

Appendix 8:



Sensitivity and Value of Landscape Receptors

Receptor	Susceptibility of the Receptor	Value of the Receptor	Sensitivity of the Receptor
Published Landscape Character (Farmland Plateau, Upper Heyford Plateau and Ploughley Limestone Plateau)	At a county level, the assessment recommends concentrating new development in and around existing settlements. At a district level, the site is identified within the reconstruction landscape category which have a high capacity to accommodate change. Medium/Low	The character assessments identify that the landscape is degraded and has capacity to accommodate development. Low	Medium/Low
Site-Specific Landscape Character	The scale of the proposed development is consistent with the character of the built form within the site's context. The retention of the existing landscape features is also consistent with the local character. Mitigation is required to enhance assimilation. Medium	The landscape features within the site are of mixed quality and condition. The site contains locally important features which contribute to the overall character, however there are opportunities for restoration of the landscape, such as through management of hedgerow/trees. Low	Medium/Low

1.1.

Sensitivity and Value of Visual Receptors

Receptor (Representative Photoviewpoint Number)	Susceptibility of the Receptor	Value of the Receptor	Sensitivity of the Receptor
People walking along and horse riders using public bridleways in middle distant views east of the site (Viewpoints 4 and 10)	Receptors are those using a PRoW which look towards the site although views are filtered by boundary vegetation along Chilgrove Drive. Medium	The views are undesignated but are from a PRoW. However public bridleway route 109/30/10 was not well signposted and did not appear to be well used. Medium/Low	Medium/Low



People walking along and horse riders using public bridleways in middle distant views south of the site (Viewpoint 5)	Receptors are those using a PRow which look towards the site although views are filtered by boundary vegetation along Camp Road. Medium	The views are undesignated but are from a PRow which is well used. Medium	Medium
Residents and people using the roads and pavements in Wellesley Close (Viewpoint 6)	The location of the site is discernible from this location, rooflines of the proposed development may be visible in views from within homes. Medium	Residents will value their views as a context to their daily activities. Users of the road network however will value these views less. Medium/Low	Medium/Low
People using the local road network of Camp Road, Chilgrove Drive and the routes which connect to the B4030 and B430 (Viewpoint 7, 8 and 9)	The roads besides Chilgrove Drive are fast moving and views will be generally focused on the route. The site is visible in glimpses through gaps in boundary vegetation. Low	The views are undesignated but this area does form part of the approach to Heyford Park from the east. Low	Low
Residents of existing dwellings which surround the site. Letchmere Farm buildings to the north west, static homes to the south west and new dwellings within the former RAF airfield	Intermittent views of the site are possible from dwellings around the site. Medium	Residents will value their views as a context to their daily activities. Medium	Medium



Appendix 9:



