


Plans:

Plan 1:

Plan 2:





 Site boundary

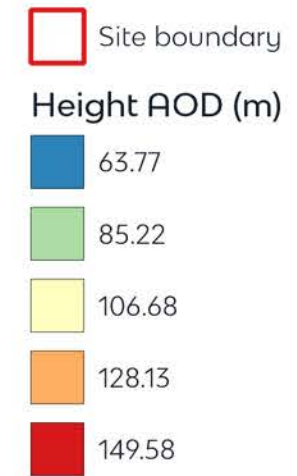
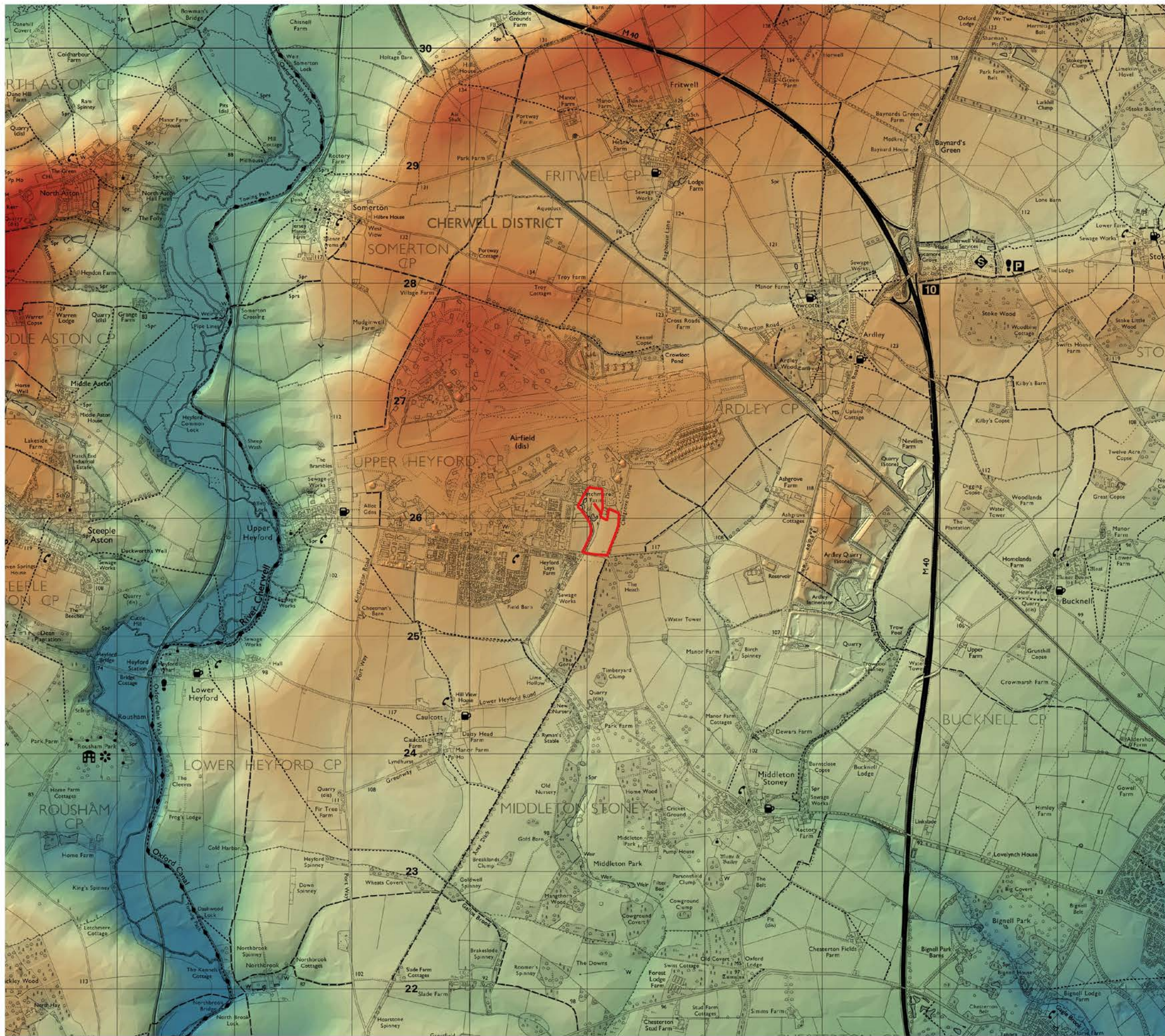


0 250 500 m

Project	Land North of Camp Road, Heyford Park
Drawing Title	Plan 1: Site Context
Scale	As Shown (Approximate)
Drawing No.	13464/P14
Date	December 2021
Checked	KC/AW



