

Appendix 4:



Field Survey Sheet - Landscape Character

Project Number & Name: 13464 Heyford Park

Date 23.11.2021

Landscape Factors

Landscape Elements:

Circle / list the dominant landscape elements that are present in the landscape.

Landform	Flat, Plain, Dry valley, Undulating, Rolling lowland, Deep gorge, Rolling, Plateau, Broad valley, Steep, Scarp/cliffs, Narrow valley, Vertical, Hills... Gently sloping
Buildings	Farmsteads, Masts/Poles, Pylons, Industry, Settlement Urban, Follies, Military...
Heritage	Vernacular buildings, Country house, Field systems, Prehistoric ritual, Hill top enclosure / fort, Ecclesiastic, Monuments of war, Coppice... RAF Airbase
Farming	Walls, Fences, Hedges, Fields, Arable, Improved pasture, Rough grazing Hedge banks, Orchard... ↳ Alpaca grazing
Land cover	Designed parkland, Scrub Marsh, Peat bog, Moor/heath, Rough grassland, Water meadows, Grassland, Species rich grassland... managed grassland & Scrub
Woodland/Trees	Deciduous woodland, Coniferous plantation, Mixed woodland, Shelter belt, Hedge trees, Orchard, Clumps, Isolated trees. ↳ in the west
Hydrology	River, Stream, Reservoir, Dry valley, Winterbourne, Pond, Lake, Drainage ditch
Human Influence	Road, Track, Footpaths, Lane, Railway, Military, Pylons, Communication masts
Other	Industrial influence, woodland is common in the local landscape

Landscape Character:

Describe the main elements and features on site and in the views out from it, noting any key characteristics of the landscape.

Western parcel: topography sloping west to drainage ditch with ponds, mature trees and managed grassland. Enclosed with limited views, vegetation to the north east restricts views to the air base, glimpsed views of settlement to the west
Eastern parcel: topography gently slopes towards western parcel, singular ungrazed managed field of rough grassland and an area split into grazing pasture for alpacas. Contained parcel with limited views out to the wider landscape, influenced by RAF buildings to the north & glimpses of settlement to the west

Landscape Condition:

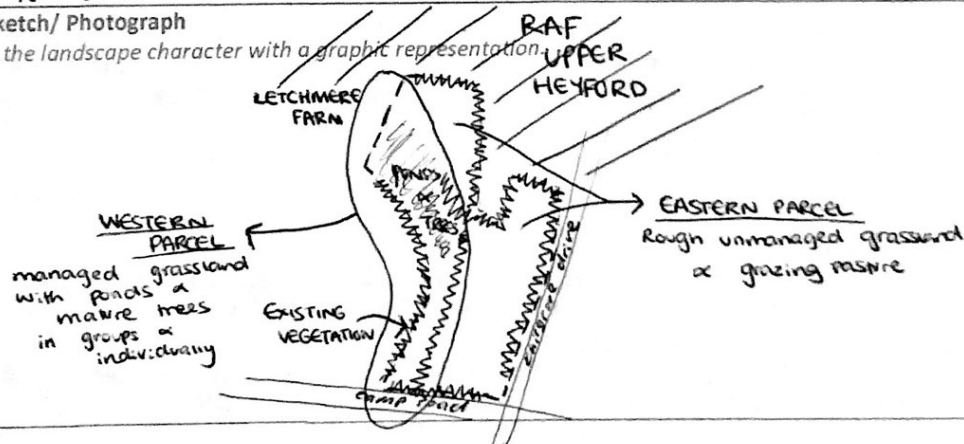
Describe the landscape condition of the site and its immediate surroundings and note any potential enhancement measures that might be appropriate to improve landscape character.

Western parcel: Grassland is managed, mature trees are features in the landscape alongside ponds

Eastern parcel: rough unmanaged grassland of degraded condition, enhancements could be made to vegetation along the northern boundary to the RAF airbase to enhance visual amenity