Magnitude and Level of Landscape Effects

		Predicted Change	Construction Phase		Permanent Development - Year 1		Permanent Development - Year 15	
Receptor	Sensitivity of landscape receptor (see Section 4)		Magnitude of Change	Level of Effect	Magnitude of Change	Level of Effect	Magnitude of Change	Level of Effect
Published Landscape Character (Farmland Plateau, Upper Heyford Plateau and Ploughley Limestone Plateau)	Medium/Low	<p>At a county level, the published assessment recommends maintaining the sparsely settled rural character of the landscape by concentrating new development in and around existing settlements. In respect to landscape guidelines, it recommends locating new planting in the dips and folds of the landscape and establishing tree belts around airfields, strengthening of the field pattern by planting up gappy hedges, promoting environmentally-sensitive maintenance of hedgerows and protection of stone walls. These guidelines have assisted in informing the Landscape Strategy and development of the scheme for the site.</p> <p>At a district level, the site falls within the Reconstruction category of the landscape character assessment's strategy for landscape intervention, as a transition between the RAF airfield and the wider landscape. The Reconstruction landscapes are described as having a high capacity to accommodate change and are cited to gain very positive benefits from the introduction of new character and strong sense of place. Created new identities are required to be distinctive, but also need to respond to the surrounding landscape context. The published landscape character assessment states that a strong landscape framework can help to achieve successful integration of new development in the Reconstruction landscape areas.</p> <p>The development of the scheme parameters and subsequent illustrative masterplan has been informed by the landscape character analysis to respond to the published context, providing a landscape-led approach and the formulation of a strong landscape framework. This includes, ensuring that the proposed development is interspersed with public open space and tree planting to integrate it into the landscape at the outline application stage, locating new planting in the dips and folds of the landscape, establishment of tree belts around airfields to reduce their visual impact and strengthening the field pattern by planting up gappy hedges.</p> <p>The construction phase will introduce machinery, people and moving elements into the landscape, but this phase is temporary in nature, perceived from a limited area and is not uncommon given the construction activity within the wider settlement and the published landscape character recommendations to locate new development adjacent to existing settlements and reconstruct this landscape.</p> <p>The Proposed Development will introduce built elements into the site where there are currently none but this is set within a strong landscape framework advised by the published landscape assessments and it is noted that this area of the landscape is identified as having capacity to accommodate change. The geographical extent of this change is localised, however it is long-term and permanent.</p> <p>The addition of new tree and hedgerow planting in open spaces and in and around development blocks is designed to incorporate the published character guidelines where development interspersed with open space and vegetation to integrate it into the landscape is welcomed. This results in an overall beneficial effect in respect of the published landscape character in the long term, where the development would fit well with the scale, landform and pattern of the landscape, maintain and/or enhancing the published landscape character.</p>	Medium	Minor Adverse	Medium/Low	Minor Adverse	Low	Minor Beneficial
Site-Specific Landscape Character	Medium/Low	<p>At a site-specific level, the site can be split into two separate 'character areas'; 1. Wet Corridor and 2. Grassland. The wet corridor exhibits a more formalised and managed landscape character, whereas the grassland performs a primarily agricultural function. Understanding the character of the site at a finer grain is important to ensure that the introduction of development which provides a new character and strong sense of place which is</p>	High	Moderate Adverse	Medium	Minor Adverse	Low	Minor Beneficial



		<p>distinctive, responds to the local landscape context, as per the published landscape character guidelines.</p> <p>The existing landscape framework within the site will be retained where possible, including the mature trees, ponds and hedgerows and a landscape strategy which seeks to enhance this framework has been adopted within the development of the parameters and layout. The grassland within the development area will be lost to proposed built form, associated infrastructure and open space. It is expected that there will be some alteration to the landform to accommodate FFL's and attenuation features and there will likely be some vegetation loss to accommodate the proposals. However, existing trees and hedgerows will be retained where possible and opportunities for improvement to these existing features have been utilised. The construction phase will introduce machinery, people and moving elements into the landscape, but this phase is temporary in nature, perceived from a limited area and is not uncommon given the construction activity within the wider settlement.</p> <p>The Proposed Development will introduce built elements into the site where there are currently none but this is set within a strong landscape framework and it is noted that this landscape is identified as having a high capacity to accommodate change. The type of housing proposed is not uncommon within the existing landscape and published landscape character will form a continuation of the existing settlement, set within a considered landscape framework. The geographical extent of this change is localised, however it is long-term and permanent.</p> <p>Development offsets to the boundaries of the proposed development which are designed to include the retention of and enhancements to the existing boundary vegetation enclosing the site and new considered tree planting seeks to ensure a sensitive transition between the new settlement edge and the wider landscape. Improved management of the landscape features within the western portion of the site has been considered as part of Biodiversity Net Gain analysis to improve biodiversity, as well as providing opportunities for access and recreational value.</p> <p>Once mitigation planting has had a chance to mature, there will be a beneficial effect to this part of the landscape, where a strong landscape framework has been designed to the settlement edge. The geographical extent will affect the site and immediate setting only, although will be long-term and permanent.</p>						
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Appendix 10:



