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7th November 2023

Land West of Chilgrove  
Drive and North of  
Camp Road, Heyford  
Park

**Landscape**  
**Evidence of Wendy**  
Lancaster PGDipLA  
PGDipUD CMLI  
FRSA

Appeal between Richborough Estates and  
Cherwell District Council

## **Volume 2: Plans and Appendices**

Council Ref: 21/04289/OUT

Planning Inspectorate Ref:  
APP/C3105/W/23/3326761

Appeal Date: 5th December 2023

Report Number: 13464\_R08\_WL



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# Appendix 1: 18/00825/HYBRID LVIA Appendix 7.1a Appendix 5 Application Viewpoint 9

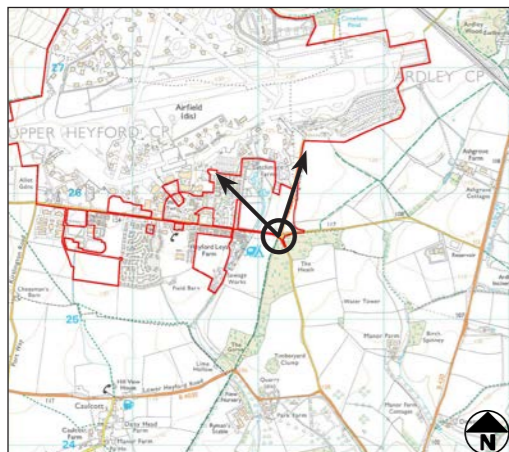




Existing view



Massing Model View



Camera make and model: Canon EOS 5D MkII with a fixed 50mm lens.  
 Date & time of photography : 19/03/2018 @ 11:22  
 OS reference : 452171, 225666  
 Viewpoint height : 121m  
 Recommended Viewing distance : 30cm  
 Angle of view : 75°  
 Camera height set at 1.5m  
 Document dimensions (420mm x 297mm)

Photomontages note:

The planning application is submitted in outline and therefore the nature and specific location of proposed buildings is not known at this stage. This photomontage takes the boundary of the Proposed Development parcel and extrapolates it vertically to the maximum proposed building height and in doing so indicates in simple block form, the location and massing of the development parcel within its landscape context. The actual built form is unlikely to extend to the edges of the development parcel and there would be separation between buildings within the parcels. Buildings would also have articulated rooflines. No landscape mitigation is shown.

- Visibility of Maximum Building Height up to 10.5m Above Future Ground Level (+1.5m)
- Visibility of Maximum Building Height up to 13m Above Future Ground Level (+1.5m)
- Visibility of Maximum Building Height up to 18m Above Future Ground Level (+1.5m)
- 30m Viewing Tower
- 18m Lighting column

**VIEWPOINT 9**

**Upper Heyford**

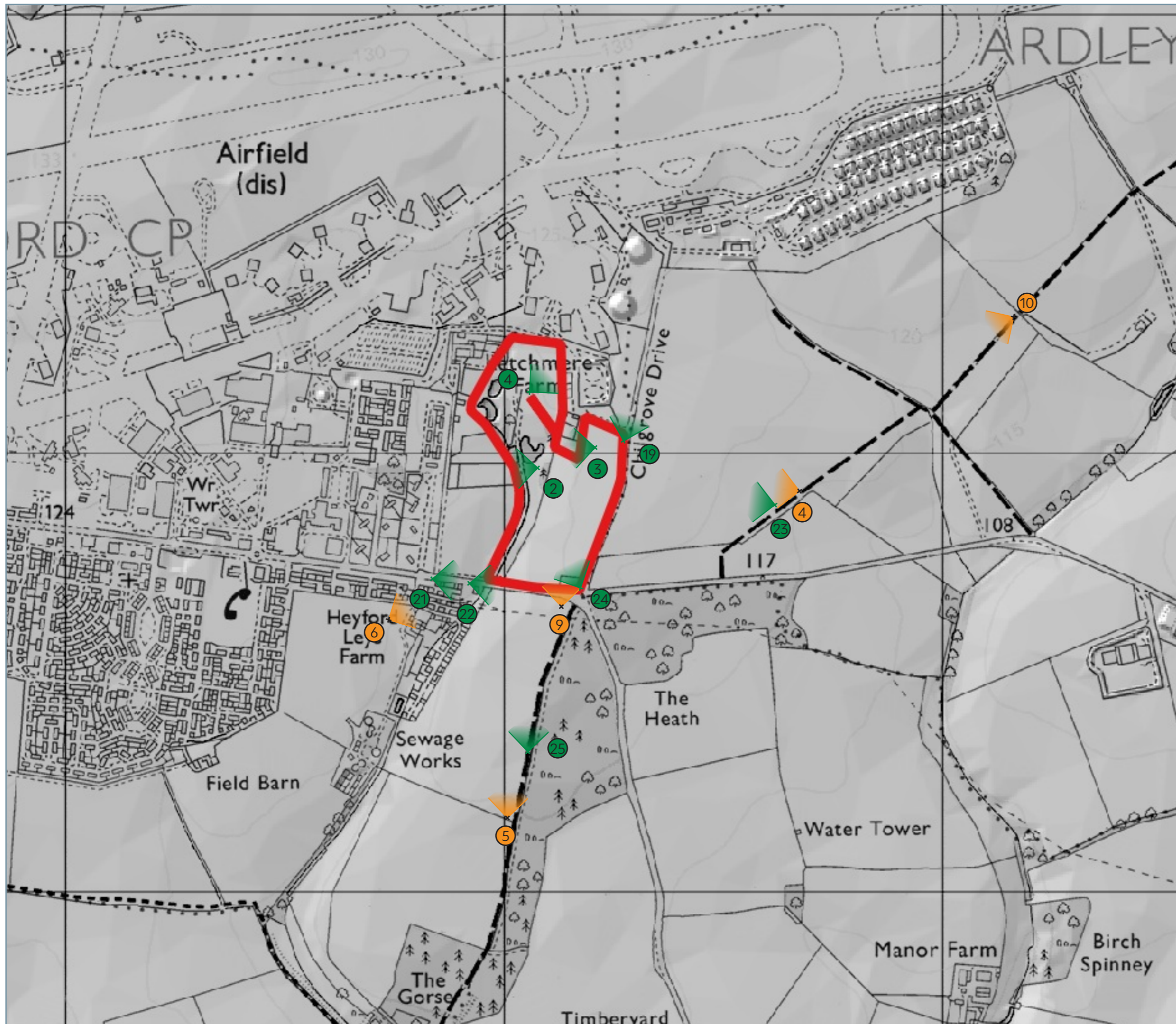
Client: Dorchester Group  
 DRWG No: **P16-0631\_55** Sheet No: **5 of 20**  
 Drawn by: CS Approved by: AS  
 Date: 03/03/2020 REV: C






**Plans:**

**Plan 1: Location of Views Referenced in Landscape Proof of Evidence**





-  Site Boundary
-  Viewpoints
-  Insert TG Locations



Project Land to the north of Camp Road, Heyford Park

Drawing Title **Plan 1: Location of Views within Landscape Proof of Evidence**

Scale NTS

Drawing No. 13464/P29

Date November 2023

Checked WL



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**Tyler  
Grange**

**Landscape | Ecology | Arboriculture**