

Landscape

A **Landscape and Visual Technical Note** has been produced by Tyler Grange Group Limited to inform the site's promotion and inform initial masterplanning options. This note comprised of a desktop analysis and fieldwork and sought to provide preliminary advice relating to landscape character and visual amenity. This work has since been followed by the production of a **Landscape and Visual Impact Assessment (LVIA)** to accompany the outline planning application for the residential development of the site.

Site description

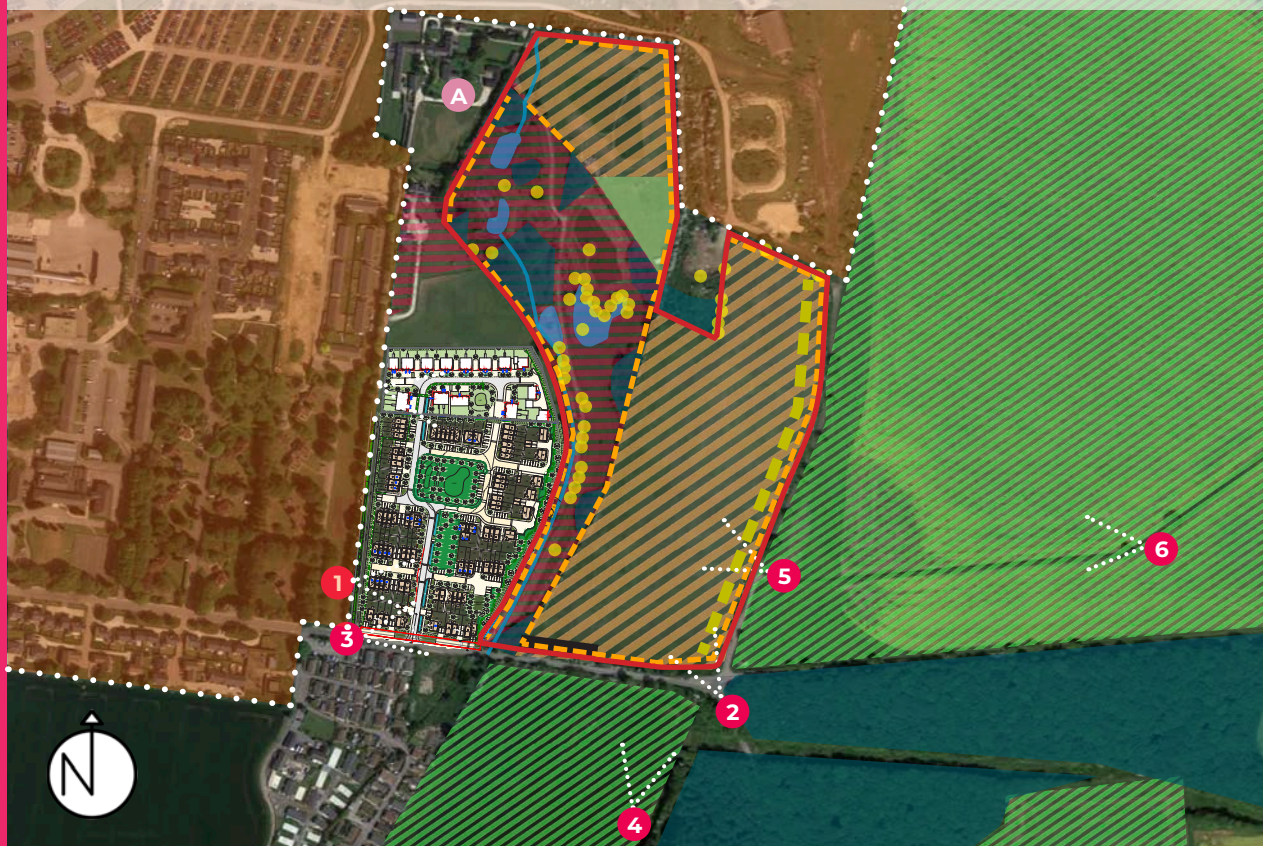
The site lies to the north of Camp Road, at the junction of Camp Road and Chilgrove Drive, to the south east of the former RAF airfield at Upper Heyford. It comprises two agricultural fields and a linear strip of land which follows a watercourse. The field located to the immediate west of Chilgrove Drive, is rectangular in shape, its boundaries defined by overgrown hedgerows (which are gappy in places), hedgerow trees, fencing associated with the boundary to the RAF airfield and a small area of degraded stone walling. The topography dips westwards, towards the watercourse within the site. The field located to the north-east

is triangular in shape, its boundaries defined by overgrown hedgerows (which are gappy to the western edge), hedgerow trees and fencing with the boundary of the RAF airfield. This area also includes paddocks to its southern edge. The western-most field of the site contains small woodland copses, scattered trees (including mature oaks within the north-western field), ponds and comprises managed grassland with an access track to its western edge. The topography of this field follows the watercourse which lies to the western boundary, with the depressions for the ponds. It lies within a lower lying area of land with the fields to the east and west rising beyond. In addition, there is a small portion of the site boundary which includes a portion of the garden and an

KEY:

	Site boundary		Isolated trees
	Conservation Area Upper Heyford Former RAF Airfield		Ponds
	Paddocks		Watercourse
	Arable fields		Remnant stone wall
	Landscaped Gardens & public open space		Overgrown hedgerow (gappy)
	Woodland		Soft edge to development
	Grassland		Letchmere Farm

Viewpoint Locations & Summary of Landscape Opportunities



access to a property near Letchmere Farm.