Magnitude and Level of Visual Effects

		Visual Change	Construction Phase		Permanent Development - Year 1		Permanent Development - Year 15	
Receptor (Representative Photoviewpoint Number)	Sensitivity of visual receptor (see Appendix 8)		Magnitude of Change	Level of Effect	Magnitude of Change	Level of Effect	Magnitude of Change	Level of Effect
People walking along and horse riders using public bridleways in middle distant views east of the site (Viewpoints 4 and 10)	Medium/Low	<p>Currently views of the site from the public bridleways to the east comprise the boundary vegetation along Chilgrove Drive and the eastern site boundary with the undeveloped eastern field of the site beyond. Views to the western and north-eastern portions of the site and beyond are screened by layers of vegetation. Built form within the former RAF airbase is visible abutting the site to the north.</p> <p>During the construction phase, these views of the site will change to include construction works. This will provide a noticeable alteration to the view creating a high scale of change over a medium geographical extent (middle distance view) with partial screening offered by boundary vegetation to the east. The construction period is temporary in duration, in place for 0-5 years.</p> <p>Once construction is completed, the new development set between the existing trees along Chilgrove Drive to the east of the site will be visible from this route. These views will be partially screened and available over a medium distance, although the duration of change is long-term and permanent. The building heights have been carefully considered to ensure that built form along the edge closest to this route is limited to a maximum of 2 storeys in height, with 2.5 and 3 storey built form located on the lower lying topography within the site. In addition, development within the north-eastern land parcel of the site is contained to the rear of the RAF base in views from these routes.</p> <p>Additional tree planting to the eastern boundary of the site and within development blocks will further break up the massing of the houses in this view, aiding its integration into the surrounding landscape framework. This reduces the level of effect over time, as mitigation planting along the eastern edge matures.</p>	Medium/High	Moderate adverse	Medium/High	Moderate adverse	Medium/Low	Minor adverse



		Visual Change	Construction Phase		Permanent Development - Year 1		Permanent Development - Year 15	
Receptor (Representative Photoviewpoint Number)	Sensitivity of visual receptor (see Appendix 8)		Magnitude of Change	Level of Effect	Magnitude of Change	Level of Effect	Magnitude of Change	Level of Effect
People walking along and horse riders using public bridleways in middle distant views south of the site (Viewpoint 5)	Medium	<p>Views from this bridleway are filtered by the intervening hedgerow, where there are gaps in the vegetation, the southern boundary of the site is visible beyond. Built form within RAF Upper Heyford is also visible within the view beyond the site to the north. Rooflines of the static homes in the park to the south west of the site are visible in the view, partially screened by the topography. Recent residential development within the settlement is also visible, partially screened by a linear tree belt.</p> <p>During the construction phase, these views of the site will change to include the construction works visible in glimpses through the existing vegetation. The machinery and moving elements introduced into the view will create a high scale of change over a medium geographical extent with partial screening offered by boundary vegetation along Camp Road to the south of the site. It is noted that visibility of construction work from this route is not uncommon, given the works being undertaken within the wider settlement and the construction period is temporary in duration.</p> <p>At year 1, the proposed development will be partially screened by the existing vegetation along Camp Road to the south of the site from this location. The site is observed in the context of the existing residential development to the south of Camp Road including the static homes which limits the scale of change to the views to medium where the introduction of built form into these views is not uncharacteristic. Views to the proposed development will be afforded over a medium distance and will be long-term and permanent.</p> <p>The introduction of further planting within the development blocks and along the existing hedgerow at the southern boundary of the site will soften the appearance of the development in the views and aid its integration into the surrounding landscape.</p>	Medium	Moderate adverse	Medium	Moderate adverse	Low	Minor adverse
Residents and people using the roads and pavements in Wellesley Close (Viewpoint 6)	Medium/Low	<p>Views towards the southern portion of the site are possible from this location with vegetation along Chilgrove Drive and Camp Road visible. The site comprises a small portion of this view with an arable field, the static homes park and development along Camp Road featuring in the foreground.</p> <p>The construction phase will introduce temporary construction activity into the views over a limited area with only taller elements such as cranes likely to be visible. The construction activity will be observed set behind the existing built form and vegetation in the foreground limiting the scale of effect to low over a low geographical extent.</p> <p>Once the proposed development is completed, rooflines are likely to be visible within the site although they will be viewed against the context of the exiting developed character along this portion of Camp Road in the foreground. The scale of the change will be low with minor alterations to the view, over a low narrow geographical extent. The change will be long-term and permanent.</p> <p>Planting within the development blocks and the enhancement of the existing landscape framework to the south and west of the site break up the rooflines as they appear in views from this location.</p>	Low	Negligible	Low	Negligible	Low	Negligible