Annotated Sketch/ Photograph

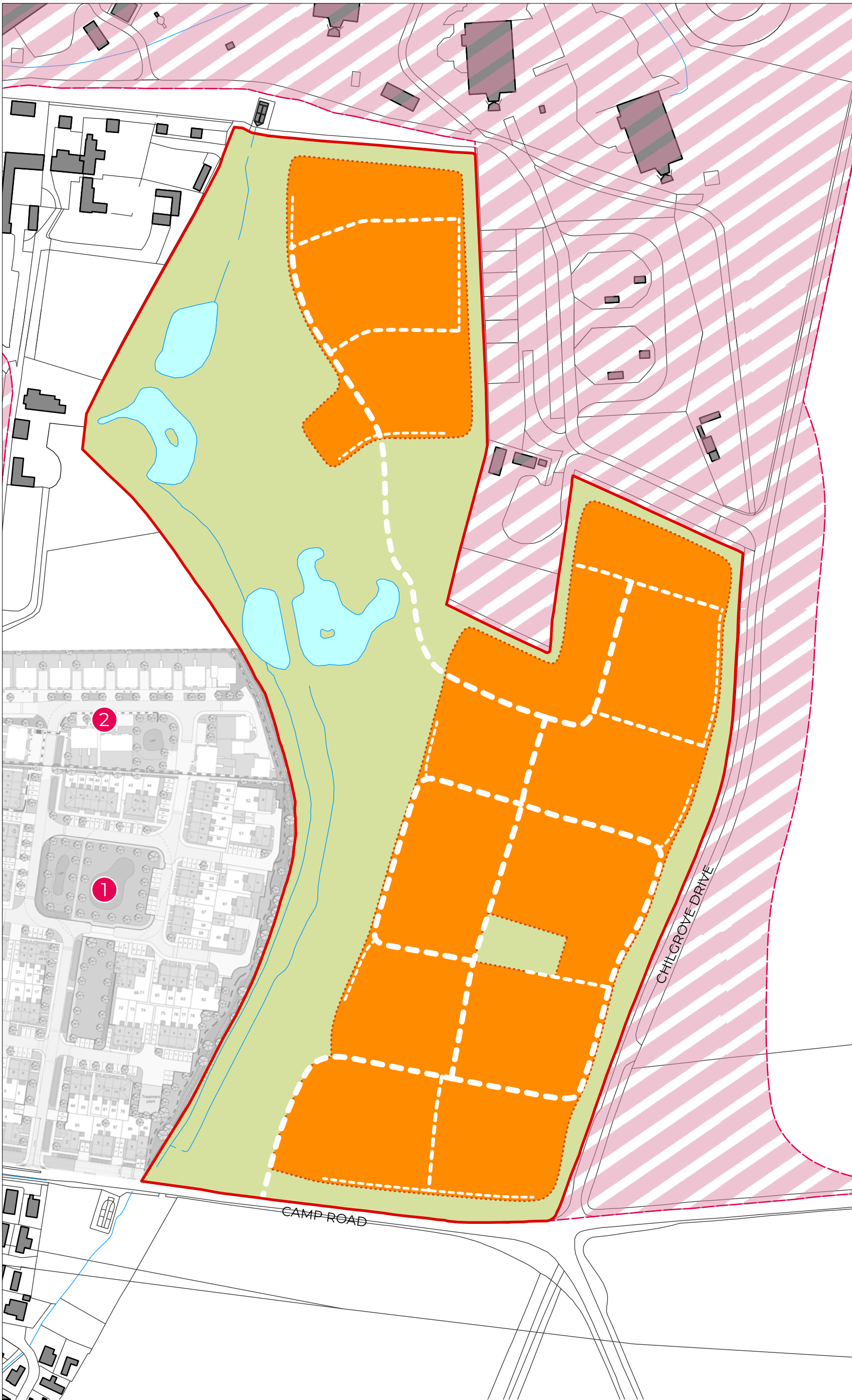
Demonstrate the landscape character with a graphic representation.