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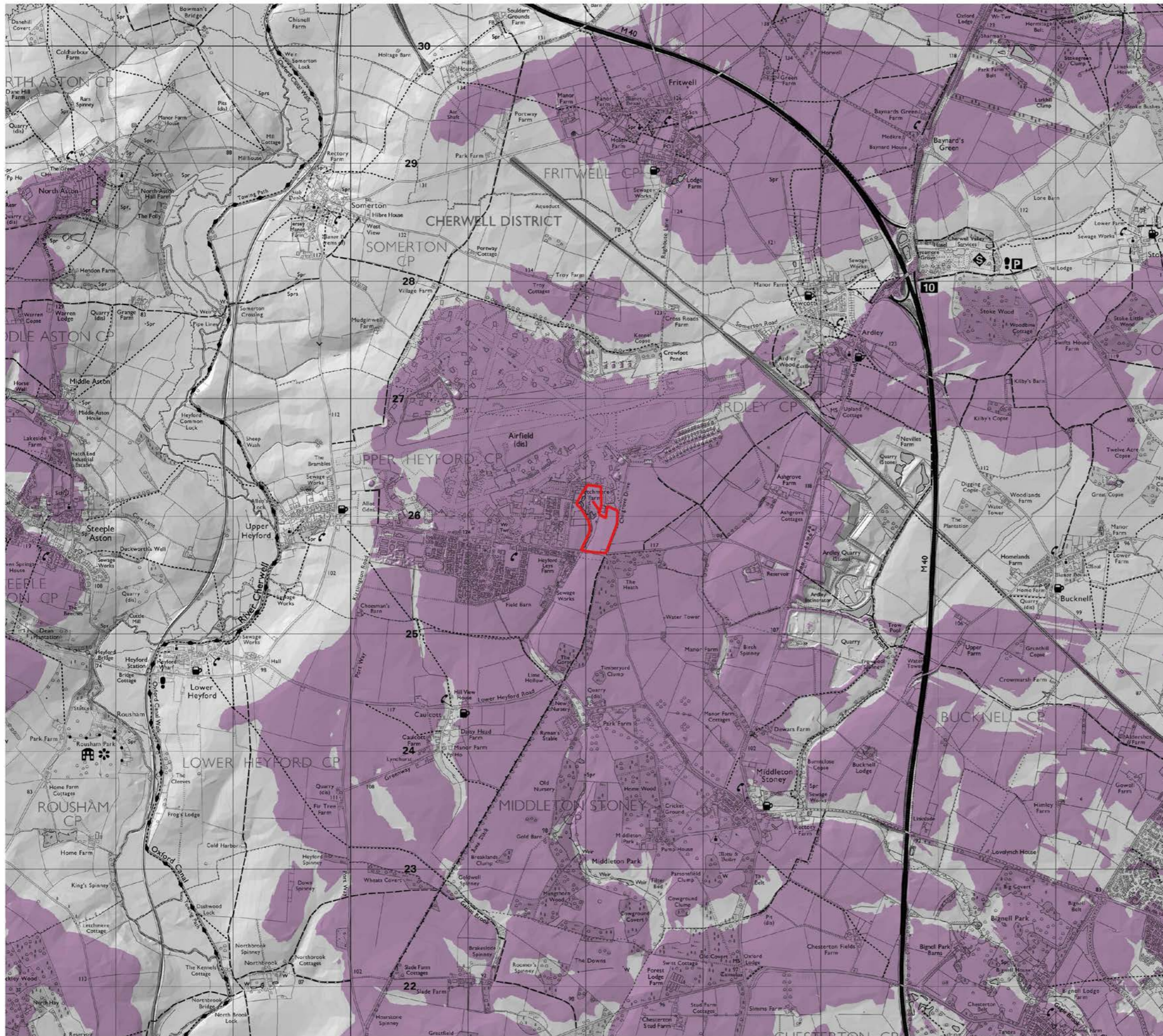
Source:
The plan has been modelled using GIS computer software (QGIS) and Ordnance Survey Terrain 5 data.




Project	Land North of Camp Rad, Heyford Park
Drawing Title	Plan 2: Topography
Scale	As Shown (Approximate)
Drawing No.	13464/P15
Date	December 2021
Checked	KC/AW



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 Site boundary

Zone of Potential Visibility

 Potential Visibility

Source:
 The Zone of Theoretical Visibility (ZTV) illustrates the extent to which the development at a 13m ridge height is potentially visible within a 5km radius (1.6m high receptor). The ZTV has been modelled using GIS computer software (Global Mapper) and Ordnance Survey Terrain 5 data, and as such does not take into account built form or vegetation present within the landscape. Field verification is required to refine the accuracy of the ZTV.