		Visual Change	Construction Phase		Permanent Development - Year 1		Permanent Development - Year 15	
Receptor (Representative Photoviewpoint Number)	Sensitivity of visual receptor (see Appendix 8)		Magnitude of Change	Level of Effect	Magnitude of Change	Level of Effect	Magnitude of Change	Level of Effect
People using the local road network of Camp Road, Chilgrove Drive and the routes which connect to the B4030 and B430 (Viewpoint 7, 8 and 9)	Low	<p>The eastern part of the site is visible from the local road network, with the remainder of the site mainly screened behind the mature trees and hedgerows within the west of the site. The east of the site is intermittently visible through gaps in the hedgerow from Chilgrove Drive (Viewpoint 7). There are more extensive views across the east of the site from a large gap in the hedgerow at the junction between Camp Road, Chilgrove Drive and the routes which connect to the B4030 and B430 (Viewpoint 8). From Camp Road to the west of the site, some of the vegetation within the western portion of the site is a small portion of the eastern field beyond is visible through a gap in the hedgerow at the access road to Letchmere Farm (Viewpoint 9). It is noted however though that this is a busy route and therefore the views experienced are fleeting.</p> <p>During the construction phase, construction activity, including machinery and movement, will be visible set back from the road. This will be visible intermittently through gaps in boundary vegetation and will be experienced mainly on busy roads so will therefore be perceived briefly. The change will be medium in scale over a low geographical extent and has a temporary duration.</p> <p>Once construction is completed, the built form of the proposed development will be visible within gaps in the existing boundary vegetation and rooflines and upper floors of the houses will be visible above the existing hedgerows. This development will be set back from the main road, behind the retained hedgerow and areas of open space. The scale of the change will be medium with noticeable alterations to the view, over a low partially screened and fleeting geographical extent. The change will be long-term and permanent.</p> <p>Planting hedgerow trees along the site boundaries and planting up gaps in the existing hedgerows will reduce the appearance of the proposed development within views, filtering these views and integrating it with the surrounding landscape.</p>	Medium	Minor adverse	Medium	Minor adverse	Low	Negligible



		Visual Change	Construction Phase		Permanent Development - Year 1		Permanent Development - Year 15	
Receptor (Representative Photoviewpoint Number)	Sensitivity of visual receptor (see Appendix 8)		Magnitude of Change	Level of Effect	Magnitude of Change	Level of Effect	Magnitude of Change	Level of Effect
Residents of existing dwellings which surround the site. Letchmere Farm buildings to the north west, static homes to the south west and new dwellings within the former RAF airfield.	Medium	<p>The Letchmere Farm buildings and new houses within the former RAF airfield currently benefit from partially screened views across the west of the site. There are also likely to be views from the static homes park to the south west of the site which are partially screened by the falling topography over the park and boundary vegetation to the south and west of the site.</p> <p>Construction activity will be experienced in the middle to short distance, introducing machinery and movement into the view. This will create a medium/high scale of change over a medium geographical extent with partial screening offered by boundary vegetation along the southern and western boundaries of the site and mature trees within the site. The construction period is temporary in duration and is not uncharacteristic within the wider settlement context.</p> <p>The area of retained open space within the west of the site will retain an undeveloped context to views from the west and south west. However, longer distance views beyond the current grassland parcels of the site will be obstructed in part by the proposed residential development. The changes will be medium scale over a low geographical extent and will be long-term and permanent.</p> <p>Mitigation planting to the site peripheries and within open space will filter views of the proposed development, and additional planting within the development blocks will break up the rooflines in views for these people</p>	Medium/High	Moderate adverse	Medium/High	Moderate adverse	Medium	Minor adverse



Appendix 11:



PHASE 9, HEYFORD PARK, UPPER HEYFORD, BICESTER

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- REVISIONS:**
- A. 2018-01-23. Single garages increased in width to 3253mm. 1350mm high pins added to the legend. Various clear board fences changed to screen walls. Block 577 removed, new arrangement for plots 564-569 proposed. Various plots across the site renumbered to reflect layout changes. Plots and parking proposals for plots 637-651 & 755-776 rearranged, layout updated to suit. Chimneys added to plots 718-719 & 712-713. Junction between plots 572-565 & 699-701 and plots 637-634 & 674-675 updated. Schedule amended to suit. POS area to the west of the site amended, new driveway provided. Road along the school area widened to 6.1m all the way across the site. All as per Client's request. MED
 - B. 2018-04-23. Plot numbers amended to suit phasing at client request. MED
 - C. 2018-05-01. Parking numbers for plots 727 & 750 updated to suit revised layout. DW
 - D. 2018-08-17. Layout amended to address highway comments. MED
 - E. 2018-08-28. Cycle/followway crossing points and notes added. MED
 - F. 2018-09-06. Affordable mix amended at LPA request and layout amended to address highway comments. MED
 - G. 2019-04-02. Roads amended to reflect Woods Hardwick drawings, layout updated accordingly. MED

ACCOMMODATION SCHEDULE					
OPEN MARKET	Name	Storeys	Bedrooms	sqft	Count
DL1	2 Storey	2 Bed house	760ft ²	27	
DL2	2 Storey	3 Bed house	858ft ²	13	
DL2-V2	2 Storey	3 Bed house	860ft ²	19	
DL2-V2	2 Storey	3 Bed house	860ft ²	2	
TYPE 1	2 Storey	3 Bed house	1023ft ²	16	
TYPE 1A	2 Storey	3 Bed house	1023ft ²	7	
TYPE 1A (side access)	2 Storey	3 Bed house	1023ft ²	13	
SP8	2.5 Storey	4 Bed house	1424ft ²	9	
TYPE 2	2 Storey	4 Bed house	1219ft ²	6	
SP7A	2.5 Storey	4 Bed house	1400ft ²	16	
SP7B	2.5 Storey	4 Bed house	1400ft ²	6	
SP1-V2	2.5 Storey	4 Bed house	1723ft ²	8	
TYPE 3C	2 Storey	4 Bed house	1402ft ²	3	
TYPE 3C-V2	2 Storey	4 Bed house	1403ft ²	4	
SP9	2.5 Storey	4 Bed house	1803ft ²	7	
SP10	2 Storey	4 Bed house	1709ft ²	10	
SP10-5A	2 Storey	4 Bed house	1709ft ²	1	
TYPE 4D	2.5 Storey	5 Bed house	1942ft ²	1	
TYPE 3D-V2	2.5 Storey	5 Bed house	1942ft ²	1	
SP7A-4A	2.5 Storey	5 Bed house	2229ft ²	8	
SP7B	2.5 Storey	5 Bed house	2229ft ²	8	
TOTAL				207	

AFFORDABLE HOUSING UNITS - RENTED					
Name	Storeys	Bedrooms	sqft	Count	Notes
SPF6-18F(4)	3 Storey	1 Bed flat	512ft ²	4	
SPF6-18M(4)	3 Storey	1 Bed masonette	540ft ²	1	
SPF6-18M(3)	3 Storey	1 Bed masonette	503ft ²	1	
SPF6-21M(4)	3 Storey	2 Bed masonette	730ft ²	1	
SPF6-21F(4)	3 Storey	2 Bed flat	730ft ²	2	
SPF6-18F(3)	3 Storey	1 Bed flat	520ft ²	4	
SPF6-18F(2)	3 Storey	1 Bed flat	577ft ²	4	
SPF6-18M(3)	3 Storey	1 Bed masonette	600ft ²	4	
SPF6-21F(3)	3 Storey	2 Bed flat	730ft ²	3	
SPF6-21M(3)	3 Storey	2 Bed masonette	754ft ²	2	
SPF6-21F(2)	3 Storey	2 Bed flat	754ft ²	2	
SPF6-21M(4)	2 Storey	2 Bed masonette	623ft ²	2	
AF2	2 Storey	2 Bed house	782ft ²	1	
AF3	2 Storey	3 Bed house	910ft ²	20	
SPF6-18A (side access)	2 Storey	4 Bed house	1709ft ²	1	
TOTAL				62	

