farmland Plateau	<ul style="list-style-type: none"> Characterised by a high limestone plateau with elevated and exposed character, broad skies and long distance views. Level or gently rolling open ridges dissected by narrow valleys and broader vales. Large, regular arable fields enclosed by thorn hedges and limestone walls. Rectilinear plantations and shelterbelts. Sparsely settled landscape with a few nucleated settlements. Long straight roads running along the ridge summits. 	Localised plateau features appear more naturalised and less dominated by human Impact with removal of the most visible airbase structures visible water towers and building 3135 , the replacement of coniferous tree species with native species, and the management of the planted margins of the airfield to cerate intermittent copses instead of dense woodland screens.	Slight - Moderate	Medium	Benefit Long-term	Not Significant
Woodland Estatelands	<ul style="list-style-type: none"> Rolling topography with localised steep slopes. Large blocks of ancient woodland and mixed plantations of variable sizes. Large parklands and mansion houses. A regularly shaped field pattern dominated by arable fields. Small villages with strong vernacular character. 	Distant glimpsed view of airbase skyline with benefit of removal from water towers.	Slight	Medium	Benefit Long-term	Not Significant
Farmland Slopes and Valley Sides	<ul style="list-style-type: none"> Prominent slopes and valley slides interrupted by a number of small, narrow v-shaped valleys. Large arable fields on the gentler slopes, small pasture fields on the steeper slopes and steep sided valleys. Small unspoilt villages with rural character. A well defined pattern of tall hedges and hedgerow trees. Small woodland copses and belts on steep slopes and along watercourse in the minor valleys. 	Reduction in views of airbase skyline seen from Cherwell villages and from Upper Heyford provides perception of a more natural area in keeping with key characteristics.	Slight - Moderate	Medium	Benefit Long-term	Moderately Significant
Local Character Areas						
1. Cherwell Ridge	<ul style="list-style-type: none"> Narrow ridge dominated by the A4260. Alternating openness and enclosure with long views. Isolated farms just below the crest of ridge. Variable pattern of hedgerow trees. 	No material change to this character area. Some minor changes in long distance views.	Negligible	Medium	Benefit Long-term	Not Significant
2. North Aston	<ul style="list-style-type: none"> Open around village green. Sharply defined core of village on north facing slope. Central green with formal character. Housing gives estate character. Wooded edge separates manorial character from the village. 	No material change to this village character area. Changes in views to east as a result of demolitions of building 3135 and tree planting (for assessment, see Farmland Slopes and Valley Sides above).	Slight - Moderate	Medium	Benefit Long-term	Moderately Significant

Terminology for Landscape Impact:

Magnitude of Impact: Major, Moderate, Slight, Negligible, Neutral, No Change
 Nature of Impact: Long-term, Medium-term, Short-term, Direct, Indirect, Cumulative
 Impact Type: Adverse, Benefit, Neutral, No Impact

Sensitivity of Landscape Receptors: High, Medium, Low
 Significance: Significant, Moderately Significant, Not Significant