There is no public access into the site, with public rights of way limited to a bridleway to the south-east of the site (beyond Camp Road) and a network of bridleways to the east of the site (beyond Chilgrove Drive).

Landscape Character

At a national level, the site lies within National Character Area (NCA) 107: Cotswolds, which covers a large geographical area.

A county-level Character Assessment for Oxfordshire has been undertaken, named the Oxfordshire Wildlife and Landscape Study. Within this assessment, the site lies within The Farmed Plateau Landscape Type. As with the national level, this assessment has sought to review landscape character at a large scale.

At a district level, the site and its surroundings are described within the 'Cherwell Landscape Character Assessment' (1995). The site lies within 'the Upper Heyford Plateau' landscape character area (LCA) which is described as lying to the east of the Cherwell Valley and forming a distinctive landform unit of elevated ground which dips gently

away to the south-east and falls more steeply to the west into the Cherwell Valley. It is situated on the highest part of the oolitic limestone belt and is characterised by extensive areas of rolling arable land with a distinctively denuded character. The disused airbase of Upper Heyford is noted as a dominant element within the landscape of this area. To the south east of the former air base landscape lies the Oxfordshire Estate Farmlands LCA. This borders the site on its southern edge, south of Camp Road. This is an agricultural landscape comprising gentle undulations and the land gently falls away to the south east.

Also at a district level, the site and its surroundings are described within the 'Countryside Design Summary' (June 1998). The site lies within the 'Ploughley Limestone Plateau' which shares many of the characteristics of the Cherwell Landscape Character Assessment.

The observations from the fieldwork conclude that the site is representative of 'the Upper Heyford Plateau' character, strongly influenced by its context adjacent to Camp Road and the disused airbase. New built form within this area is not uncommon or uncharacteristic.



The access track to Letchmere Farm, off Camp Road



The intersection on the south-eastern corner of the Site

Visual Context

A desktop study was undertaken in the first instance which involved reviewing the published context to identify any published important views. As a result of this initial study, no published 'important' views to or across the site were identified. Zone of Theoretical Visibility mapping was then undertaken to identify the potential visibility of built development of up to 11m within the site, based upon terrain data alone (excluding built form and vegetation within the landscape). This desktop analysis was then informed by field visits, conducted on clear days in September 2020 and April 2021, which enabled an analysis of the extent of visibility of the site to be undertaken.

Wider views of the site from the north and west are limited by the built form and vegetation within the former RAF airfield. Wider views from the south are limited by the static caravans located to the south of Camp Road and an area of woodland which is located to the south-east of the site. Views of the site from the east are limited by the lack of public access within this area of the landscape. The following views/visual context will need to be considered in respect to the development of the site:

- Views from existing dwellings which surround the site (Letchmere Farm buildings to the north-west, static caravans to the south-west and new dwellings within the former RAF airfield);
- Views from the local road network (including Camp Road, Chilgrove Drive and the routes which connect to the B4030 and B430 to the south and east);
- Views from the bridleway located to the south-east of the site;
- Views from the bridleway network to the east of the site (beyond Chilgrove Drive).

Design Considerations

The information gathered within the initial landscape and visual analysis have culminated in the production of Landscape and Visual Recommendations. These are summarised as follows:

- Locate the development parcels primarily within the eastern and northern parts of the site, with open space and recreation afforded to the west.
- Consider the treatment of the development parcels to the east and north of the site and the creation of the new settlement edge.
- Retain existing trees, hedgerows and woodland copses and set development parcels within this existing green network to provide the opportunity for a connected Green Infrastructure scheme and mature landscape framework.
- Retain and enhance the 'wet corridor' and enhance this corridor either as a recreational or ecological resource.
- Promote new tree planting, replace and restock the hedgerow network and include the restoration and provision of new stone walls in accordance with the published landscape character and policy guidance.
- Seek opportunities to provide new recreational routes within open spaces/green corridors.
- Respond to the proposed development to the west in terms of pattern, scale, materials and linkages.



Camp Road, near the Static Caravans located to the south of Camp Road



The bridleway located to the south-east of the Site



Along Chilgrove Drive



A bridleway located to the east of the Site.