AFFORDABLE HOUSING UNITS - INTERMEDIATE					
Name	Storeys	Bedrooms	sqft	Count	Notes
SPF6-21F(3)	3 Storey	2 Bed flat	730ft ²	1	
SPF6-21M(3)	3 Storey	2 Bed masonette	754ft ²	2	
SPF6-21F(2)	3 Storey	2 Bed flat	754ft ²	2	
SPF6-21M(4)	3 Storey	2 Bed masonette	823ft ²	2	
2B FOG	2 Storey	2 Bed FOG	823ft ²	2	
2B CH	2 Storey	2 Bed masonette	822ft ²	3	
AF3	2 Storey	3 Bed house	910ft ²	17	
TOTAL				27	

TOTAL AFFORDABLE UNITS	
Rented	89
Intermediate	27
GRAND TOTAL	204

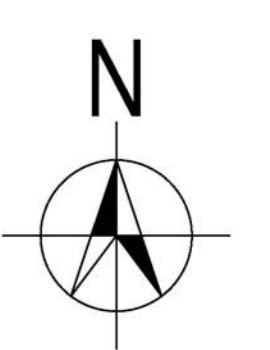
LEGEND	
	Open Market Residential
	Affordable Housing Units - Rented
	Affordable Housing Units - Intermediate
	Other Affordable Housing
	Other Residential
	Open Market Residential
	Affordable Housing Units - Rented
	Affordable Housing Units - Intermediate
	Other Affordable Housing
	Other Residential
	Open Market Residential
	Affordable Housing Units - Rented
	Affordable Housing Units - Intermediate
	Other Affordable Housing
	Other Residential
	Open Market Residential
	Affordable Housing Units - Rented
	Affordable Housing Units - Intermediate
	Other Affordable Housing
	Other Residential
	Open Market Residential
	Affordable Housing Units - Rented
	Affordable Housing Units - Intermediate
	Other Affordable Housing
	Other Residential

SCALE: 1:500 @ A0
 DATE: AUGUST 2016
 DRAWN: DW

PLANNING LAYOUT



SEE INSET FOR CONTINUATION



THE OLD BREWERY, LODWAY, HILL, BRISTOL, BS20 0QH
 01275 813380 01275 813381
 www.focusdp.com



- KEY**
- Red line boundary (3.148 Ha)
 - ▨ Swale
 - ▨ Open space provision (5916sqm)
 - - - Landscaped boundary
 - Affordable units
 - ▨ Treatment plan
 - ▨ Play (LEAP/LAP)
 - - - Footpath

PLANNING

Rev.	Date	Description
A	03.09.21	1. Bungalow sizes amended.

coleman hicks
 PARTNERSHIP
 Architects

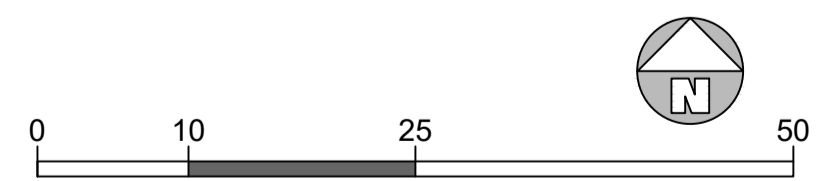
Marlborough House High Street
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 t 01865 842922 f 01865 841004
 design@col-hicks.co.uk

PROJECT
 LAND AT LECHMERE FARM
 CAMP ROAD
 UPPER HEYFORD, OXON

DRAWING TITLE
 PROPOSED SITE PLAN

Scale Date Drawn
 1:500@A1 APRIL 21 AJ

Job No. Drawing No.
 2105 002



6m wide easement from the centre of the hedge shown red
 1.5m wide footpath - For full details of proposed footway please see Woods Hardwick drawing 16871-SK381

119.1m

Posts

Proposed bus stop

FUTURE DEVELOPMENT SITE
 (33 units approx.)

