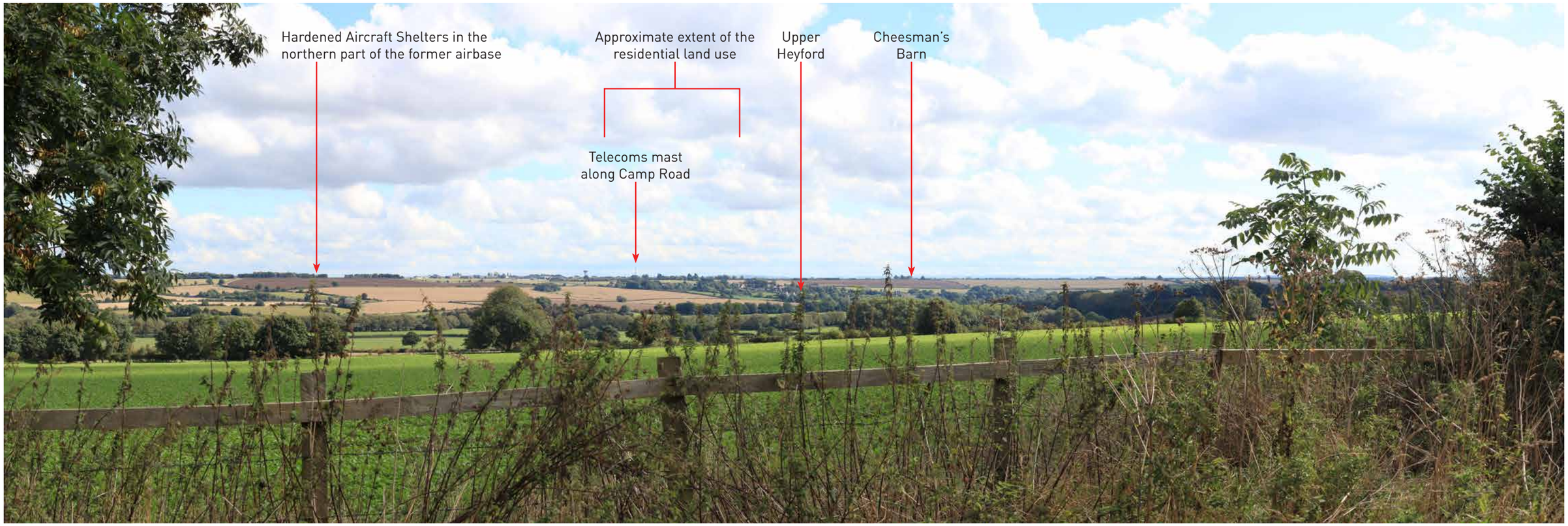

VIEWPOINT 1

Middle Aston Lane, south of North Aston, from the grass verge near Warren Lodge, looking southeast.

Camera make & model	- Canon EOS 5D	**Distance from site**	- 3.3km
Date & time of photograph	- 22/09/2016 @ 13:15	**Angle of view**	- 75°
OS grid reference	- 447474, 227794	**Recommended viewing distance**	- 30cm
Viewpoint height (AOD)	- 129m		

Description of Baseline View

The view is characterised by the changes in the topography with arable fields sloping to the east and then rising to form the edge of the Upper Heyford Plateau. Large scale fields form the foreground and are also visible on the upper slopes across the valley. Tree vegetation is frequent in the middle ground and on the valley bottom giving the valley a well-wooded character. The horizon appears simple and lacks tree vegetation except some isolated groups of trees and belt of trees screening the former Air Base, although mature hedgerows extend southward along the horizon. Built form within the former Air Base to the north of Camp Road is visible with the central runway allowing for clear views of some of the Hardened Aircraft Shelters. The settlement of Upper Heyford is visible on the upper slopes of the valley.

Views gained from this location would be generally of short duration and transient as receptors travel along the road. The gap in the vegetation allows for brief framed views only.

The location of the Application Site can be pinpointed by the telecommunications mast on Camp Road to the north, on the horizon. The boundary vegetation of the Application Site is seen in the context of the built form within the former Air Base and Upper Heyford village, and screens structures within the Application Site.

Sensitivity of Visual Receptors

Receptors likely to be present in this location are road users. The value attached to this view would be medium, being of a not unattractive farmed landscape outside of any statutory or non-statutory landscape designation. The susceptibility of such receptors to residential development is medium.

Overall, the sensitivity to the Proposed Development is medium.

Predicted View at Construction, Year 1 and Year 15

Considering the distance and the vegetative screening along the western boundary of the Application Site it is likely that the construction activity would not be easily perceptible, giving a negligible magnitude of change.

Based on the height of the boundary vegetation it is likely that views of the Proposed Development would be limited to its upper parts and its rooftops. The western edge of the proposed built form would be seen in the context of the retained vegetation but any landscape proposals are unlikely to contribute significantly to the screening. The proposed built form would be seen in the direct context of Upper Heyford village and the infrastructure of the former Air Base visible along the horizon. Views gained by road users would be oblique to very oblique with the area serving as an informal layby / passing place rather than a dedicated stopping place.

The retained vegetation would continue to provide screening, preserving the character of this view resulting in a negligible magnitude of change at Years 1 and 15.

Significance of Visual Effect

Medium sensitivity of the road users and, at most, negligible magnitude of change would reduce to no change, resulting in a negligible significance of effect during construction, and at Years 1 and 15.

FIGURE 11.6
Photoviews

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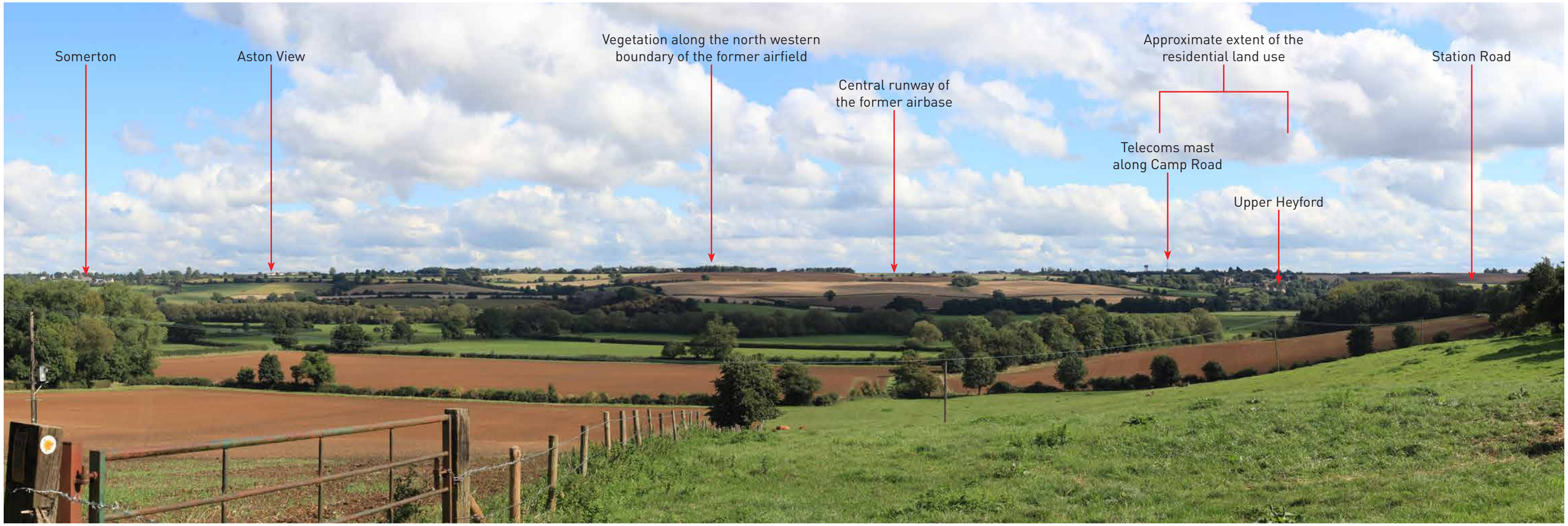
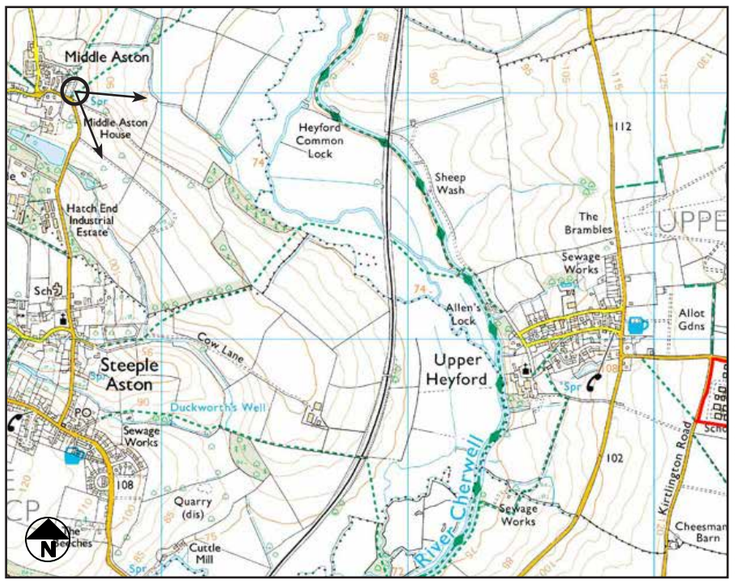