Project	Land North of Camp Road, Heyford Park
Drawing Title	Plan 3: Zone of Theoretical Visibility
Scale	As Shown (Approximate)
Drawing No.	13464/P16
Date	December 2021
Checked	KC/AW



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-  Site Boundary
-  Viewpoints
-  Field Verified Visual Envelope



Project Land to the north of Camp Road, Heyford Park

Drawing Title **Plan 4: Photoviewpoint Locations and Field Verified Visual Envelope**

Scale As Shown (Approximate)

Drawing No. 13464/P10a


Date December 2021

Checked KC/AW




Representative Photo Viewpoint Information Sheet

View 1 - Taken from public footpath reference 219/9/10 near where it connects to Fritwell Road



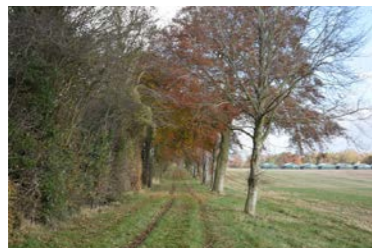
Date of Photo: 16/04/2021
Weather: Good Visibility
Visualisation Type: Type 1
Camera: Nikon D3500
Frame Type: Single Frame
Projection: Planar
Lens Focal Length: Equivalent to 50mm
Horizontal FOV: 39°

View 2 - Taken from the bridge where Middleton Road crosses the London to Birmingham rail line




Date of Photo: 16/04/2021
Weather: Good Visibility
Visualisation Type: Type 1
Camera: Nikon D3500
Frame Type: Single Frame
Projection: Planar
Lens Focal Length: Equivalent to 50mm
Horizontal FOV: 39°

View 3 - Taken from public footpath reference 289/1/10 along Aves Ditch




Date of Photo: 23/11/2021
Weather: Good Visibility
Visualisation Type: Type 1
Camera: Nikon D3500
Frame Type: Single Frame
Projection: Planar
Lens Focal Length: Equivalent to 50mm
Horizontal FOV: 39°

View 4 - Taken from public footpath reference 109/28/10




Date of Photo: 23/11/2021
Weather: Good Visibility
Visualisation Type: Type 1
Camera: Nikon D3500
Frame Type: Single Frame
Projection: Planar
Lens Focal Length: Equivalent to 50mm
Horizontal FOV: 39°

View 5 - Taken from public footpath reference 388/7/10




Date of Photo: 23/11/2021
Weather: Good Visibility
Visualisation Type: Type 1
Camera: Nikon D3500
Frame Type: Single Frame
Projection: Planar
Lens Focal Length: Equivalent to 50mm
Horizontal FOV: 39°

View 6 - Taken from Wellesley Close




Date of Photo: 23/11/2021
Weather: Good Visibility
Visualisation Type: Type 1
Camera: Nikon D3500
Frame Type: Single Frame
Projection: Planar
Lens Focal Length: Equivalent to 50mm
Horizontal FOV: 39°

View 7 - Taken from Chilgrove Drive at the north east corner of the site




Date of Photo: 23/11/2021
Weather: Good Visibility
Visualisation Type: Type 1
Camera: Nikon D3500
Frame Type: Single Frame
Projection: Planar
Lens Focal Length: Equivalent to 50mm
Horizontal FOV: 39°

View 8 - Taken from the junction between Camp Road and Chilgrove Drive




Date of Photo: 23/11/2021
Weather: Good Visibility
Visualisation Type: Type 1
Camera: Nikon D3500
Frame Type: Single Frame
Projection: Planar
Lens Focal Length: Equivalent to 50mm
Horizontal FOV: 39°

View 9 - Taken from Camp Road on the approach to the site from the west



Date of Photo: 23/11/2021
Weather: Good Visibility
Visualisation Type: Type 1
Camera: Nikon D3500
Frame Type: Single Frame
Projection: Planar
Lens Focal Length: Equivalent to 50mm
Horizontal FOV: 39°

View 10 - Taken from public footpath reference 109/20/10



Date of Photo: 23/11/2021
Weather: Good Visibility
Visualisation Type: Type 1
Camera: Nikon D3500
Frame Type: Single Frame
Projection: Planar
Lens Focal Length: Equivalent to 50mm
Horizontal FOV: 39°



10cm
(Original image size 390 x 260mm)
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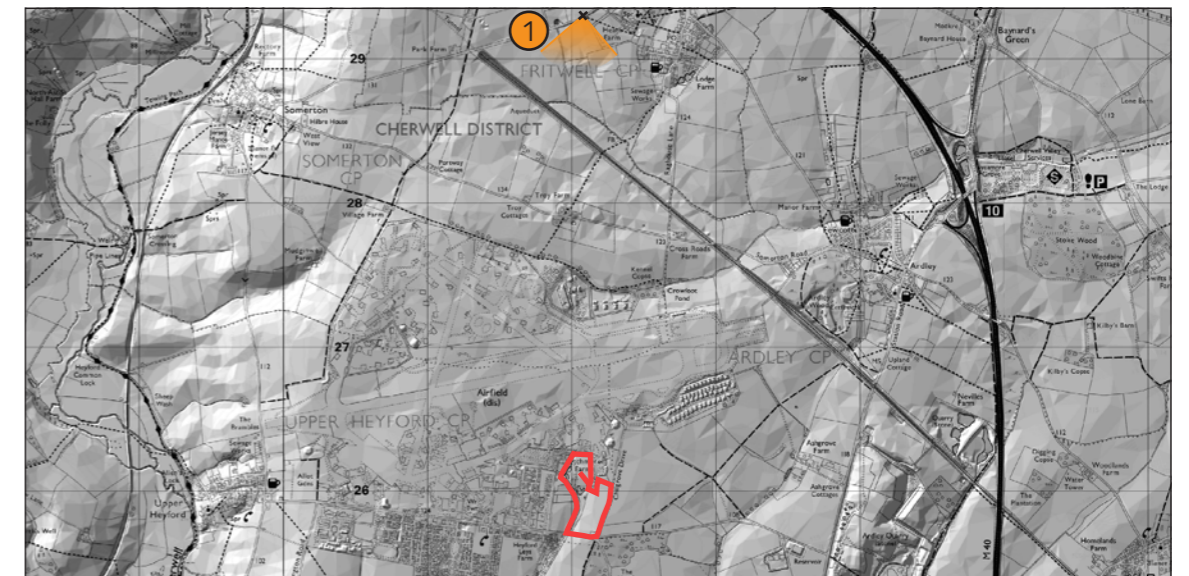
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Image Enlargement: 100%
Page Size: A3