Tennis Court

LARSEN ROAD

Camp Road

Treatment plant

T5

T2

66-71

84 83 82 81 80 79

85 86 87 88 89

6070

2720

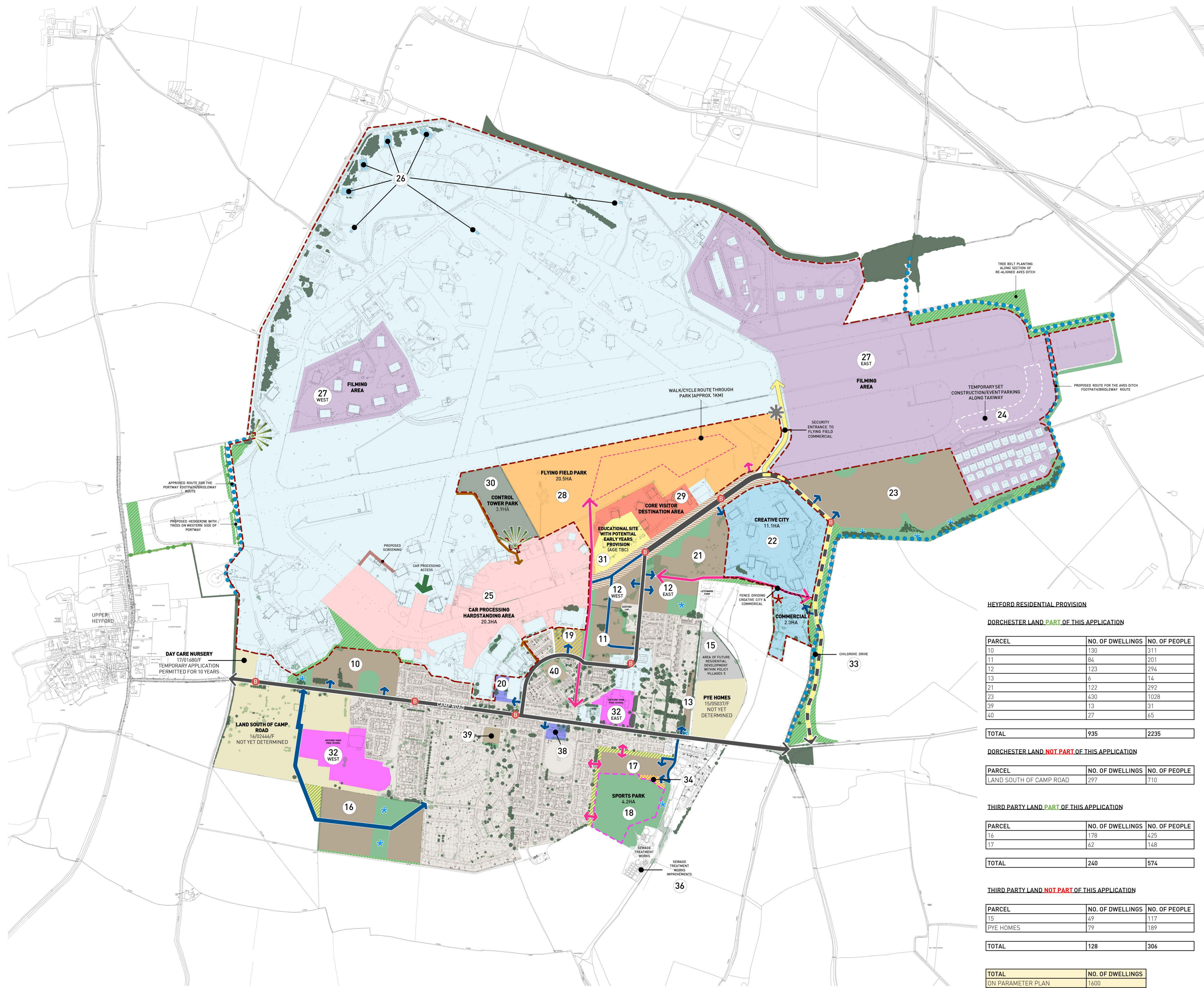
53

50

27

24

7



PROPOSALS KEY

LAND USE

- EXISTING BUILT DEVELOPMENT/PROPOSALS
- EXISTING COMMERCIAL AREAS
- EXISTING APPLICATIONS WITHIN MASTERPLAN AREA
LAND SOUTH OF CAMP ROAD, VILLAGE CENTRE NORTH, DAY NURSERY & PYE HOMES
- RESIDENTIAL
- CREATIVE CITY / COMMERCIAL
- CAR PROCESSING
- MIXED USE
- FLYING FIELD PARK
- CORE VISITOR DESTINATION AREA
- EDUCATIONAL SITE WITH POTENTIAL EARLY YEARS PROVISION (AGE TBC) INCLUDING NEW BUILDING
- ANCILLARY OPEN ACTIVITY SUCH AS PARKING
- FILMING ACTIVITY AREA
- HEYFORD FREE SCHOOL SITES TO BE EXTENDED/EXPANDED
- UP TO 60 EXTRA CARE DWELLINGS (CLASS C2/C3) 0.9HA
- AREA FOR COMMUNITY USES
- CONTROL TOWER PARK
- GREEN INFRASTRUCTURE INCLUDING CHILDREN'S PLAY AREAS

GREEN INFRASTRUCTURE

- STRATEGIC LANDSCAPE BUFFER
- COMMUNITY ORCHARD / ALLOTMENTS
- SPORTS PARK
- APPROXIMATE LOCATION OF ATTENUATION AREAS
- PROPOSED SCREENING
- VIEWPOINT ACROSS SITE
- EXISTING VEGETATION SUBJECT TO DETAILED TREE SURVEY (CLASS 'C' HATCHED GREEN)

ACCESS & MOVEMENT

- BUS ROUTE, VEHICLE ACCESS & FOOTWAYS