VIEWPOINT 2

Public footpath 296/8/10, Middle Aston, leading from Middle Aston to Somerton, looking southeast.



Camera make & model	- Canon EOS 5D	**Distance from site**	- 2.8km
Date & time of photograph	- 22/09/2016 @ 13:38	**Angle of view**	- 75°
OS grid reference	- 447643, 227013	**Recommended viewing distance**	- 30cm
Viewpoint height (AOD)	- 112m		

Description of Baseline View

This location offers elevated and relatively open views across the River Cherwell valley towards the Heyford Plateau. Views include the slopes of the valley with a clear field pattern delineated by hedgerows and groups of trees. A line of trees in the valley bottom marks the alignment of the railway track which is well screened. Bridges over the River Cherwell and the Oxford Canal can be identified amongst this vegetation but are not easily perceptible.

The village of Somerton can be seen on the upper slopes to the north east with the topography sloping towards the river. Upper Heyford village can be seen to the south east with a variety of built form visible climbing up the eastern side of the valley. The horizon between the two villages is characterised by the presence of the former Air Base and its infrastructure such as the Hardened Aircraft Shelters (HASs) to the north of Camp Road with belts of trees screening some of this built form and mature hedgerows flanking Kirtlington Road/Port Way to the south.

The view is representative of views gained along this public footpath.

The Application Site is visible to the south east on the horizon with the water tower and a telecommunication mast along Camp Road helping to pinpoint its location, although built form within the Application Site is screened by the boundary vegetation.

Sensitivity of Visual Receptors

Receptors likely to be present in this location are users of the public footpath. The value attached to this particular view would be medium, being a not unattractive farmed landscape outside of any statutory or non-statutory landscape designation and small settlements. The susceptibility to residential development is considered to be high.

Overall, the sensitivity to the Proposed Development is considered to be high.

Predicted View at Construction, Year 1 and Year 15

The construction activity would be barely discernible, seen as part of a wide panorama and screened to a considerable degree by the vegetation along the western boundary of the Application Site. Views of vehicular movement are unlikely to be gained and would be generally limited to tall elements such as cranes. These would be seen amongst the tree vegetation and would not be easily perceptible due to distance, and therefore the magnitude of change at construction would be negligible.

Similar to Viewpoint 1, the majority of the Proposed Development would not be visible with views limited to its western edge. The proposed built form would be partially screened by the boundary vegetation which ranges from 4 to 13 metres in height. Upper parts of some of the proposed residential properties would be seen above the boundary hedgerow and as part of a well treed horizon. They would be seen in the direct context of the settlement of Upper Heyford visible on the lower slopes of the valley and infrastructure of the former Air Base, seen to the left, and therefore the magnitude of change would be negligible at Years 1 and 15.

The retained vegetation would continue to provide screening thus preserving the character of this view.

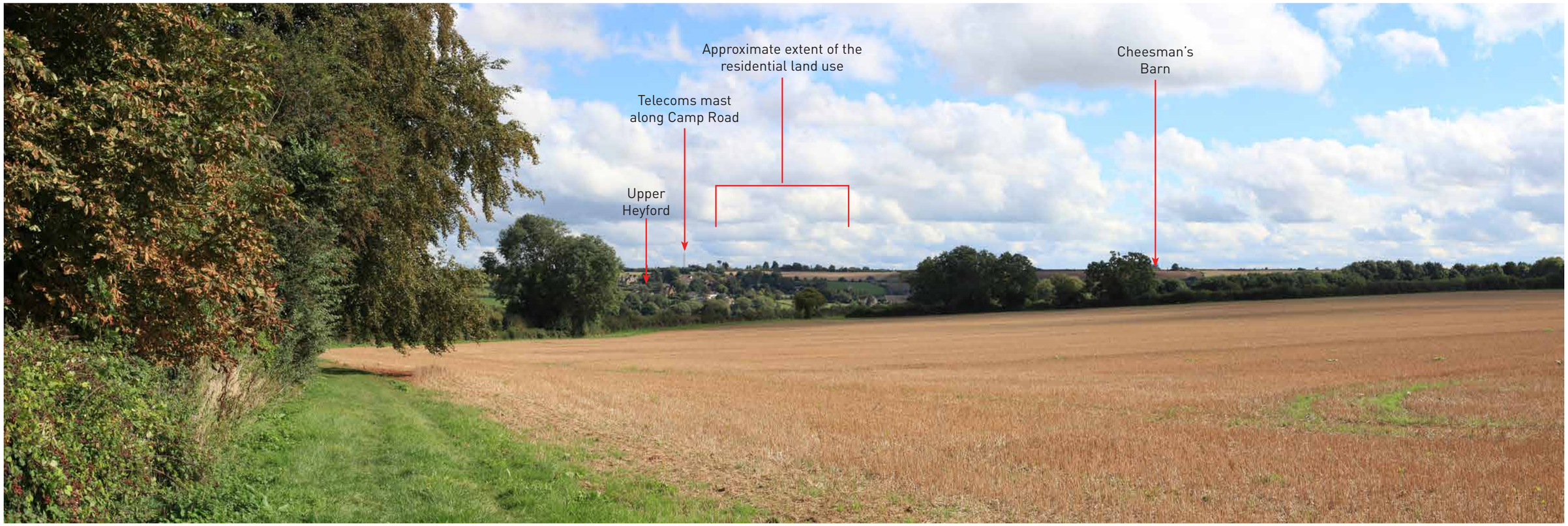
Significance of Visual Effect

The high sensitivity of the footpath users and, at most, negligible magnitude of change at construction, Year 1 and Year 15 would result, at most, in effects of negligible significance, being tempered by distance and juxtaposition with existing houses in Upper Heyford.