Aesthetic Factors:				
Circle / list any special aesthetic factors to describe the landscape of the site and immediate surroundings				
Pattern	Random	<u>Organised</u>	Regular	Formal
Scale	Intimate	<u>Small</u>	Large	Vast
Texture	Smooth	<u>Textured</u>	Rough	Very Rough
Colour	Monochrome	<u>Muted</u>	Colourful	Garish
Diversity	Uniform	Simple	<u>Diverse</u> → between east & west	Complex
Balance	Harmonious	<u>Balanced</u>	Discordant	Chaotic
Form	Vertical	<u>Sloping</u>	Rolling	Horizontal
Enclosure	Confined	<u>Enclosed</u>	Open	Exposed
Other				
Perceptual Factors:				
Circle / list any perceptual factors to describe the landscape of the site and immediate surroundings				
Security	Intimate	<u>Comfortable</u>	Safe	Unsettling Threatening
Stimulus	Monotonous	<u>Bland</u> → east	<u>Interesting</u> → west	Challenging Inspiring
Tranquillity	Inaccessible	Remote	<u>Vacant</u>	Peaceful Busy
Pleasure	Unpleasant	<u>Pleasant</u>	Attractive	Beautiful
Other	Consistent traffic noise from local network and MS			
Architecture:				
Describe the nearby architecture noting vernacular style, settlement pattern, building materials and condition.				
<p>varied styles in an envolving local landscape. military buildings to the north and associated houses to the west represent older styles and an industrial presence. newer housing is of diff varying styles with the regency typologies, from the site a mix of red brick and light render housing can be seen with dark tiled rooflines.</p>				
Additional Comments:				
Note any other information that may be useful or that may influence the development on site.				
<p>Noise from camp road is perceived throughout the site from the well-used route. Aircraft noise is also present as well as the M40 in the distance. The nature of the evolving landscape also mean construction is heavily present in the area. There is no public access to the site but the footpath to the south of the site is well used and there is a potential to connect the route to the north.</p>				
Box 5.1 valued landscapes				
1. LANDSCAPE QUALITY – typical character represented? <input checked="" type="checkbox"/> Y/ <input type="checkbox"/> N, intactness? <input checked="" type="checkbox"/> Y/ <input type="checkbox"/> N good condition? <input checked="" type="checkbox"/> Y/ <input type="checkbox"/> N → west better condition than east				
2. SCENIC QUALITY – visually attractive? <input checked="" type="checkbox"/> Y/ <input type="checkbox"/> N → elements within the west are				
3. RARITY – presence of rare landscape elements? <input checked="" type="checkbox"/> Y/ <input type="checkbox"/> N				
4. REPRESENTATIVENESS – are landscape characteristics/features particularly important examples? <input checked="" type="checkbox"/> Y/ <input type="checkbox"/> N				
5. CONSERVATION INTERESTS – presence of heritage/wildlife/cultural interest? <input checked="" type="checkbox"/> Y/ <input type="checkbox"/> N				
6. RECREATION VALUE – landscape valued for recreation? <input checked="" type="checkbox"/> Y/ <input type="checkbox"/> N				
7. PERCEPTUAL ASPECTS – landscape valued for wildness or tranquillity? <input checked="" type="checkbox"/> Y/ <input type="checkbox"/> N				
8. ASSOCIATIONS – artists/cultural events/writers etc? <input checked="" type="checkbox"/> Y/ <input type="checkbox"/> N				

Appendix 5:





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PLANNING

- Site boundary (11.68ha)
- Residential development
- Green space
- Existing pond
- Existing watercourse
- Hybrid/mixed application for upto 1,235 dwellings; retail; medical centre; employment; schools; community use buildings; indoor sports provision; energy facilities; 30m high observation tower with zip-wire; changes of use and demolition to existing buildings; open space; sports facilities; green infrastructure; and upgrades to Chilgrove Drive and the junction with Camp Road
(18/00825/HYBRID)
 Status: Outline Approval
- 1 Full application for 89 dwellings
(15/01357/F)
 Status: Undetermined
- 2 Outline application application for up to 31 dwellings
(21/03523/OUT)
 Status: Undetermined

Rev.	Date	Description
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Land north of Camp Road
HEYFORD PARK

Land Use Parameter Plan

Job ref: 374	Drawing number: P01	Revision: -
Scale: 1:2,000 @ A3	Date: December 2021	