- PRIMARY VEHICULAR ACCESS
- PRIMARY HGV ACCESS
- MAINTENANCE ACCESS
- PRIMARY PEDESTRIAN / CYCLE ROUTES WHERE NOT IN ASSOCIATION WITH VEHICLE ACCESS
- PRIMARY CAR PROCESSING ACCESS
- SECONDARY COMMERCIAL ACCESS
- POTENTIAL BUS STOP LOCATIONS
- FOOTPATH/BRIDLEWAY ROUTE

OTHER

- SECURITY FENCE
- PARCEL NUMBER
- OBSERVATION TOWER & ZIPWIRE
- APPROXIMATE LOCATION OF ENERGY INFRASTRUCTURE / FACILITY

HEYFORD RESIDENTIAL PROVISION

DORCHESTER LAND PART OF THIS APPLICATION

PARCEL	NO. OF DWELLINGS	NO. OF PEOPLE
10	130	311
11	84	201
12	123	294
13	6	14
21	122	292
23	430	1028
39	13	31
40	27	65
TOTAL	935	2235

DORCHESTER LAND NOT PART OF THIS APPLICATION

PARCEL	NO. OF DWELLINGS	NO. OF PEOPLE
LAND SOUTH OF CAMP ROAD	297	710

THIRD PARTY LAND PART OF THIS APPLICATION

PARCEL	NO. OF DWELLINGS	NO. OF PEOPLE
16	178	425
17	62	148
TOTAL	240	574

THIRD PARTY LAND NOT PART OF THIS APPLICATION

PARCEL	NO. OF DWELLINGS	NO. OF PEOPLE
15	49	117
PYE HOMES	79	189
TOTAL	128	306

TOTAL	NO. OF DWELLINGS
ON PARAMETER PLAN	1600
PART OF THIS APPLICATION	1175
NOT PART OF THIS APPLICATION	425

NOTE: NO. OF PEOPLE IS BASED ON 2.39 PERSONS PER DWELLING



HEYFORD PARK - COMPOSITE PARAMETER PLAN