FIGURE 11.6
Photoviews

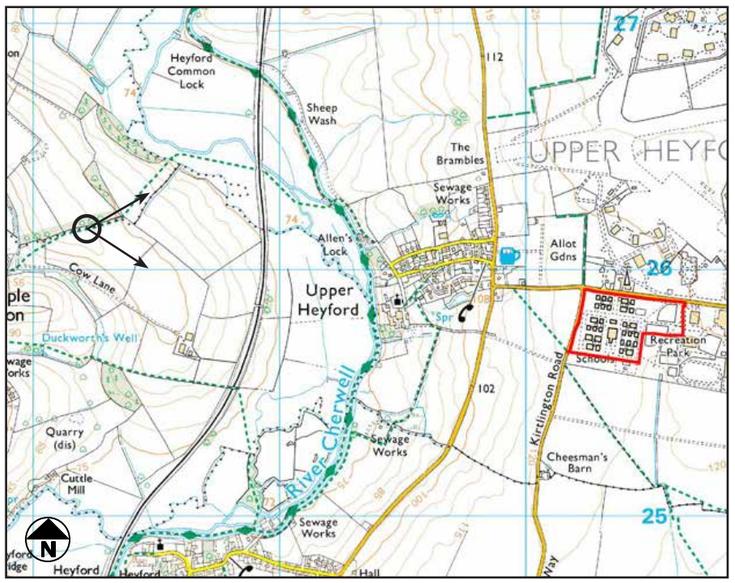
DRWG No: **D0358_11** REV: **C**

Date: 12/10/2016



VIEWPOINT 3A

Public footpath 364/6/20, Steeple Aston, near Cow Lane and the 'Eyecatcher', looking east.



Camera make & model	- Canon EOS 5D	Distance from site	- 2km
Date & time of photograph	- 22/09/2016 @ 13:21	Angle of view	- 75°
OS grid reference	- 448214, 226169	Recommended viewing distance	- 30cm
Viewpoint height (AOD)	- 106m		

Description of Baseline View

This relatively open view is characterised by the large scale arable field defining the foreground with the topography screening much of the River Cherwell valley. The undulations in the local topography are evident, with built form falling in and out of the view. Some properties can be seen to the south and mark the southern extent of Steeple Aston. Further to the south east Rousham House can be seen nestled amongst parkland trees. Due to the elevation, views of the distant landscape can be gained from this location with the horizon changing from undulating and well-wooded to the south to relatively simple with little tree vegetation to the east.

Lower Heyford can be seen in the middle distance and views of the settlement are substantially screened by the topography in the foreground. A folly, known as the Eyecatcher, can be seen in the same direction of view. It is located in the field adjacent to this footpath and forms part of the wider landscape design of Rousham Park, although it falls outside of the current parkland boundary. To the east, Upper Heyford can be seen on the upper slopes of the valley. Due to the sloping terrain a variety of residential buildings are visible with the telecommunications mast and water tower within the former Air Base appearing to be grouped with the village. Tree vegetation within the settlement restricts views of some of the built form.

The view is representative of direct views gained from this public footpath.

The Application Site is visible to the east with its western boundary vegetation clearly identifiable along the horizon.

Sensitivity of Visual Receptors

Receptors present in this location would be the users of this public footpath. The value attached to the views gained would be high with the landscape offering elevated and distant views of the surrounding countryside, and the River Cherwell valley. The susceptibility of receptors to residential development is assessed as high.

Overall, the sensitivity of these receptors is assessed as high.

Predicted View at Construction, Year 1 and Year 15

The majority of the construction activities would be screened by the boundary vegetation and diminished by distance. Indeed, none of the existing single storey buildings within the Application Site can be seen with the boundary hedgerow limiting such views. Some movement and views of taller elements such as cranes may be potentially visible in the south western part of the Application Site. Such elements would be seen, however, approximately 2km away and as part of a wooded horizon with the overall panorama. The south western corner of the Application Site would be more sensitive, in visual terms, to construction activities due to the limited tree cover in this location. Overall, the magnitude of effect at this distance during construction would be negligible.

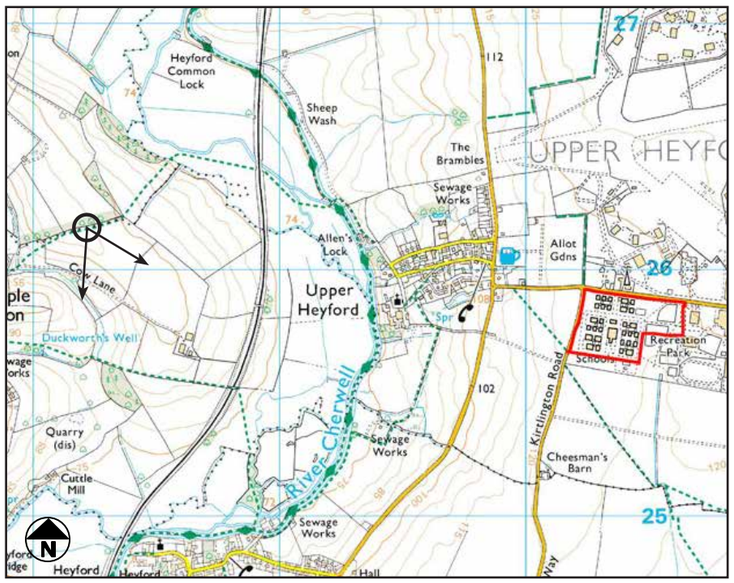
At Year 1, the western part of the Proposed Development would be visible along the wooded horizon and would form a new but insignificant feature in this view. Considering the visibility of the chimney of one of the buildings within the Application Site, it is likely that the upper parts of the proposed built form would be seen amongst the tree vegetation, with the boundary hedgerow screening its lower parts. The majority of the proposed built form would be seen within the matrix of the surrounding trees with limited built form visible against the sky. There is a clear separation between the settlement of Upper Heyford and the Application Site and the Proposed Development would slightly increase the perception of residential properties in this part of the landscape, but would be insignificant within the wider panorama, as such views would be gained from approximately 2km away with other built form visible in the same direction of, and the wider view. There would be negligible magnitude of change in the complexity of this view at Year 1, and the character of the majority of the horizon would remain intact. Views to

FIGURE 11.6
Photoviews

DRWG No: **D0358_11** REV: **C**
Date: 12/10/2016

VIEWPOINT 3B

Public footpath 364/6/20, Steeple Aston, near Cow Lane and the 'Eyecatcher', looking east.



Camera make & model	- Canon EOS 5D	**Distance from site**	- 2km
Date & time of photograph	- 22/09/2016 @ 13:21	**Angle of view**	- 75°
OS grid reference	- 448214, 226169	**Recommended viewing distance**	- 30cm
Viewpoint height (AOD)	- 106m		

the south east and south towards the 'Eyecatcher' and Rousham House would remain unchanged.

Views gained at Year 15 would be broadly similar to those described above with the potentially increased amount of tree vegetation along the southern boundary, and the south western corner of the Application Site in particular.

Significance of Visual Effect

With high sensitivity and negligible magnitude of change at construction, Year 1 and Year 15, the significance of effect for PROW users is assessed as negligible adverse, being tempered by the context of the existing housing and infrastructure within Upper Heyford and the former Air Base.