Project No: 13464
Client: Richborough Estates
Project: Land North of Camp Road, Heyford Park

Date: December 2021
Status: Planning
View: 1



View No: 1
Coordinates: SP 52103 29308
Direction of View: Looking south
Distance to Site: 4.9km
Eye Level (m AoD): 1.6m
Camera Type: NIKON D3500
Frame: Planar
Lens Focal Length: Equivalent to 50mm
Horizontal FoV: 39.6 °
Vertical FoV: 27 °
Theoretical Viewing Distance: A comfortable arms length
Date: 16/04/2021
Weather & Lighting: Good Visibility



Viewpoint Location Plan

Project No:	13464	Date:	December 2021
Client:	Richborough Estates	Status:	Planning
Project:	Land North of Camp Road, Heyford Park	View:	1





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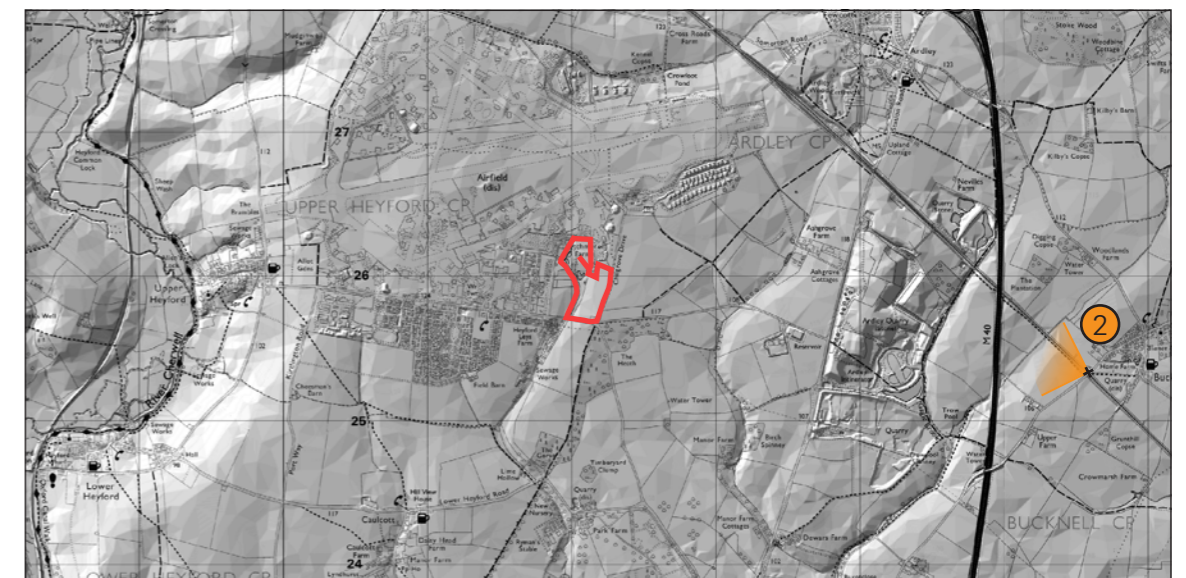
Visualisation Type: Type 1
Image Enlargement: 100%
Page Size: A3

Project No: 13464
Client: Richborough Estates
Project: Land North of Camp Road, Heyford Park

Date: December 2021
Status: Planning
View: 2



View No: 2
Coordinates: SP 55584 25315
Direction of View: Looking west
Distance to Site: 3.4km
Eye Level (m AoD): 1.6m
Camera Type: NIKON D3500
Frame: Planar
Lens Focal Length: Equivalent to 50mm
Horizontal FoV: 39.6 °
Vertical FoV: 27 °
Theoretical Viewing Distance: A comfortable arms length
Date: 16/04/2021
Weather & Lighting: Good Visibility



Viewpoint Location Plan

Project No:	13464	Date:	December 2021
Client:	Richborough Estates	Status:	Planning
Project:	Land North of Camp Road, Heyford Park	View:	2