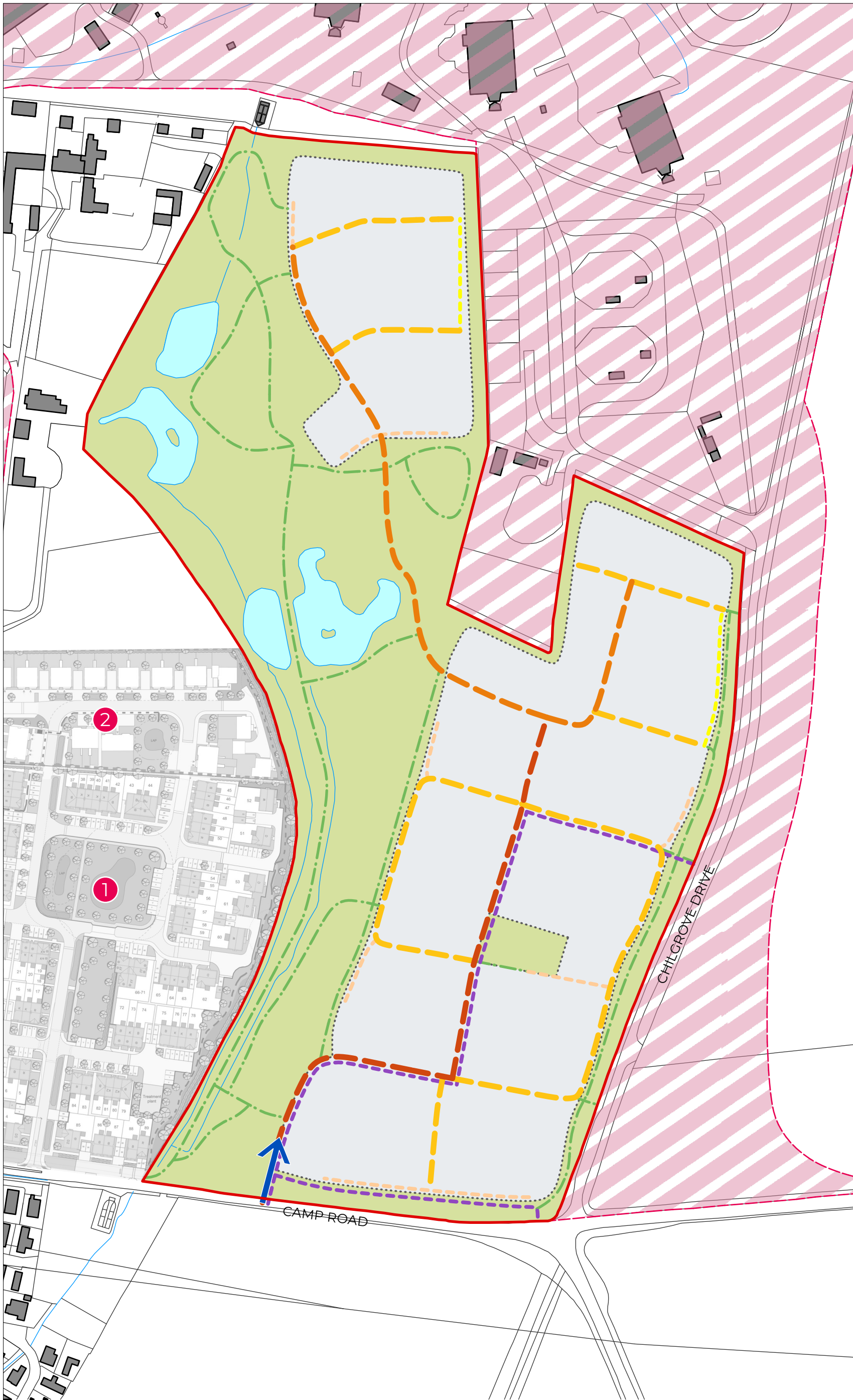


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PLANNING

- Site boundary (11.68ha)
- Residential development
- Green space
- Existing pond
- Existing watercourse
- Primary street with foot/cycleway (main tree lined street)
- Secondary street
- Shared surfaces
- Linked private drive
- Private drive/lane
- Proposed footpaths
- Proposed cycle route
- Hybrid/mixed application for upto 1235 dwellings; retail; medical centre; employment; schools; community use buildings; indoor sports provision; energy facilities; 30m high observation tower with zip-wire; changes of use and demolition to existing buildings; open space; sports facilities; green infrastructure; and upgrades to Chilgrove Drive and the junction with Camp Road
(18/00825/HYBRID)
 Status: Outline Approval
- 1 Full application for 89 dwellings
(15/01357/F)
 Status: Undetermined
- 2 Outline application application for up to 31 dwellings
(21/03523/OUT)
 Status: Undetermined

Rev.	Date	Description
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Land north of Camp Road
HEYFORD PARK