FIGURE 11.6
Photoviews

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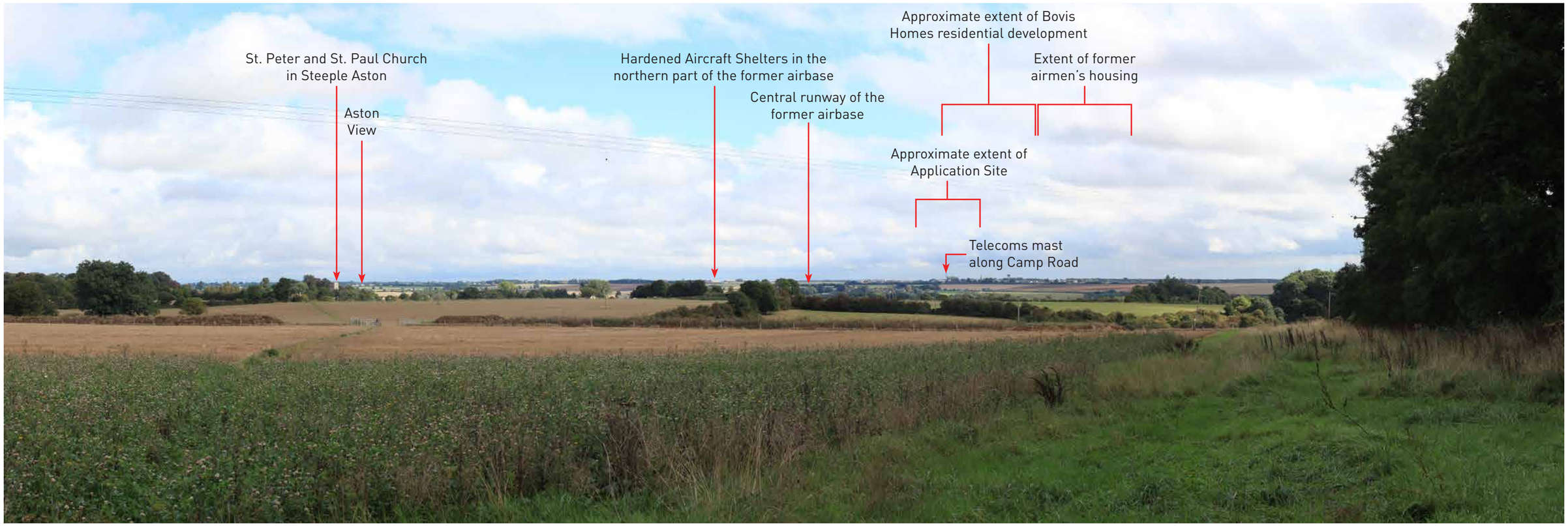
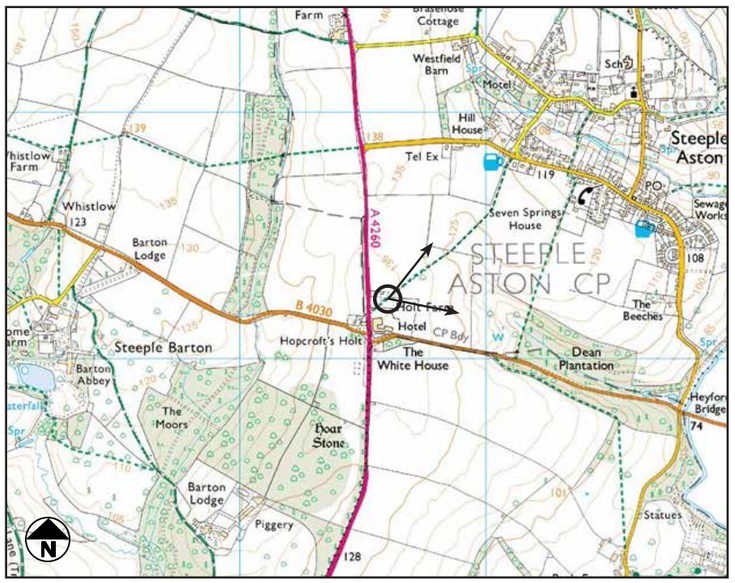
Date: 12/10/2016



VIEWPOINT 4

Public footpath 364/1/10, Hopcrofts Holt, leading from Hopcrofts Holt to Steeple Aston, looking northeast.



Camera make & model	- Canon EOS 5D	**Distance from site**	- 3.5km
Date & time of photograph	- 22/09/2016 @ 12:14	**Angle of view**	- 75°
OS grid reference	- 446627, 225263	**Recommended viewing distance**	- 30cm
Viewpoint height (AOD)	- 136m		

Description of Baseline View

The view is characterised by the changes in the topography with the arable field in the foreground sloping towards the River Cherwell. The village of Steeple Aston is generally screened with only some of its built form visible in the middle ground. Other properties can be seen scattered along the slopes of the valley with Upper Heyford seen to the north east in the context of the former Air Base. Fields are defined by hedgerows and groups of trees and are generally of large to medium scale. The changes in the contours are evident but the valley and the river are not visible.

The view is representative of views gained by receptors as they travel along this public footpath towards Steeple Aston.

The Application Site can be identified in the distant landscape by the adjacent water tower and telecommunication mast along Camp Road. It is seen in the context of recently constructed residential developments (Bovis Homes) and school (blue building) perceptible on the horizon, with the former Airmen's quarters extending southward.

Sensitivity of Visual Receptors

Receptors present at this location would be the users of the public footpath. The value attached to the views gained would be medium with the undesignated landscape offering elevated views of the surrounding countryside and the nearby small settlements. Their susceptibility to residential development is assessed as high.

Overall, the sensitivity of these receptors is assessed as high.

Predicted View at Construction, Year 1 and Year 15

Due to the elevation and the sloping terrain around the Application Site views of the construction activities are may be gained but at a distance of approximately 3.5km would be 'read' as part of the general activity within the former Air Base. The southern boundary of the Application Site is visually open, although this falls within the visible extent and envelope of the built form within the former Air Base, with the HASs extending to the north (left of view) and recent and historic residential development extending to the south (right). There would be no notable change in the view; it would not extend the width or the height of built development within the former Air Base when viewed from this direction. Views of the vehicular movement and construction activities would be gained but due to the distance they would form a relatively small element in this view and would be viewed in the context of existing built form and infrastructure. The southern part of the Application Site would be more sensitive, in visual terms, if the construction compound and activities being located within this part. However, the magnitude of change during construction when viewed from c.3.5km away would be negligible.

The lower parts of the Proposed Development are likely to be screened at Year 1 by the intervening boundary hedgerow and trees in the western part of the Application Site. As indicated by the visibility of the school and residential developments within the Bovis Homes site, due to the direction of view the majority of the southern edge of the Proposed Development would be visible. The composition of the view would not change to a notable degree set within views of the existing residential properties. There is a considerable amount of tree vegetation within and surrounding the Application Site and the proposed built form would be seen in this context and not against the sky.

Over time, the proposed planting would help to soften the Proposed Development in the view and screen the majority of its southern boundary by Year 15. Some part may still be visible amongst the proposed planting but would be less conspicuous and would continue to be seen in the context of existing development within the former Air Base.

The magnitude of change at Year 1 would be negligible, diminishing as proposed planting matures at Year 15.