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Visualisation Type: Type 1
Image Enlargement: 100%
Page Size: A3

Project No: 13464
Client: Richborough Estates
Project: Land North of Camp Road, Heyford Park

Date: December 2021
Status: Planning
View: 3



View No: 3
Coordinates: SP 51481 24021
Direction of View: Looking north east
Distance to Site: 1.8km
Eye Level (m AoD): 1.6m
Camera Type: NIKON D3500
Frame: Planar
Lens Focal Length: Equivalent to 50mm
Horizontal FoV: 39.6 °
Vertical FoV: 27 °
Theoretical Viewing Distance: A comfortable arms length
Date: 23/11/2021
Weather & Lighting: Good Visibility



Viewpoint Location Plan

Project No:	13464	Date:	December 2021
Client:	Richborough Estates	Status:	Planning
Project:	Land North of Camp Road, Heyford Park	View:	3





Extent of site within the view



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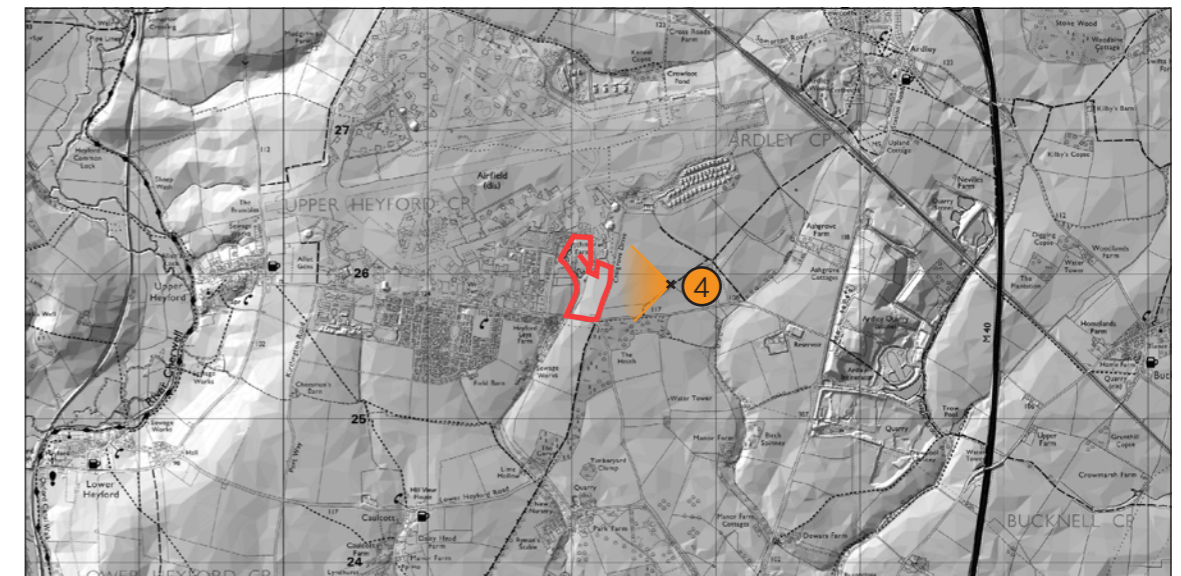
Visualisation Type: Type 1
Image Enlargement: 100%
Page Size: A3

Project No: 13464
Client: Richborough Estates
Project: Land North of Camp Road, Heyford Park

Date: December 2021
Status: Planning
View: 4



View No: 4
Coordinates: SP 52698 25918
Direction of View: Looking west
Distance to Site: 430m
Eye Level (m AoD): 1.6m
Camera Type: NIKON D3500
Frame: Planar
Lens Focal Length: Equivalent to 50mm
Horizontal FoV: 39.6 °
Vertical FoV: 27 °
Theoretical Viewing Distance: A comfortable arms length
Date: 23/11/2021
Weather & Lighting: Good Visibility



Viewpoint Location Plan

Project No:	13464	Date:	December 2021
Client:	Richborough Estates	Status:	Planning
Project:	Land North of Camp Road, Heyford Park	View:	4