Access & Movement Parameter Plan

Job ref: 374	Drawing number: PO2	Revision: -
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Scale: 1:2,000 @ A3	Date: December 2021
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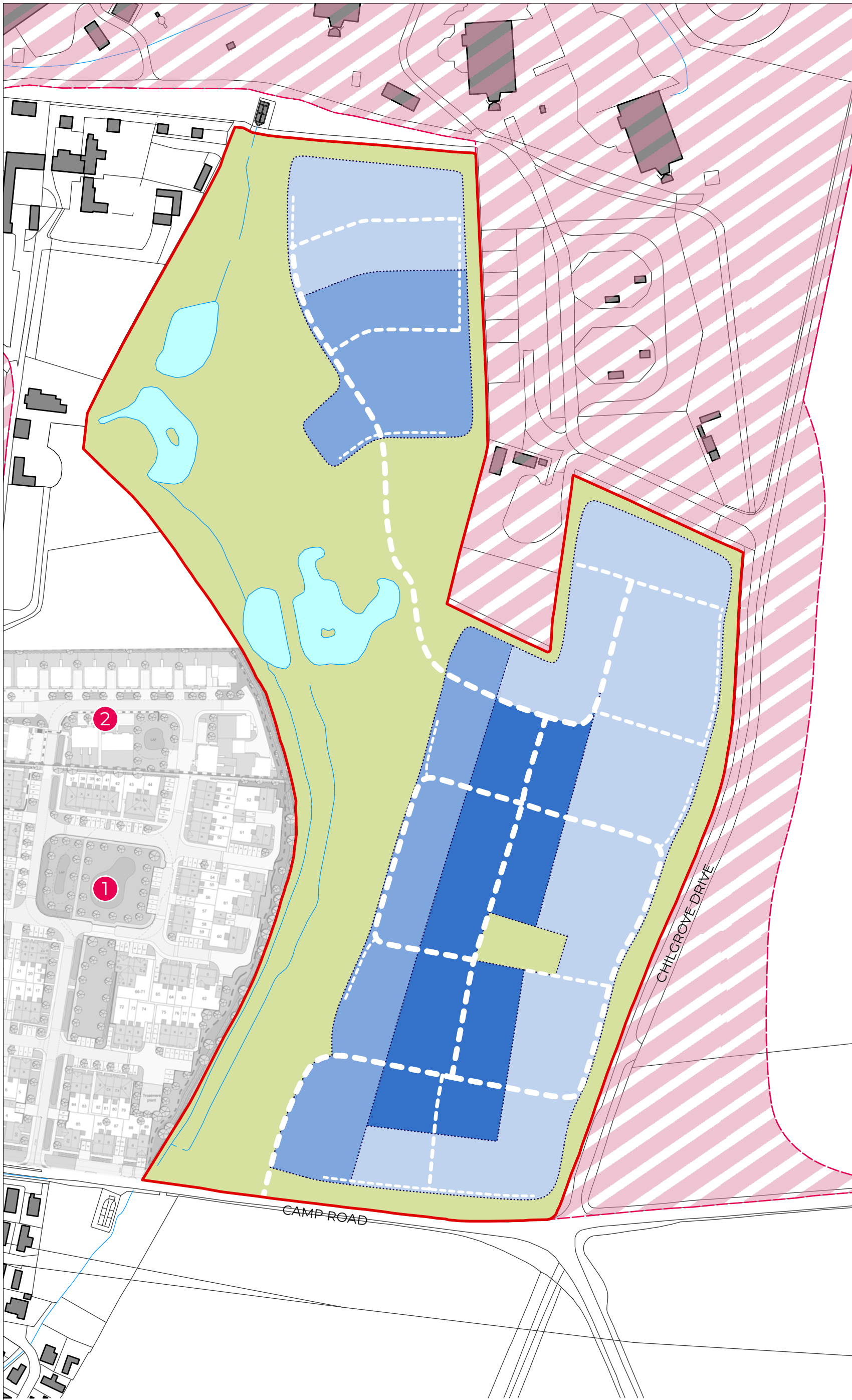


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PLANNING

- Site boundary (11.68ha)
- Up to 2 storeys
- Up to 2.5 storeys
- Up to 3 storeys
- Green space
- Existing pond
- Existing watercourse
- Hybrid/mixed application for upto 1,235 dwellings; retail; medical centre; employment; schools; community use buildings; indoor sports provision; energy facilities; 30m high observation tower with zip-wire; changes of use and demolition to existing buildings; open space; sports facilities; green infrastructure; and upgrades to Chilgrove Drive and the junction with Camp Road
(18/00825/HYBRID)
 Status: Outline Approval
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(15/01357/F)
 Status: Undetermined
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(21/03523/OUT)
 Status: Undetermined

Rev.	Date	Description
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Land north of Camp Road
HEYFORD PARK