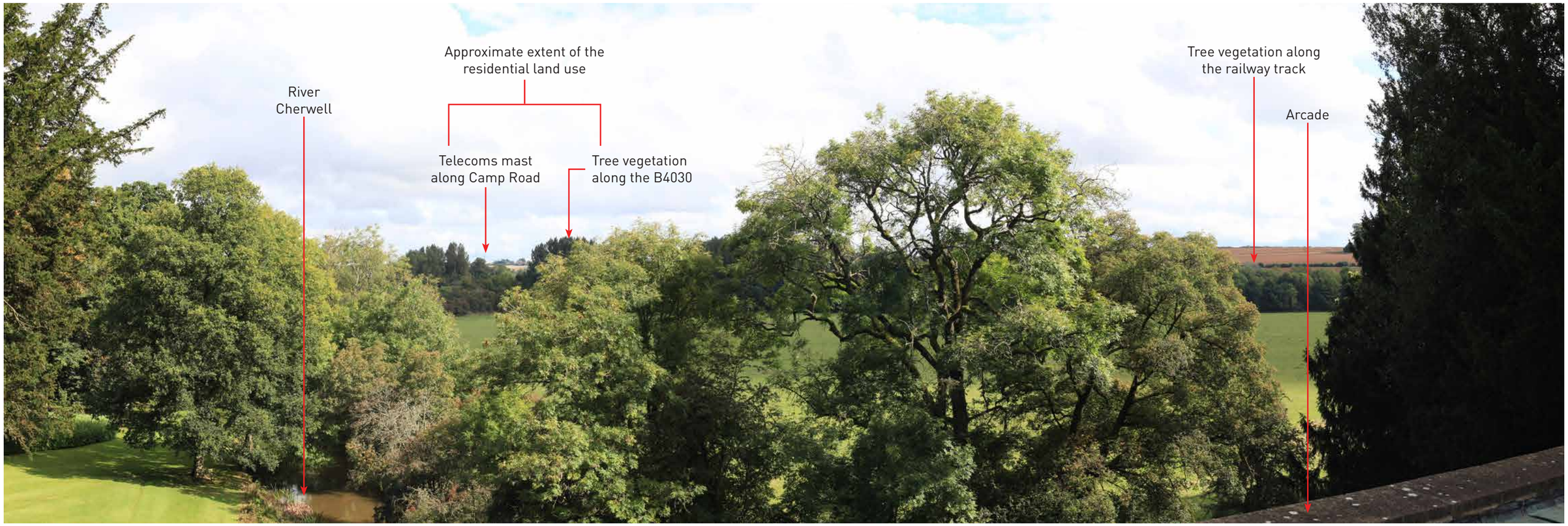
Significance of Visual Effect

With high sensitivity and negligible magnitude of change, the scale of effect at construction, Year 1 would be negligible adverse, reducing further at Year 15 as the planting matures.

FIGURE 11.6
Photoviews

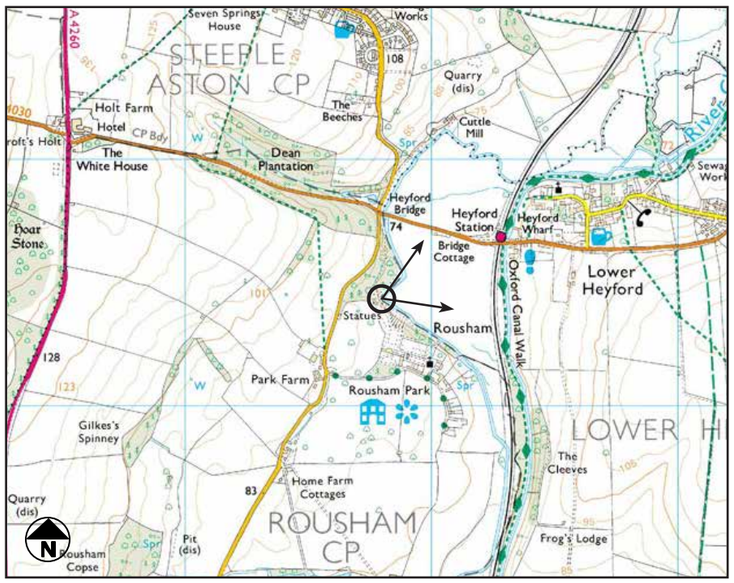
DRWG No: **D0358_11** REV: **C**

Date: 12/10/2016



VIEWPOINT 5

Rousham Park. Dying Gladiator, north east and behind of the sculpture, looking northeast.



Camera make & model	- Canon EOS 5D	**Distance from site**	- 2.7km
Date & time of photograph	- 22/09/2016 @ 12:37	**Angle of view**	- 75°
OS grid reference	- 447756, 224434	**Recommended viewing distance**	- 30cm
Viewpoint height (AOD)	- 86m		

Description of Baseline View

The view is characterised by the surrounding designed landscape of Rousham Park (a registered park and garden) with its architectural elements and sculptures. Views of Rousham House can be gained to the south east. The River Cherwell can be seen in the foreground with mature trees following its course. Trees along the field boundaries and the railway line screen much of the wider landscape and views are limited to a few arable fields with a solitary tree visible on the horizon to the east.

The view is illustrative of direct and restricted views gained from the top of the Arcade below the sculpture of the Dying Gladiator.

The Application Site is partially visible on the horizon to the north east and is framed by trees in the foreground, its location identified by the telecoms tower along Camp Road.

Sensitivity of Visual Receptors

The value attached to views gained from this and nearby locations would be high due to its position within, and presence of, the surrounding designed parkland landscape. The susceptibility to residential development would also be high with little built form visible from this location.

Overall, receptors at this location are assessed as having high sensitivity to the Proposed Development.

Predicted View at Construction, Year 1 and Year 15

Construction activities within the Application Site would be screened from this location and indeed from other areas around the sculpture, by the boundary vegetation along the western edge of the Application Site and intervening vegetation. However, tall construction plant (i.e. cranes) would be temporarily seen above the western hedgerow and trees. Overall the magnitude of change at construction would be negligible.

At Year 1, the proposed built form within the western part of the Application Site would be just perceptible as a relatively small element on the horizon and as part of a well wooded landscape. Some of the proposed dwellings are likely to break the skyline, subject to detailed layout of the Proposed Development. The composition of the view would change almost imperceptibly with the presence of the built form limited to a very small part of the horizon. The foreground and middle ground landscape features would continue to dominate and would be unchanged with the view continuing to be characterised by the surrounding agricultural landscape and its landscape features such as the solitary tree visible in one of the more distant fields resulting in a negligible magnitude of change.

The existing vegetation along the western boundary would continue to provide screening preserving the overall character of the view strengthened by proposed tree planting, at Year 15.

Significance of Visual Effect

With a high sensitivity and negligible magnitude of change would lead, at most, to an effect of negligible significance upon this viewpoint at construction, Year 1 and Year 15.