LANDSCAPE IMPACTS SHEET 2

Table L11: Heyford Park ES - Landscape Impacts Table						
Landscape Character Area or Type	Baseline Description - Key Characteristics	Description of Change	Magnitude of Impact (all periods, except where noted)	Sensitivity	Type and Nature of Impacts (all periods)	Significance (all periods)
<u>3. Middle Aston</u>	<ul style="list-style-type: none"> Compact hamlet of cottages with mixture of ironstone and Cotswold stone houses. Nineteenth-century and earlier building within the historic core, twentieth-century buildings on edge. Open hillside character. Set at edge of narrow, wooded valley. Contrast between village and nineteenth-century country house and grounds at edge. 	No material change to this village character area. Changes in views to east as a result of demolitions of building 3135 and tree planting (for assessment, see Farmland Slopes and Valley Sides above).	Slight - Moderate	Medium	Benefit Long-term	Moderately Significant
<u>4. Steeple Aston</u>	<ul style="list-style-type: none"> Substantial village with distinct clusters of different styles and phases of buildings - shows origins with open parish. Sprawling settlement around valley head. Central 'backlands' valley. 	No material change to this village character area. Changes in views to east as a result of demolitions of building 3135 and tree planting (for assessment, see Farmland Slopes and Valley Sides above).	Slight - Moderate	Medium	Benefit Long-term	Moderately Significant
<u>5. Aston Slope</u>	<ul style="list-style-type: none"> Irregular valley sides with copses, irregular hedges and hedgerow trees. Prominent hedgerows extending down slope and emphasising it. Mixture of pasture and arable. Farmsteads of very varied materials, form and date in clusters, not evenly distributed. 	No change to this character area. See Farmland slopes and valley sides above.	--	--	--	--
<u>9. Somerton</u>	<ul style="list-style-type: none"> Concealed foot slope village. Old manorial centre with more recent houses and roads radiating from it. Small paddocks at edge of village in abrupt contrast to the enclosure landscape beyond. Substantial Cotswold stone farm building within village. 	No material change to this village character area. Changes in views to east as a result of demolitions of building 3135 and tree planting (for assessment, see Farmland Slopes and Valley Sides above).	Slight - Moderate	Medium	Benefit Long-term	Moderately Significant
<u>10. Mudginwell Slopes</u>	<ul style="list-style-type: none"> Contrast between open slopes with low hedges and enclosed small valley with Mudginwell Farm at head. Intermittent standard trees in hedges, but hedges generally low and sparse. Mainly arable use. 	Removal of runway nib, perimeter road and security fence at west end of main runway will return land to grassland as part of Mudginwell Slopes character area.	Moderate	Medium	Benefit Long-term	Moderately Significant
<u>12. Fritwell Plateau</u>	<ul style="list-style-type: none"> Nineteenth-century enclosure fields with strong rectilinear pattern. Variable frequency and quality of hedgerow trees. Tree cover sufficiently dense to give a partially wooded skyline in long views. 	Part of plateau to north-west of former airbase appear more naturalised and less dominated by human impact with removal of building 3135 some airbase structures. Good improvements due to the and replacement of coniferous tree species with native species, and the management of the planted margins of the airfield to create intermittent copses instead of dense woodland screens.	Slight - Moderate	Medium	Benefit Long-term	Moderately Significant
<u>14. Upper Heyford Airbase</u>	<ul style="list-style-type: none"> Complex of buildings, structures, and hard surfaces with extensive areas of grassland. Very wide range of building types, materials and colours. HAS(s) with distinctive 'Nissen hut' form. Prominent vertical structures. Contrast between densely built up area in the south and open landscape to the north. Scale emphasised by broad sweeps of grassland. Abrupt junction with adjacent areas emphasised by perimeter fence. Numerous trees within Settlement Area including some non-native conifers. 	Removal of tall structures, such as water towers, also HASs and building 3135-137 , will reduce prominence of airbase skyline. Most All HAS buildings on the flying field will remain. Openness will remain. Extent of built-up area on south side will be reduced by removal of school site (10e) and most adjoining service/recreational buildings (10d). Security fence removed around Housing Area and western nib. Removal of non-native conifers will help assimilate development with surrounding area.	Slight - Moderate	Medium	Benefit Long-term	Moderately Significant
<u>15. Upper Heyford</u>	<ul style="list-style-type: none"> Footslope village spreading uphill manorial centre around church. Riverside character at foot of slope. Rows of closely spaced cottages rising uphill. Twentieth-century houses adjacent to busy road. Ragged east edge of allotments and isolated. 	Removal of runway nib, perimeter and security fence at west end of main runway will return land to grassland as part of Upper Heyford character area.	Major	Medium	Benefit Long-term	Moderately Significant

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 Nature of Impact: Long-term, Medium-term, Short-term, Direct, Indirect, Cumulative
 Impact Type: Adverse, Benefit, Neutral, No Impact

Sensitivity of Landscape Receptors: High, Medium, Low
 Significance: Significant, Moderately Significant, Not Significant