Building Heights Parameter Plan

Job ref: 374	Drawing number: PO3	Revision: -
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Scale: 1:2,000 @ A3	Date: December 2021
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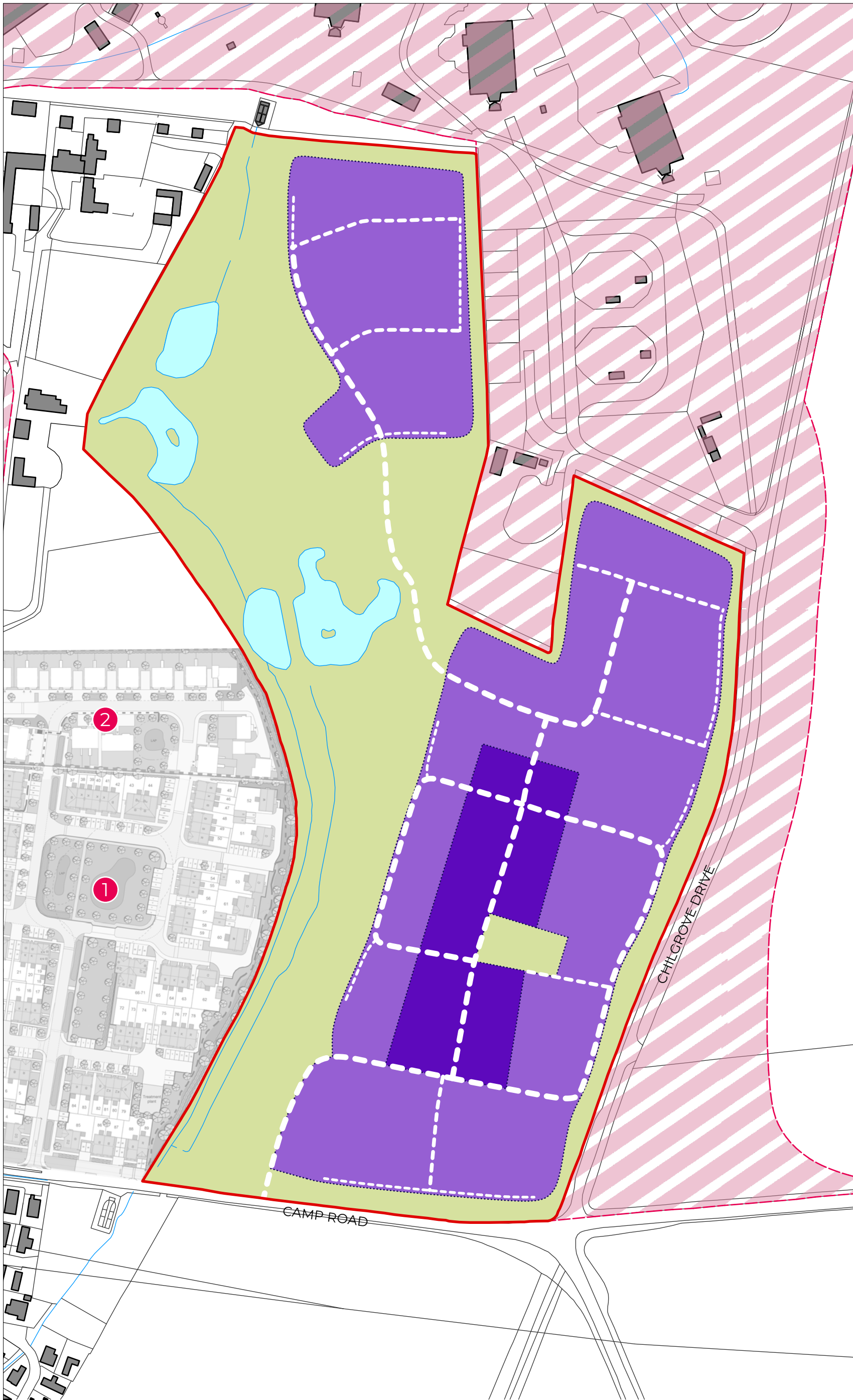


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PLANNING

- Site boundary (11.68ha)
- Up to 45dph
- Up to 40dph
- Green space
- Existing pond
- Existing watercourse
- Hybrid/mixed application for upto 1,235 dwellings; retail; medical centre; employment; schools; community use buildings; indoor sports provision; energy facilities; 30m high observation tower with zip-wire; changes of use and demolition to existing buildings; open space; sports facilities; green infrastructure; and upgrades to Chilgrove Drive and the junction with Camp Road
(18/00825/HYBRID)
 Status: Outline Approval
- 1 Full application for 89 dwellings
(15/01357/F)
 Status: Undetermined
- 2 Outline application application for up to 31 dwellings
(21/03523/OUT)
 Status: Undetermined