FIGURE 11.6
Photoviews

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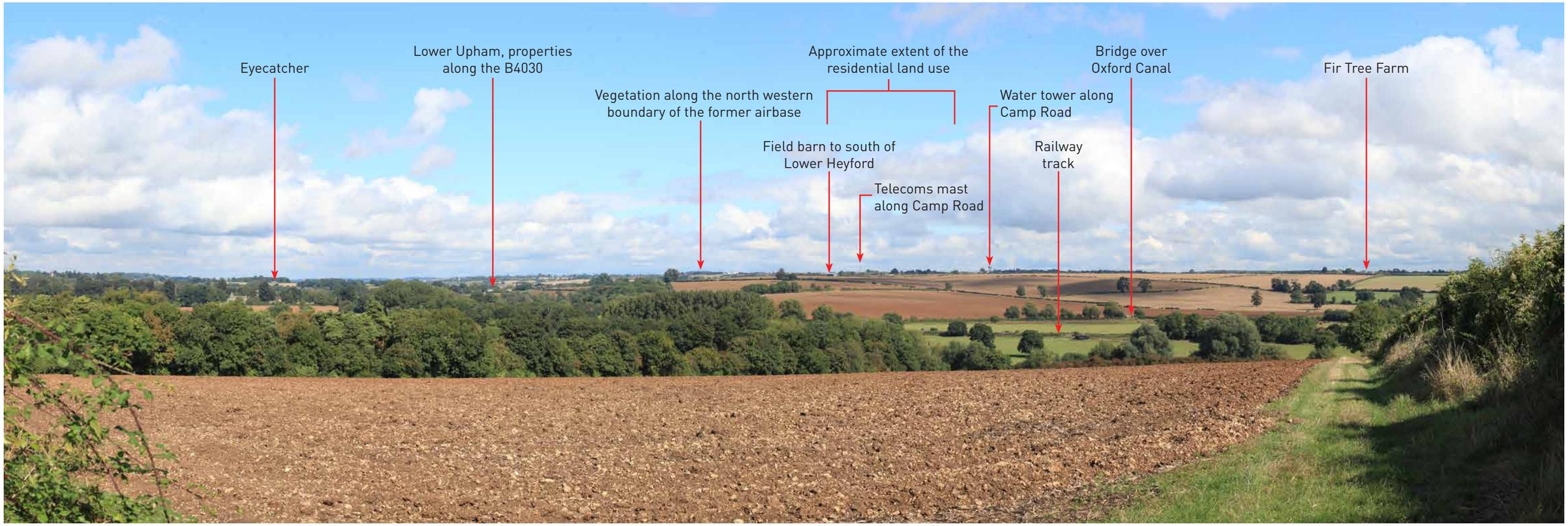
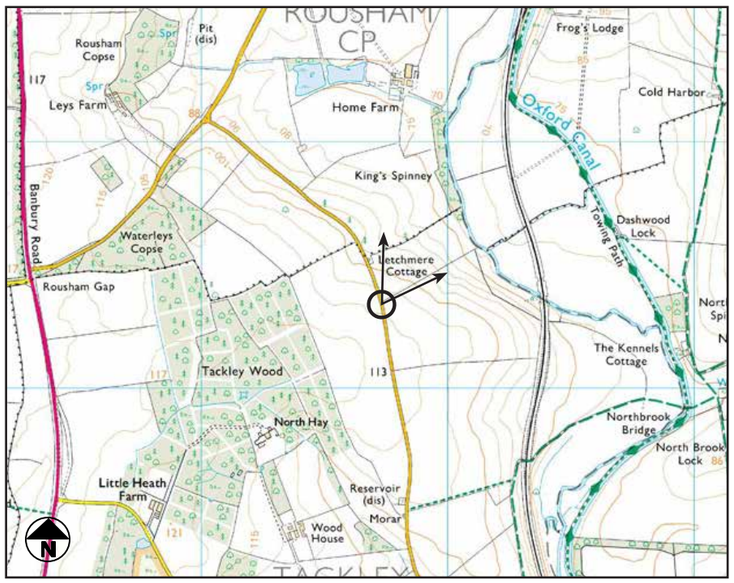


VIEWPOINT 6

Tackley Road, south of Letchmere Cottage, from grass verge near the field gate, looking northeast.



Camera make & model	- Canon EOS 5D	**Distance from site**	- 4km
Date & time of photograph	- 22/09/2016 @12:49	**Angle of view**	- 75°
OS grid reference	- 447735, 222350	**Recommended viewing distance**	- 30cm
Viewpoint height (AOD)	- 107m		

Description of Baseline View

Views from this location are framed by the roadside hedgerows with the gap in vegetation at a field gate allowing for some glimpsed views of the surrounding countryside. The view is characterised by changes in the topography and generally large scale arable fields. Tree vegetation along the field boundaries located to the north creates a perception of a well-wooded landscape, however, vegetation elsewhere is limited to hedgerows with little tree cover. Views are elevated and distant with the majority of the horizon to the east simple. Port Way marks the break of the Heyford Plateau with the more distant woodlands forming a backdrop. Some elements of built form are visible but mostly relate to isolated properties.

The view is illustrative of glimpsed and transitory views gained from this road as one travels from Tackley towards Rousham Park.

The former Air Base and Application Site is visible on the distant horizon c.4km away with the water tower and a telecommunication mast along Camp Road helping to identify its location.

Sensitivity of Visual Receptors

The value of views gained from local roads would be medium with glimpsed and framed views of the open countryside contributing to the overall visual amenity of the road users. The susceptibility to residential developments would be medium with receptors gaining views of a variety of built form as they travel along the road. This road forms an informal link between two SUSTRANS National Cycle Network (NCN) recreational routes; Tackley Road does not form part of the NCN.

Overall, the sensitivity of road receptors at this location is assessed as medium.

Predicted View at Construction, Year 1 and Year 15

The construction activities across the Application Site are unlikely to be discernible due to the distance and the intervening topography. Views on the horizon include a field barn to the south of Lower Heyford sited on an intervening ridgeline about 2.2km to the northeast of the viewpoints (about midway between the viewpoint and the Application Site). The existing derelict buildings within the Application Site are not perceptible to the naked eye although large scale structures within the former Air Base to the north of Camp Road are discernible.

Due to the distance and the complexity of the view the Proposed Development is unlikely to be easily perceptible at Year 1. The intervening higher ground and vegetation are likely to screen the majority of the proposed built form. Some of its parts could be potentially visible amongst the tree canopies where the existing built form is already present. The Proposed Development would occupy a limited part of the horizon and would be seen in the context of other infrastructure. The perception of the landscape in the middle ground and foreground would not be changed.

The proposed planting would potentially provide some additional screening and help to further assimilate the Proposed Development into this view by Year 15.

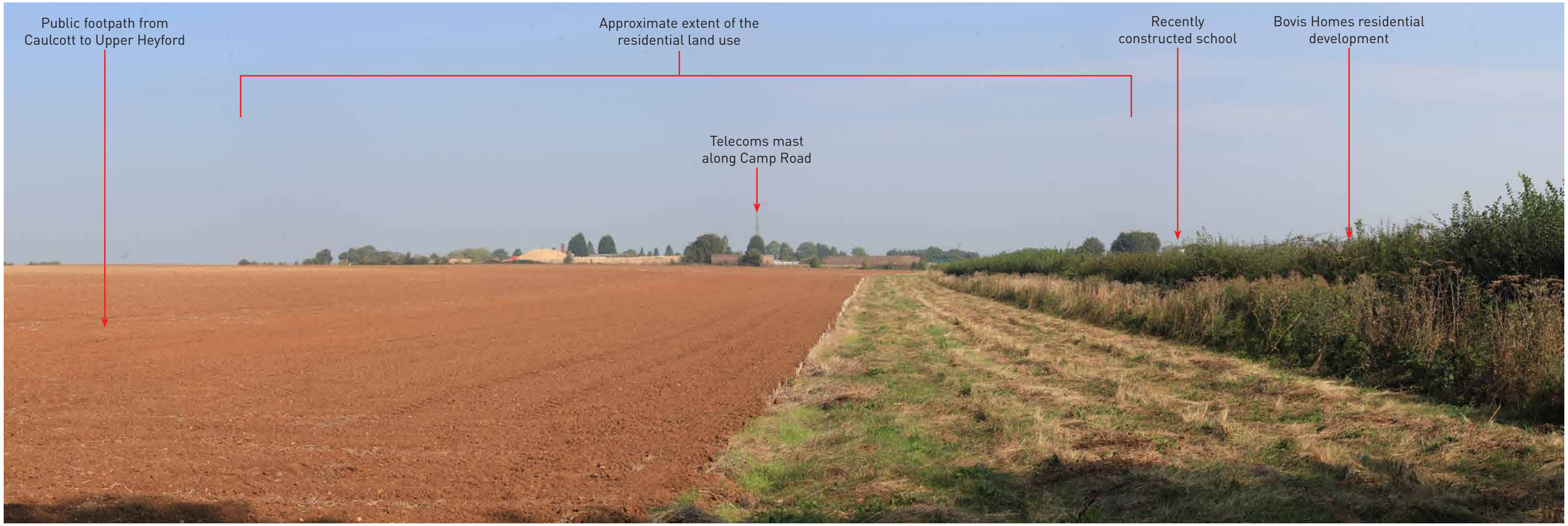
The magnitude of change at construction, Year 1 and Year 15 would be negligible.