LANDSCAPE IMPACTS SHEET 3

Table L11: Heyford Park ES - Landscape Impacts Table						
Landscape Character Area or Type	Baseline Description - Key Characteristics	Description of Change	Magnitude of Impact (all periods, except where noted)	Sensitivity	Type and Nature of Impacts (all periods)	Significance (all periods)
<u>17. Caulcott Plateau</u>	<ul style="list-style-type: none"> Very open landscape with very large fields. Few hedgerow trees. Woodland close to edges of area but not within. Mainly arable. 	Localised plateau features appear more naturalised and less dominated by human Impact with removal of the most visible airbase structures the visible water towers and building 3135 , the replacement of coniferous tree species with native species, and the management of the planted margins of the airfield to create intermittent copses instead of dense woodland screens.	Slight - Moderate	Medium	Benefit Long-term	Moderately Significant
<u>18. Middleton Stoney Estate lands</u>	<ul style="list-style-type: none"> Very slightly undulating land falling towards central stream. Rectilinear pattern of large fields. A few substantial farmsteads. Bands of woodland with conifers. Straight roads and mainly arable. 	Little change from baseline character. Some views of former airbase remain, but difficult to distinguish. Views of distant car storage remains.	Negligible	Medium	Neutral	Not Significant
Site or Local Features						
Landform	Gently rolling plateau with a high point located midway down the runway and also in the north-west of the site at 130m AOD. The plateau gives way quickly to the west as the land falls into the River Cherwell Valley, before rising again to the Cherwell Ridge. The plateau falls away very slowly to the north, south and west. Major earthwork embankments exist on site some as high as 5m.	<p><u>During Construction:</u> Minor topsoil stripping or excavations, where necessary. Excavation and removal of school ground buildings. No importation of materials.</p> <p><u>On Completion:</u> Area where runway removed made good. No further change.</p> <p><u>20 Years after Planting:</u> Ground works all assimilated.</p>	Negligible	Medium	Adverse Short-term	Moderately Significant
			Negligible	Medium	Benefit Long-term	Not Significant
			Negligible	Medium	Benefit Long-term	Not Significant
Landscape Pattern	Developed character exists in the southern 'domestic' half of the site which is dominated by residential land use and former airfield buildings. The northern 'military' half of the site is relatively open with sparse planting of conifers within certain locations. Most trees are relatively recent and not yet mature. Grassland dominates space between concrete runway and taxiways.	<p><u>During Construction:</u> North west and south west HASs removed. Transition from conifers to deciduous trees begins. Removal of the school grounds in the south-west and recreation area. Western section of runway removed, along with spine section at east end of runway. New open copse planting near north-western and south-eastern HASs. New copse planting south of 'domestic' area. Proposed southern development works confined within existing settlement boundaries.</p> <p><u>On Completion:</u> Transition from conifers to deciduous trees ongoing. New planting in place.</p> <p><u>20 Years after Planting:</u> Upon maturity, planting softens views of remaining Cold War structures. Green lane and Portway planting reach maturity creating enclosure. Southeast of airfield softened by matured planting.</p>	Slight	Medium	Adverse Short-term	Not Significant
			Moderate	Medium	Benefit Long-term	Moderately Significant
			Moderate	Medium	Benefit Long-term	Moderately Significant
Sense of Enclosure or Openness	Airbase sited on Farmland Plateau with elevated and exposed character, broad	<u>During Construction:</u> Changes due to demolitions and construction. Presence of machinery will affect openness/enclosure.	Slight	Medium	Adverse Short-term	Not Significant

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 Significance: Significant, Moderately Significant, Not Significant