Rev.	Date	Description
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Land north of Camp Road
 HEYFORD PARK

Density Parameter Plan

Job ref: 374	Drawing number: PO4	Revision: -
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PLANNING

- Site boundary (11.68ha)
- Residential development
- Green space
- Existing pond
- Existing watercourse
- SuDS feature
- Existing vegetation to be retained
- Proposed vegetation
- Proposed footpaths
- Proposed cycle route
- Main tree lined street
- Proposed play space - 400m² LEAP (20m buffer to buildings)
- Proposed play space - 100m² LAP (5m buffer to buildings)
- Hybrid/mixed application for upto 1,235 dwellings; retail; medical centre; employment; schools; community use buildings; indoor sports provision; energy facilities; 30m high observation tower with zip-wire; changes of use and demolition to existing buildings; open space; sports facilities; green infrastructure; and upgrades to Chilgrove Drive and the junction with Camp Road
(18/00825/HYBRID)
 Status: Outline Approval
- 1** Full application for 89 dwellings
(15/01357/F)
 Status: Undetermined
- 2** Outline application application for up to 31 dwellings
(21/03523/OUT)
 Status: Undetermined

Rev.	Date	Description
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Land north of Camp Road
 HEYFORD PARK

Landscape & Open Space Parameter Plan

Job ref: 374	Drawing number: PO5	Revision: -
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Appendix 6:



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PLANNING

- Site boundary (11.68ha)
- Hybrid/mixed application for upto 1,235 dwellings; retail; medical centre; employment; schools; community use buildings; indoor sports provision; energy facilities; 30m high observation tower with zip-wire; changes of use and demolition to existing buildings; open space; sports facilities; green infrastructure; and upgrades to Chilgrove Drive and the junction with Camp Road
(18/00825/HYBRID)
 Status: Outline Approval
- 1 Full application for 89 dwellings
(15/01357/F)
 Status: Undetermined
- 2 Outline application application for up to 31 dwellings
(21/03523/OUT)
 Status: Undetermined
- 1 Proposed vehicular and pedestrian access via Camp Road
- 2 Proposed pedestrian/cycle connection to Camp Road
- 3 Proposed pedestrian/cycle connection to Chilgrove Drive
- 4 Primary tree lined street with foot/cycleway
- 5 Secondary street
- 6 Shared surface
- 7 Linked private drive
- 8 Private drive/lane
- 9 Proposed footpaths/recreational routes
- 10 Central green space to act as focal point with playspace (LAP)
- 11 Playspace (LEAP)
- 12 'Wet corridor' public open space to provide ecological enhancement and recreation benefits
- 13 Attenuation basins
- 14 Existing ponds
- 15 Existing vegetation retained and enhanced as necessary with locally characteristic and native species
- 16 Proposed hedgerow strengthening the field pattern by planting up gappy existing hedges
- 17 Proposed native wet woodland
- 18 Proposed native tree belts around airfield to enhance urban fringe and reduce the visual impact using locally characteristic and native species
- 19 Proposed scattered clusters of native tree planting to give impression of linear tree belt to enhance urban fringe and softening of built form

Rev.	Date	Description
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Land north of Camp Road
HEYFORD PARK