Significance of Visual Effect

With medium sensitivity and a negligible magnitude of change, the significance of effect is therefore assessed as negligible at construction, Year 1 and Year 15.

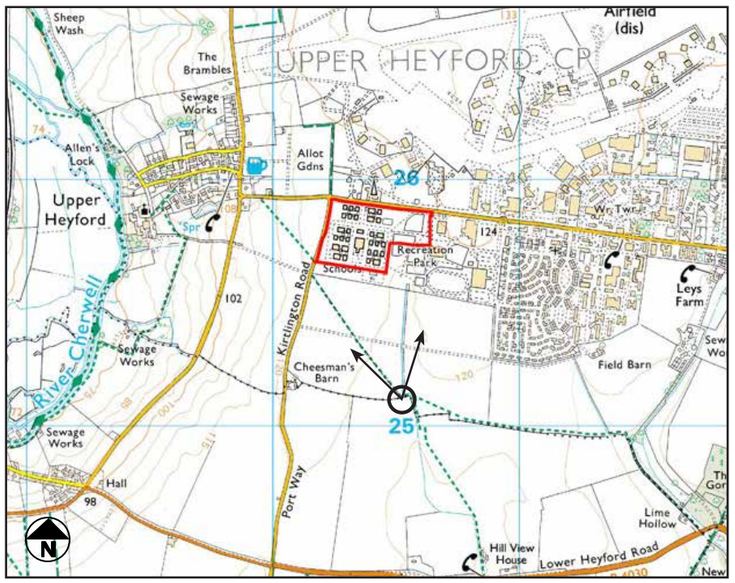
FIGURE 11.6
Photoviews

DRWG No: **D0358_11** REV: **C**
Date: 12/10/2016



VIEWPOINT 7

Public footpath 388/4/20, south of the Application Site leading from Upper Heyford to Caulcott, looking north.



Camera make & model	- Canon EOS 5D	Distance from site	- 0.4km
Date & time of photograph	- 14/09/2016 @ 10:39	Angle of view	- 75°
OS grid reference	- 450527, 225128	Recommended viewing distance	- 30cm
Viewpoint height (AOD)	- 119m		

Description of Baseline View

Receptors present at this location would gain views characterised by the combination of open countryside and the developed edge of the former Air Base. Residential properties along the southern edge of the former airbase with the school (blue building) and on-going construction (Bovis Homes) activities visible. The view is relatively static except for the construction activities and the visual amenity of receptors is influenced by the simplicity and openness of the arable field in the foreground. The field continues to the west and defines the horizon with the more distant landscape not visible due to the changes in the topography.

The view is representative of open views gained by users as they travel along this public footpath in close proximity to the site.

The Application Site is visible on the horizon and comprises much of the view to the north, including elements such as derelict structures, temporary open storage materials and the chain link boundary fence.

Sensitivity of Visual Receptors

Receptors present at this location would be the users of the public footpath as they travel between Upper Heyford and Caulcott or Middleton Stoney. The value attached to views gained from this location would be medium to low with views of the open working countryside and former Air Base. The susceptibility to residential development from this recreational footpath is high, albeit it is tempered by the context of views of existing residential development and other structures/infrastructure.

Overall, the sensitivity of the users of this public footpath is assessed as high.

Predicted View at Construction, Year 1 and Year 15

The construction activity would be seen across the majority of the Application Site replacing the existing derelict structures and infrastructure. The limited amount of vegetation along its southern boundary would allow for direct and generally unrestricted views. The southern part of the Application Site would be more sensitive, in visual terms, to any construction compound and activities being located there. The magnitude of change at construction would be low.

At Year 1 the majority of the southern part of the Proposed Development would be seen from this location. The retained vegetation would restrict views of its western part to some extent and the proposed built form would be recognised as a reworking of the existing built development. The height and mass of the Proposed Development would differ from the currently existing buildings and the composition of the view would change to a degree but would still be in keeping with similar established development to the east. Therefore, on balance, the magnitude of change at Year 1 would be medium.

Proposed tree and shrub planting along the southern boundary of the Application Site would, with time, screen and filter views of the majority of the proposed built form. It would create a strong edge to the Proposed Development helping to integrate it into the view and the wider landscape. Depending on the layout, upper parts of the Proposed Development such as rooftops, are likely to be visible amongst the proposed tree vegetation. The magnitude of change at Year 15 would be low.

Significance of Visual Effect

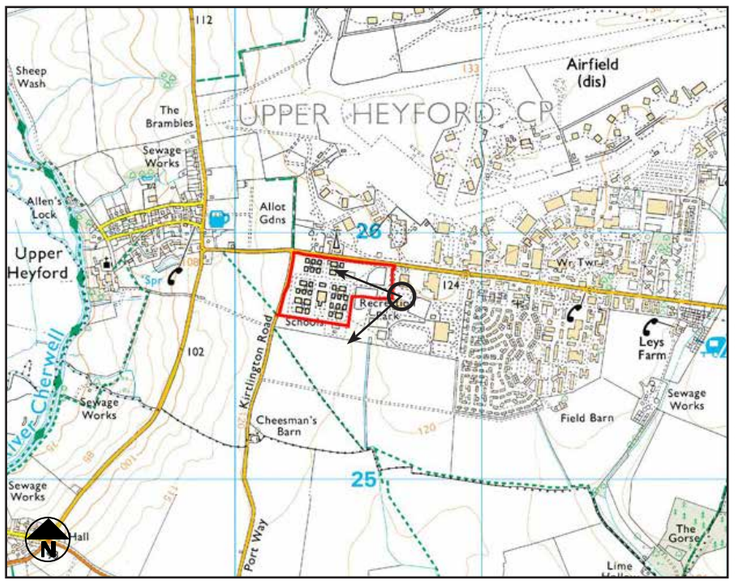
With high sensitivity and medium magnitude of change, the effect at construction and Year 1 would be of major adverse significance although this would be tempered by the existing development context. The magnitude of change would diminish as proposed tree and shrub planting matures, thus reducing the significance of visual effect to moderate adverse at Year 15.

FIGURE 11.6
Photoviews

DRWG No: **D0358_11** REV: **C**
Date: 12/10/2016

VIEWPOINT 8A

Newly constructed residential properties (Bovis Homes) to the east of the Application Site, car park near the residential properties and the school, looking west.



