

**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
<b>TOTAL</b>	<b>935</b>	<b>2235</b>

**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
<b>TOTAL</b>	<b>240</b>	<b>574</b>

**THIRD PARTY LAND NOT PART OF THIS APPLICATION**

PARCEL	NO. OF DWELLINGS	NO. OF PEOPLE
15	69	117
PYE HOMES	79	189
<b>TOTAL</b>	<b>128</b>	<b>306</b>

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**




## Plans:

**Plan 1:**

**Plan 2:**





 Site boundary

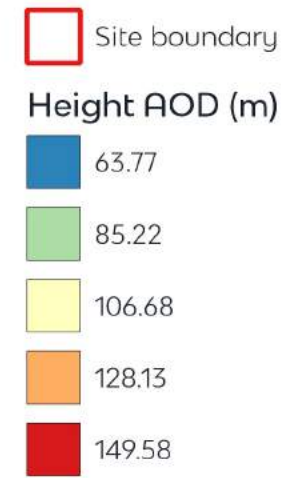
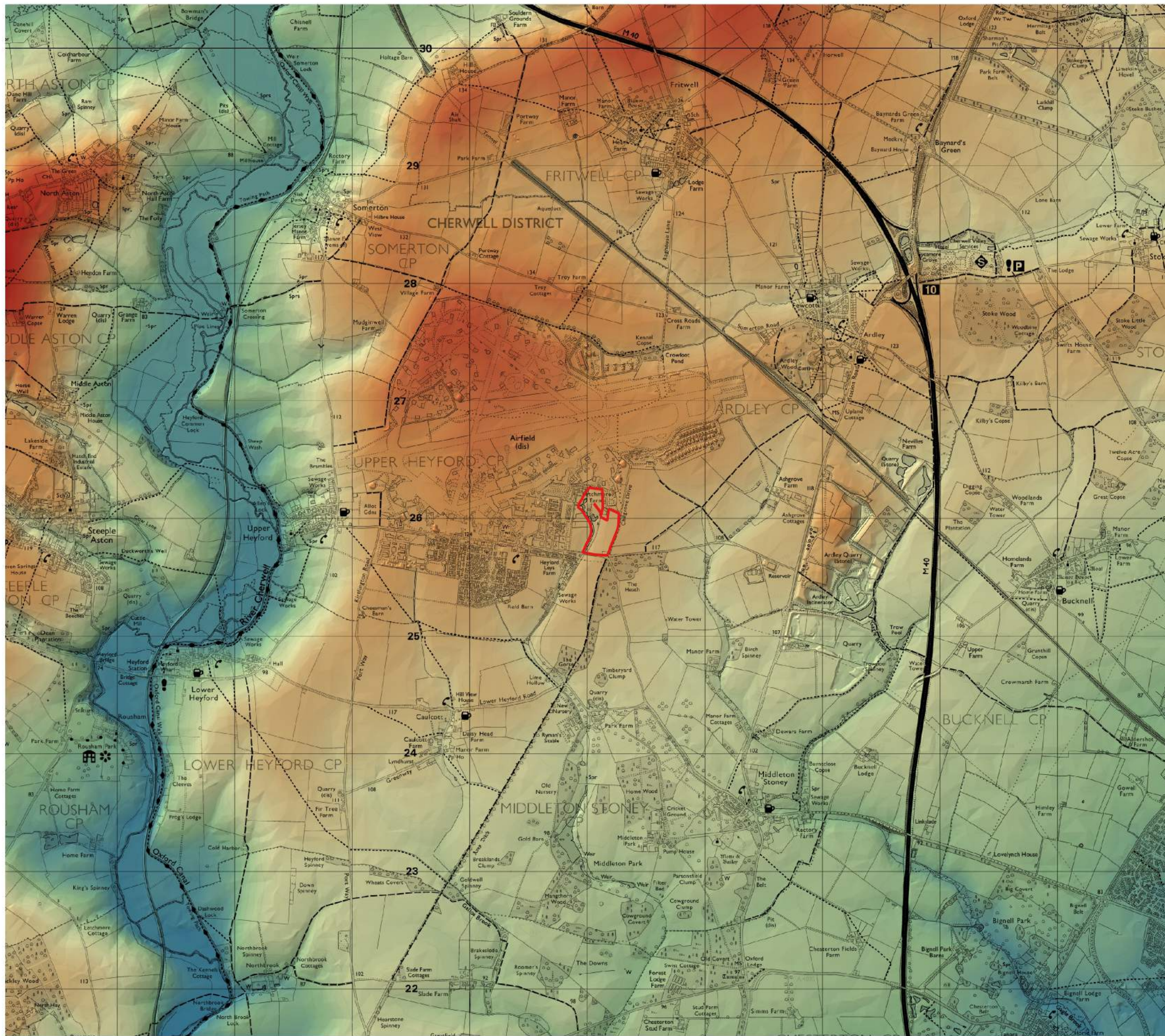