LANDSCAPE IMPACTS SHEET 4

Table L11: Heyford Park ES - Landscape Impacts Table						
Landscape Character Area or Type	Baseline Description - Key Characteristics	Description of Change	Magnitude of Impact (all periods, except where noted)	Sensitivity	Type and Nature of Impacts (all periods)	Significance (all periods)
	skies and long distance views. Open large-scale character exists along the main runway corridor modified by regularly spaced HAS groupings on either side. Strong sense of enclosure exists within Technical Site and Housing Area created by buildings and trees. School site in south-west and adjoining recreation/service area both more open in character.	<p><u>On Completion:</u> Openness retained. Removal of HASs will create an open space margin between the boundary and the remaining HASs. No overall change within the Technical Site - replacement buildings will maintain sense of enclosure. New school site in Housing Area to east of Carswell Crescent will create new open space. Removal of school site and recreation/service buildings will extend openness of Farmland Plateau over south-west corner of airbase. New hedgerow softens edge to residential area created by paddocks and allotments.</p> <p><u>20 Years after Planting:</u> Openness retained. Progressive removal of conifers and new native planting will create open copses on flying field perimeter. Spaces within Technical Site and Housing Area modified.</p>	Slight	Medium	Benefit Long-term	Not Significant
			Slight	Medium	Benefit Long-term	Not Significant
Tranquillity	<p>The northern extents of the site have a degree of tranquillity because of the relative quiet/shielded open space and the softened decaying nature of the airfield.</p> <p>The settlement area has a relatively low level of tranquillity due to vehicular traffic, residential and warehouse land uses.</p>	<p><u>During Construction:</u> Construction and demolition activities reduce tranquillity.</p> <p><u>On Completion:</u> Restoration of existing tranquillity.</p> <p><u>20 Years after Planting:</u> Potential uses within settlement area could decrease tranquillity in business sections of the site.</p>	Moderate No Change Slight	Low Low Low	Adverse Short-term Adverse Long-term Adverse Long-term	Not Significant Not Significant Not Significant
Settlement Pattern	<p>The 'military' area on the flying field has a loose open layout with HAS(s) placed large distances from one another and large concrete aprons connecting them.</p> <p>The old RAF section within the Technical Site is organised around a Trident layout with arcing cross streets. Officers' housing to the east have a low density with large amounts of open space.</p> <p>The Housing Area to the south focuses on two open spaces with secondary streets branching from it.</p> <p>The school grounds is organised in periphery cells with a centralised building and access.</p> <p>Current access to the site is through Camp Road (The M40), to the east, provides primary access to the area. To the west the A426 moves north/south along the Cherwell ridgeline.</p>	<p><u>During Construction:</u> New buildings placed within existing urban fabric. The loss of some buildings in the north west and south east slightly modifies the current pattern on site. School grounds removed along with hospital and 'domestic' buildings to the west near the recreation area.</p> <p><u>On Completion:</u> Development works are confined within current settlement layout. The loss of some buildings slightly modifies the current pattern. Some existing buildings formerly empty now occupied and new buildings added within existing urban fabric. Former school grounds become open space with new pitches in recreation area.</p> <p><u>20 Years after Planting:</u> Development works confined within current settlement layout. The loss of some buildings in the north west slightly modifies the current pattern on site, but improves the site on a regional scale. Open space and recreation area reach maturity.</p>	Slight Negligible Negligible	Medium Medium Medium	Adverse Short-term Benefit Long-term Benefit Long-term	Not Significant Not Significant Not Significant
Woodland, Trees, Hedgerows	Vegetation in the older section of the base (the Technical Site and Officers' housing) is mature deciduous planting and part of the airbase character. All field boundaries are relatively mature with the northern woodland boundary being the exception.	<u>During Construction:</u> The Settlement Area will see some removal of trees, but only where it is unavoidable in order to provide a rational master plan layout. Non-native conifer species and dead, dying or unsafe trees will also be removed. The northern flying field area will see a replacement of conifers with native deciduous trees through a transition period. Some loss of trees to development.	Moderate	Medium	Adverse Short-term	Not Significant