Extent of site within the view

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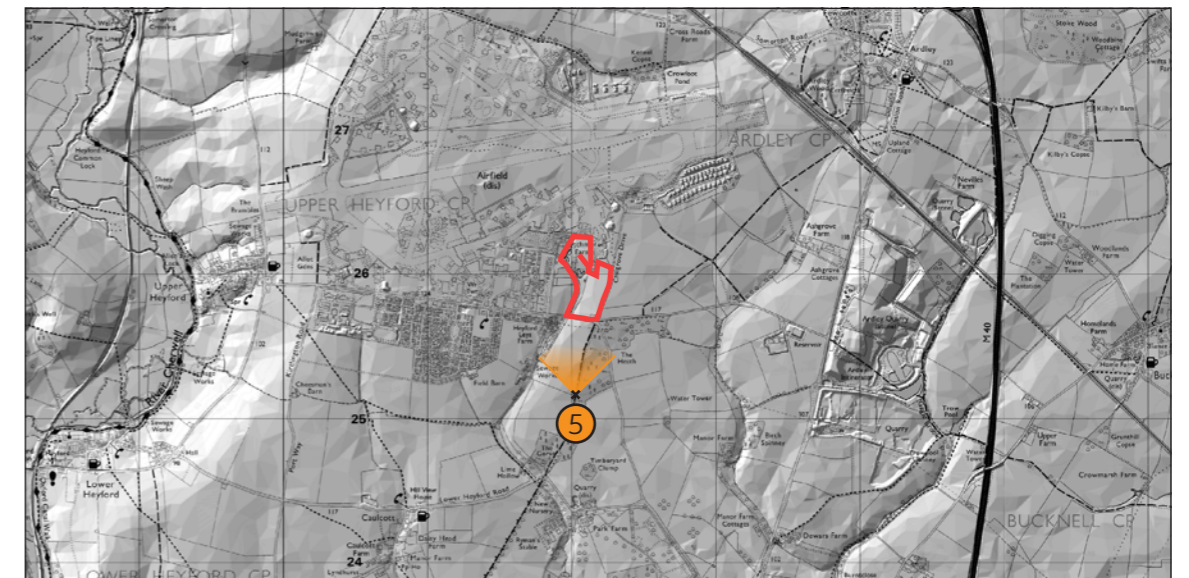
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Image Enlargement: 100%
Page Size: A3

Project No: 13464
Client: Richborough Estates
Project: Land North of Camp Road, Heyford Park

Date: December 2021
Status: Planning
View: 5



View No: 5
Coordinates: SP 52023 25168
Direction of View: Looking north
Distance to Site: 520m
Eye Level (m AoD): 1.6m
Camera Type: NIKON D3500
Frame: Planar
Lens Focal Length: Equivalent to 50mm
Horizontal FoV: 39.6 °
Vertical FoV: 27 °
Theoretical Viewing Distance: A comfortable arms length
Date: 23/11/2021
Weather & Lighting: Good Visibility



Viewpoint Location Plan

Project No:	13464	Date:	December 2021
Client:	Richborough Estates	Status:	Planning
Project:	Land North of Camp Road, Heyford Park	View:	5





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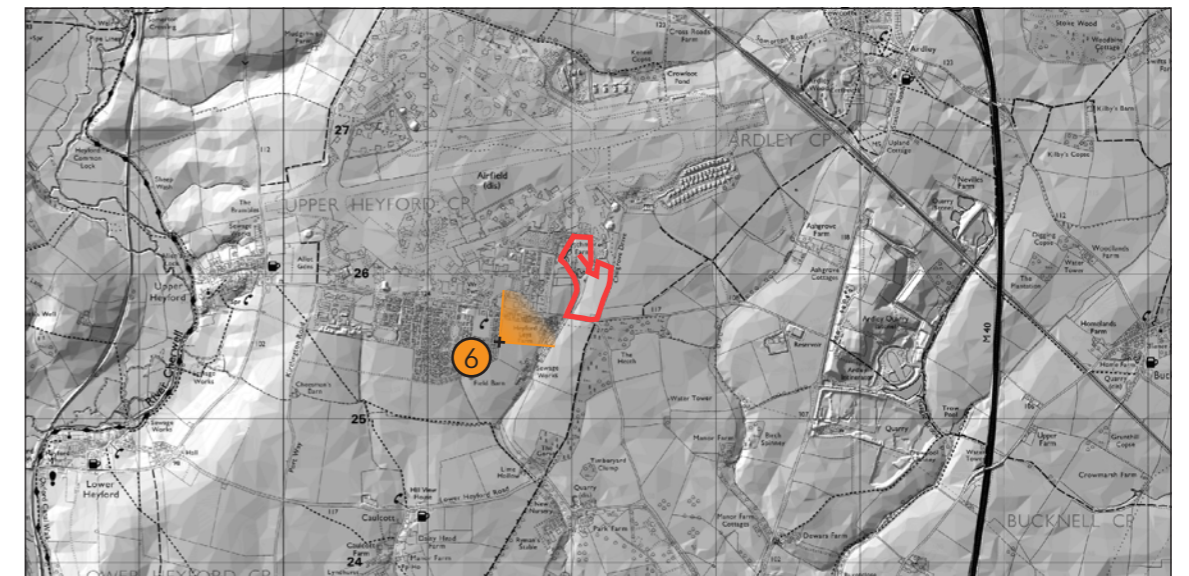
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Image Enlargement: 100%
Page Size: A3

Project No: 13464
Client: Richborough Estates
Project: Land North of Camp Road, Heyford Park

Date: December 2021
Status: Planning
View: 6



View No: 6
Coordinates: SP 51500 25542
Direction of View: Looking north east
Distance to Site: 480m
Eye Level (m AoD): 1.6m
Camera Type: NIKON D3500
Frame: Planar
Lens Focal Length: Equivalent to 50mm
Horizontal FoV: 39.6 °
Vertical FoV: 27 °
Theoretical Viewing Distance: A comfortable arms length
Date: 23/11/2021
Weather & Lighting: Good Visibility