0 250 500 m

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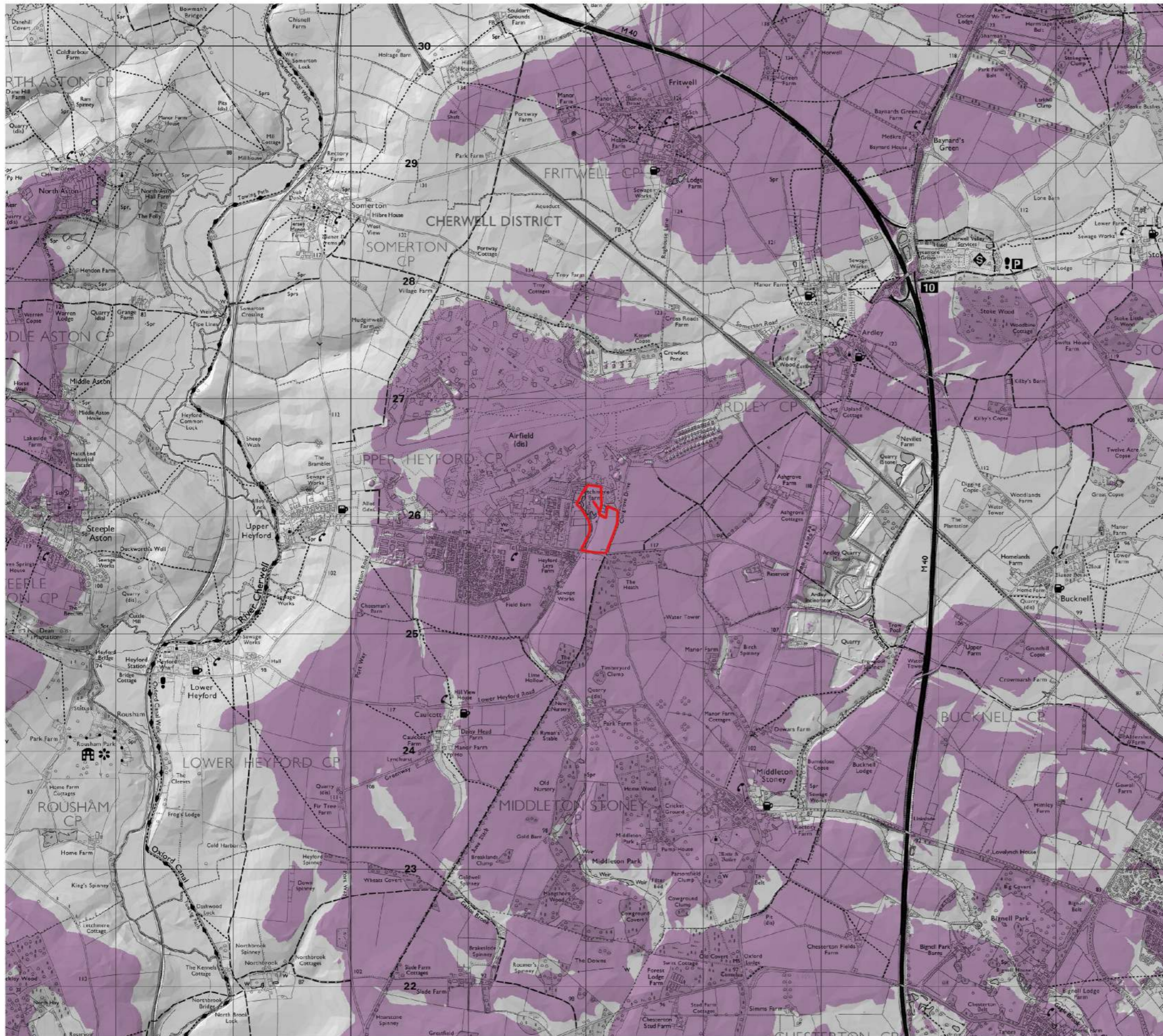
Source:  
The plan has been modelled using GIS computer software (QGIS) and Ordnance Survey Terrain 5 data.




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)  
0cm

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length



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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:** 1