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LANDSCAPE IMPACTS SHEET 5

Table L11: Heyford Park ES - Landscape Impacts Table						
Landscape Character Area or Type	Baseline Description - Key Characteristics	Description of Change	Magnitude of Impact (all periods, except where noted)	Sensitivity	Type and Nature of Impacts (all periods)	Significance (all periods)
	<p>The northern boundary of the flying field is currently an immature belt of coniferous with some deciduous planting.</p> <p>Tree planting within the Cold War section of the airbase comprises small stands of coniferous trees, especially to the north and north-west, all of which are relatively recent.</p>	<p><u>On Completion:</u> New planting of trees in the Settlement Area. New copse and hedgerow planting on south side of Residential Area. Conifer to deciduous transition continues on Flying Field. Planting around existing structures to soften appearances.</p> <p><u>20 Years after Planting:</u> New and transitional planting matured.</p>	<p>Slight</p> <p>Moderate</p>	<p>Medium</p> <p>Medium</p>	<p>Benefit Long-term</p> <p>Benefit Long-term</p>	<p>Not Significant</p> <p>Moderately Significant</p>
Public Rights of Way	<p>Bridleway 9 and Footpath 13 exist along northern boundaries. Portway links north/south along the western boundary. New viewpoint.</p> <p>Aves Ditch link north/south. New viewpoint.</p> <p>Other footpaths to County Council proposed links to villages.</p>	<p><u>During Construction:</u> Portway opened. New bridleway link to Upper Heyford village. Aves Ditch opened as new footpath within stock proof fence lines to protect County Wildlife Site.</p> <p><u>On Completion:</u> All links complete, subject to County Council negotiations.</p> <p><u>20 Years after Planting:</u> Public Right of Ways on site softened by mature planting and give wide views of runway.</p>	<p>Moderate</p> <p>Major</p> <p>Major</p>	<p>Medium</p> <p>Medium</p> <p>Medium</p>	<p>Benefit Long-term</p> <p>Benefit Long-term</p> <p>Benefit Long-term</p>	<p>Moderately Significant</p> <p>Significant</p> <p>Significant</p>
Landscape Features	Area devoid of natural landscape features.	<p><u>During Construction:</u> No Change.</p> <p><u>On Completion:</u> No Change.</p> <p><u>20 Years after Planting:</u> No Change.</p>	<p>No Change</p> <p>No Change</p> <p>No Change</p>	<p>--</p> <p>--</p> <p>--</p>	<p>--</p> <p>--</p> <p>--</p>	<p>--</p> <p>--</p> <p>--</p>
Land Use	<p>The Cold War section of the flying field is predominately leased for commercial use, such as warehouse storage of timber and fireworks. The local police department is also housed within this area.</p> <p>The historic RAF section within the Technical Site is also currently leased out for commercial use.</p> <p>The Housing Areas to the south retain their former uses, however the school area is abandoned along with the hospital.</p>	<p><u>During Construction:</u> No Change, except for loss of use from the removal of structures in the north-west and south-east margins of the flying field.</p> <p><u>On Completion:</u> No further change to the northern Cold War section of airfield, increased residential and commercial use within the historic RAF and 'domestic' section.</p> <p><u>20 Years after Planting:</u> No further changes.</p>	<p>Negligible No change</p> <p>Moderate Slight</p> <p>Moderate Slight</p>	<p>Low</p> <p>Low</p> <p>Low</p>	<p>Neutral</p> <p>Neutral</p> <p>Neutral</p>	<p>--</p> <p>--</p> <p>Not Significant</p>
Historic Landscape Character	<p>Historic character evident from four distinct periods:</p> <ul style="list-style-type: none"> pre-enclosure; large-scale hedgerow pattern and occasional copses dating from later parliamentary enclosures in mid-nineteenth century, now visible in landscape outside the airbase; RAF airbase with flying field, 'A' frame hangars, Officers' mess and related buildings on south side of flying fields dated from 1917 to end of Second World War; and USAF development during second half of twentieth century during Cold War period, comprising hardened structures on flying field and extensive accommodation south of Camp Road for U.S. service personnel, including school site and recreation/service area. 	<p><u>During Construction:</u> Reduction of some Cold War structures:</p> <ul style="list-style-type: none"> removal of building 3135 HAS and related structures on north-west and south-east margins of airfield; and removal of runway ribs, part of the western perimeter road the peripheral road, and parts of the security fence. <p>Removal of facilities constructed for USAF service personnel:</p> <ul style="list-style-type: none"> removal of school site; and removal of buildings in recreation/service area. <p>Replacement of buildings constructed by USAF Technical Site and Housing Area with new dwellings:</p> <ul style="list-style-type: none"> warehouse type buildings north of Camp Road; and barracks and dwellings south of Camp Road. 	<p>See Cultural Heritage section for assessment</p>	<p>See Cultural Heritage section for assessment</p>	<p>See Cultural Heritage section for assessment</p>	<p>See Cultural Heritage section for assessment</p>