Viewpoint Location Plan

Project No:	13464	Date:	December 2021
Client:	Richborough Estates	Status:	Planning
Project:	Land North of Camp Road, Heyford Park	View:	6





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Image Enlargement: 100%
Page Size: A3

Project No: 13464
Client: Richborough Estates
Project: Land North of Camp Road, Heyford Park

Date: December 2021
Status: Planning
View: 7



View No: 7
Coordinates: SP 52286 26049
Direction of View: Looking south west
Distance to Site: 5m
Eye Level (m AoD): 1.6m
Camera Type: NIKON D3500
Frame: Planar
Lens Focal Length: Equivalent to 50mm
Horizontal FoV: 39.6 °
Vertical FoV: 27 °
Theoretical Viewing Distance: A comfortable arms length
Date: 23/11/2021
Weather & Lighting: Good Visibility



Viewpoint Location Plan

Project No:	13464	Date:	December 2021
Client:	Richborough Estates	Status:	Planning
Project:	Land North of Camp Road, Heyford Park	View:	7





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Visualisation Type: Type 1
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Page Size: A3

Project No: 13464
Client: Richborough Estates
Project: Land North of Camp Road, Heyford Park

Date: December 2021
Status: Planning
View: 8



View No: 8
Coordinates: SP 52187 25677
Direction of View: Looking north west
Distance to Site: 15m
Eye Level (m AoD): 1.6m
Camera Type: NIKON D3500
Frame: Planar
Lens Focal Length: Equivalent to 50mm
Horizontal FoV: 39.6 °
Vertical FoV: 27 °
Theoretical Viewing Distance: A comfortable arms length
Date: 23/11/2021
Weather & Lighting: Good Visibility



Viewpoint Location Plan

Project No:	13464	Date:	December 2021
Client:	Richborough Estates	Status:	Planning
Project:	Land North of Camp Road, Heyford Park	View:	8





Extent of site within the view

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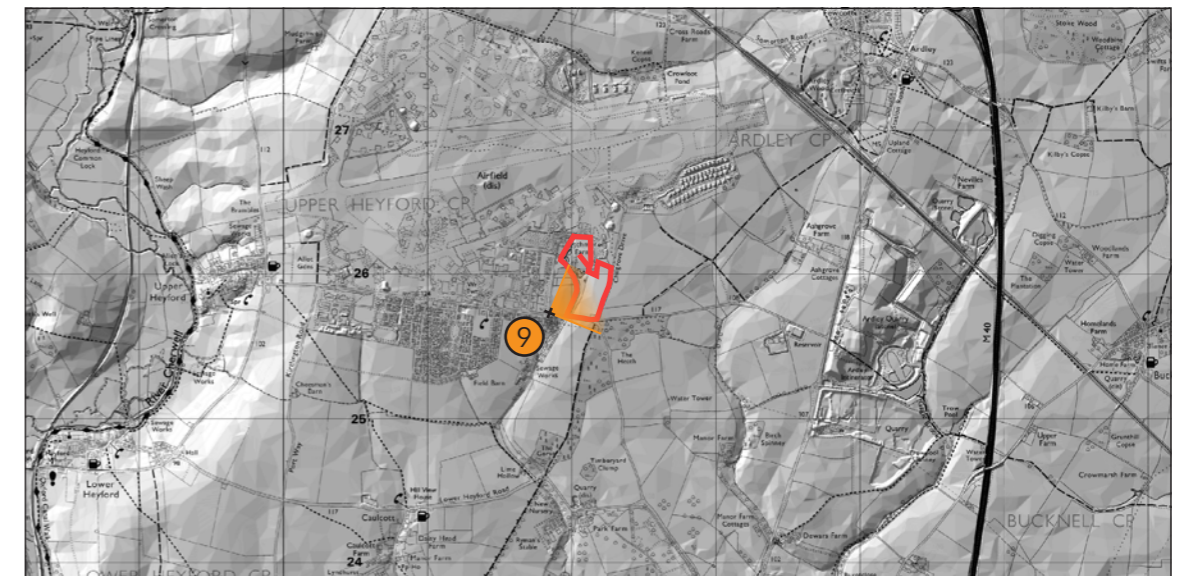
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Image Enlargement: 100%
Page Size: A3

Project No: 13464
Client: Richborough Estates
Project: Land North of Camp Road, Heyford Park

Date: December 2021
Status: Planning
View: 9



View No: 9
Coordinates: SP 51848 25724
Direction of View: Looking north east
Distance to Site: 115m
Eye Level (m AoD): 1.6m
Camera Type: NIKON D3500
Frame: Planar
Lens Focal Length: Equivalent to 50mm
Horizontal FoV: 39.6 °
Vertical FoV: 27 °
Theoretical Viewing Distance: A comfortable arms length
Date: 23/11/2021
Weather & Lighting: Good Visibility