Illustrative Masterplan

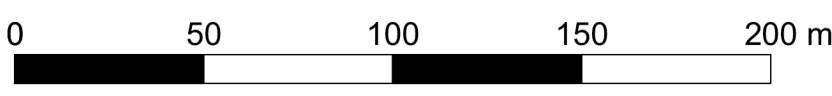
Job ref: 374	Drawing number: PO6	Revision: -
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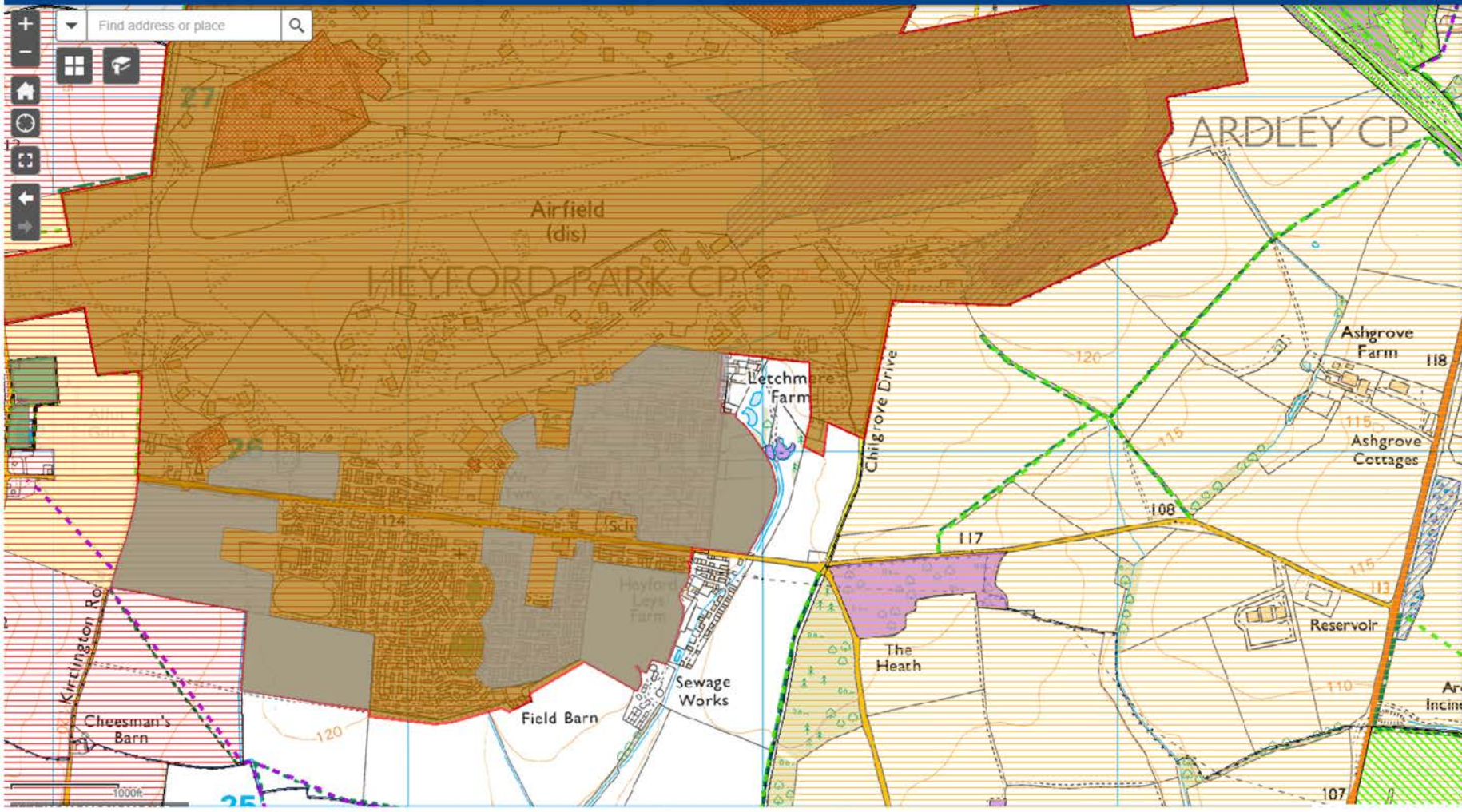
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Appendix 7:





Legend

- Cherwell District Policies (Re-adopted Local Plan Part 1 December 2016)
- Areas with potential for additional development identified under Policy Villages 5 (as per the Adopted Local Plan Policies Map July 2015)
 -
- Former RAF Upper Heyford (as per the Adopted Local Plan Policies Map July 2015)
 -
- Areas of Outstanding Natural Beauty (as per the Adopted Local Plan Policies Map July 2015)
 -
- Battlefields (as per the Adopted Local Plan Policies Map July 2015)
 -
- Conservation Target Areas (as per the Adopted Local Plan Policies Map July 2015)
 -
- Conservation Areas (as per the Adopted Local Plan Policies Map July 2015)
 -
- Existing Green Space (as per the Adopted Local Plan Policies Map July 2015)
 -
- Constraints (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
 - Public Rights of Way (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
 - Public Footpath
 - Public Bridleway
- Sites of Special Scientific Interest (SSSI) (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
 -
- NERC Act S41 Habitats (Previously UKBAP) (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
 -