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 Significance: Significant, Moderately Significant, Not Significant

LANDSCAPE IMPACTS SHEET 6

Table L11: Heyford Park ES - Landscape Impacts Table						
Landscape Character Area or Type	Baseline Description - Key Characteristics	Description of Change	Magnitude of Impact (all periods, except where noted)	Sensitivity	Type and Nature of Impacts (all periods)	Significance (all periods)
		<p><u>On Completion:</u> Retention of key Cold War structures as Listed Buildings/Scheduled Monuments (see Cultural Heritage section): nose cone sheds, avionics centre, telephone exchange and battle command centre. Retention of key buildings from RAF era as part of the business/employment area. Restoration of woodland and hedgerow underway.</p> <p><u>20 Years after Planting:</u> Ongoing management of flying field to retain open character of airbase during its operational period. Management of airbase margins to create boundaries and features which relate to surrounding landscape of large fields, thorn hedgerows and copses. New hedgerow created.</p>				
Site Character Areas						
Area 1A: Central Runway	Visually open swathe of land partly defined by groups of HASs (see Photographs 37 and 38).	No change, except for removal or scarification of nibs and taxiways.	Negligible No change	Medium ---	Neutral No change	Not Significant ---
Area 1B: HAS Groups	Clusters of HASs, open, expansive and treeless character (see Photograph 37).	No change.	--	--	No Change	--
Area 1C: QRAA	The quick reaction area, defined by security fences, and with an inward looking and menacing military nature (see Photograph 38).	No change.	--	--	No Change	--
Areas 1E and 1D: The QRAA and South-East HASs	An area of historical airfield buildings, partly open in character, normally associated with the south-east area. Some tree groups closest to building (see Photograph 37).	Removal of buildings 3036-3042 of 'Christmas Tree' HASs within adjacent area. Reduction to car storage areas.	Slight	Medium	Benefit	Not Significant
Areas 2 and 3: Runway West and Runway East Terminals	West nibs running down to Upper Heyford and east nib at end of Area 3.	Removal of nibs, re-use of existing soils and materials to make good levels, no impartation of soils, creation of low fertility limestone grassland, creation of new ponds in east, removal of security fence in west, creation of new bridleway and public access.	Major	Medium	Benefit	Moderately Significant
Areas 4 and 5A: Northern and Southern Bomb Stores	Emotive an inward looking military features (see Photograph 26 for Northern Bomb Stores).	No change.	--	--	No Change	--
Areas 5B and 5C: Plateau Edge and Northern Fringe	Groups of HASs on the edge of and running to the north and north-west of plateau, mostly open but with some groups of non-indigenous and indigenous planting and a scattering of larger buildings (see Photographs 27, 28 and 29).	Removal of HASs 3052, 3053, 3054, 3055, and building 3137, 3135, replanting of coniferous planting by open indigenous planting, management to edge vegetation, removal of barbed wire top of security fence.	Moderate	Medium	Benefit	Moderately Significant
Area 6: South-East HASs	Groups of HASs viewed on skyline from Ardley Road (see Photographs 35 and 36).	Removal of HASs and 10m planting of edge alongside reopened Aves Ditch, for visual benefit when seen from south-east.	Moderate	Medium	Benefit	Moderately Significant
Area 8: Southern Edge and Avionics Building	Former airfield building associated with the settlement (see Photograph 30).	New housing adjacent to airfield buildings but setting retained.	Slight	Medium	Adverse	Not Significant

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