Viewpoint Location Plan

Project No:	13464	Date:	December 2021
Client:	Richborough Estates	Status:	Planning
Project:	Land North of Camp Road, Heyford Park	View:	9





Extent of site within the view

Visualisation Type: Type 1
Image Enlargement: 100%
Page Size: A3

Project No: 13464
Client: Richborough Estates
Project: Land North of Camp Road, Heyford Park

Date: December 2021
Status: Planning
View: 10

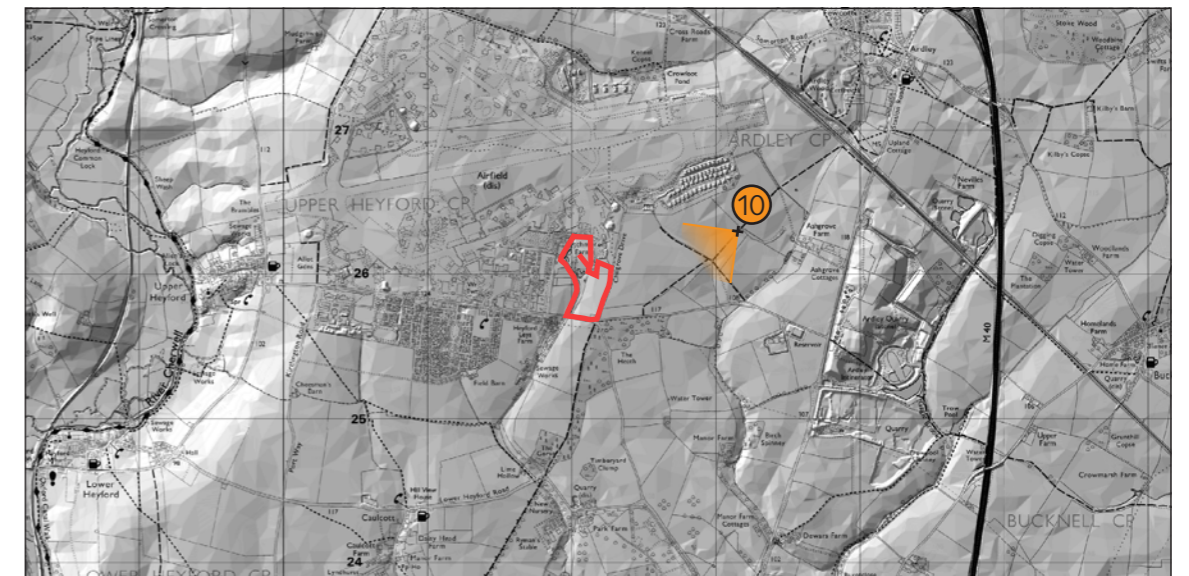


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View No: 10
Coordinates: SP 53164 26311
Direction of View: Looking south west
Distance to Site: 950m
Eye Level (m AoD): 1.6m
Camera Type: NIKON D3500
Frame: Planar
Lens Focal Length: Equivalent to 50mm
Horizontal FoV: 39.6 °
Vertical FoV: 27 °
Theoretical Viewing Distance: A comfortable arms length
Date: 23/11/2021
Weather & Lighting: Good Visibility

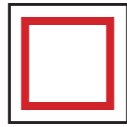












Viewpoint Location Plan

Project No:	13464	Date:	December 2021
Client:	Richborough Estates	Status:	Planning
Project:	Land North of Camp Road, Heyford Park	View:	10



KEY

-  Site Boundary
-  Proposed built form
-  Proposed gardens
-  Proposed play areas
-  Existing vegetation to be retained and enhanced as necessary with locally characteristic native species
-  Existing ponds to be planted for ecological benefit
-  Proposed hedgerow to strengthen the field pattern by planting up gappy hedges
-  Proposed street trees (native cultivars) suited for street scenes to provide interest and tree lined streets
-  Proposed native trees to open space to be large stature, locally characteristic species
-  Proposed mixed scrub
-  Proposed attenuation features with marginal planting for ecological benefit

Small-scale development interspersed with public open space and mixed scrub planting.

Establish native tree belts around the former RAF airfield to reduce their visual impact using locally characteristic native tree and shrub species.

Green Infrastructure connectivity. New hedge and large stature trees to emulate 'parkland' character in this area. Divide and structure denuded open landscapes with development contained in a strong landscape framework. (Policy ESD10 and ESD17)

New recreation and ecology open space management of existing structure with ecological intervention for benefit to people and wildlife.

Street tree planting creates interest and breaks up the built form.

Integrate large stature native trees to break up rooflines of taller dwellings in this location. Development is also interspersed with public open space to integrate it into the landscape.

Hedgerow boundary with scattered clusters of native tree planting and strengthening of the field pattern by planting up gaps in the existing hedgerows. This will create the impression of tree belts and provides softening of built form in views from public rights of way to the south and east. This is in line with policies relating to the enhancement of the urban fringe with tree planting (Policy C17 and ESD13).



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