Camera make & model	- Canon EOS 5D	**Distance from site**	- 0.02km
Date & time of photograph	- 14/09/2016 @ 14:04	**Angle of view**	- 75°
OS grid reference	- 450650, 225747	**Recommended viewing distance**	- 30cm
Viewpoint height (AOD)	- 124m		

Description of Baseline View

Receptors present at this location would gain views characterised by the presence of residential properties within the context of on-going construction activities including vehicular movement along the adjacent roads and land parcels to the north of Camp Road. Views to the west are influenced by the derelict built form of the former American school with a short line of mature trees (to the far right of the view) located between the buildings and along Camp Road. A belt of evergreen trees encloses the former tennis courts and the foreground is formed by an open area of the former baseball pitches; these lie outside of the Application Site and would therefore not be affected by the Proposed Development. A telecommunication mast located along Camp Road can be seen to the north west.

The view is representative of views gained by residential receptors and users of the nearby school located immediately to the east of the Application Site.

The Application Site is visible in the foreground and would form the majority of the view to the west between Camp Road and the belt of evergreen trees visible in the foreground to the south west.

Sensitivity of Visual Receptors

This viewpoint has been selected to illustrate views gained by the nearby residential receptors. The value attached to the view by residential receptors in these recently occupied properties to views gained would be low, as whilst the surroundings are generally open, they are of an underused and derelict site presently used for temporary open storage associated with the ongoing development of Heyford Park. Their susceptibility to change is, however, high.

Overall, the sensitivity of the residential receptors is taken as medium.

Predicted View at Construction, Year 1 and Year 15

During construction, the Application Site boundary would be secured by solid hoarding to screen neighbouring land uses from ground level views, noise and dust, and therefore views would be restricted to those from upper floors of the recently built dwellings.

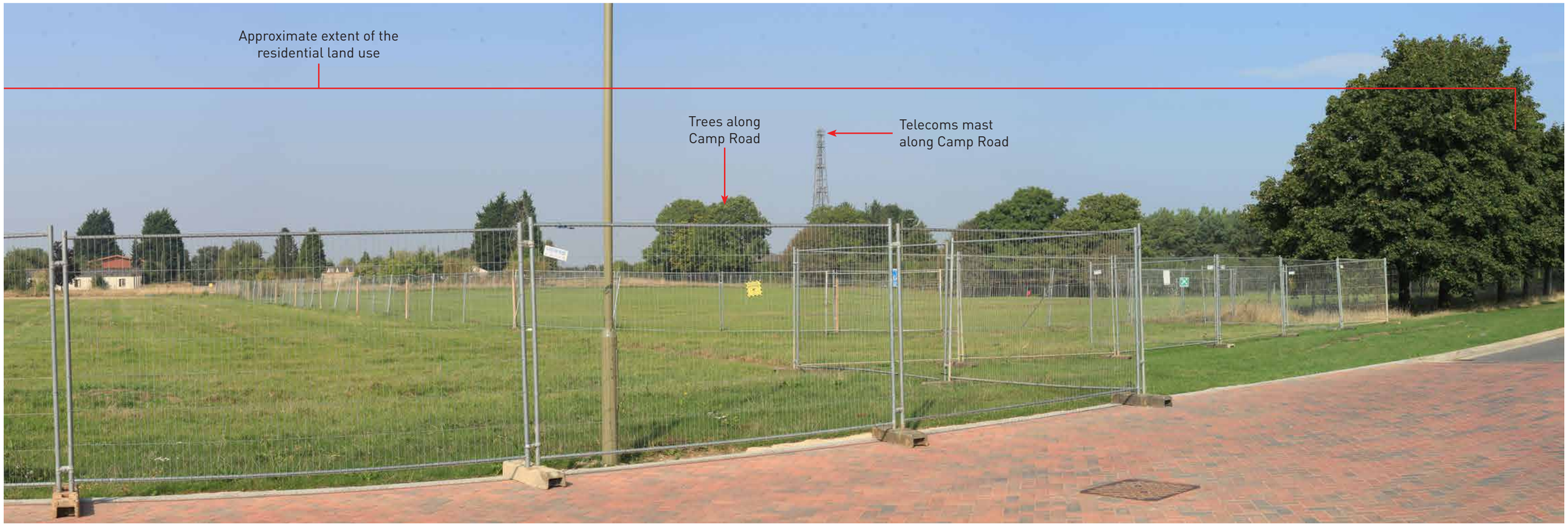
In turn, the retention of existing trees west of Izzard Road immediately to the south of Camp Road would filter and screen construction activities in the northeast corner of the Application Site. Views toward open space immediately to the west of the new school would be retained, and evergreen trees within the land surrounding the former tennis courts would not be affected by the proposed development. The magnitude of change would be neutral.

The Proposed Development would change the current outlook from a derelict site to a modern high quality residential development at Year 1. Izzard Road and its limited tree vegetation would be the only elements which separate the residential receptors from the north eastern section of the Application Site; proposed development to the southwest would be separated from the receptor by open space associated with the school. Views would be direct and open. The proposed built form would be taller than that currently contained within the view (but equal to the receptor), but this would be offset against the positive change from a derelict site to a well designed residential area benefitting from a comprehensive Green Infrastructure Stratgey with green corridors. Therefore, on balance, the magnitude of change would be neutral at Year 1.

The line of existing trees along the western side of Izzard Road would be retained and the line extended southward to reinforce the landscape structure of the Application Site, filtering views toward the new development. The principal access routes into and within the proposed development would be set within green corridors characterised by tree and shrub planting to subdivide the built form and to control and screen views into and within the Application Site. As planting along boundaries and within the green corridors matures, then the magnitude of effect at Year 15 would high positive set within a maturing landscape.

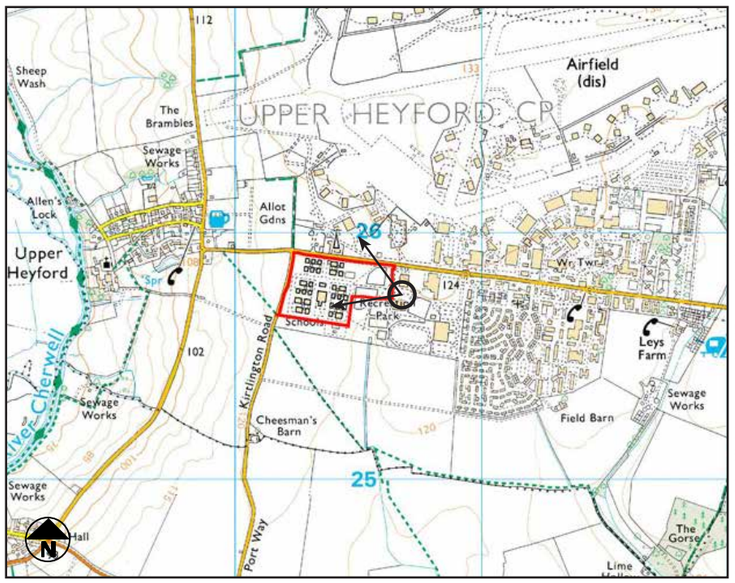
FIGURE 11.6
Photoviews

DRWG No: **D0358_11** REV: **C**
Date: 12/10/2016



VIEWPOINT 8B

Newly constructed residential properties to the east of the Application Site, car park near the residential properties and the school, looking west.



Camera make & model	- Canon EOS 5D	Distance from site	- 0.02km
Date & time of photograph	- 14/09/2016 @ 14:04	Angle of view	- 75°
OS grid reference	- 450650, 225747	Recommended viewing distance	- 30cm
Viewpoint height (AOD)	- 124m		

Significance of Visual Effect

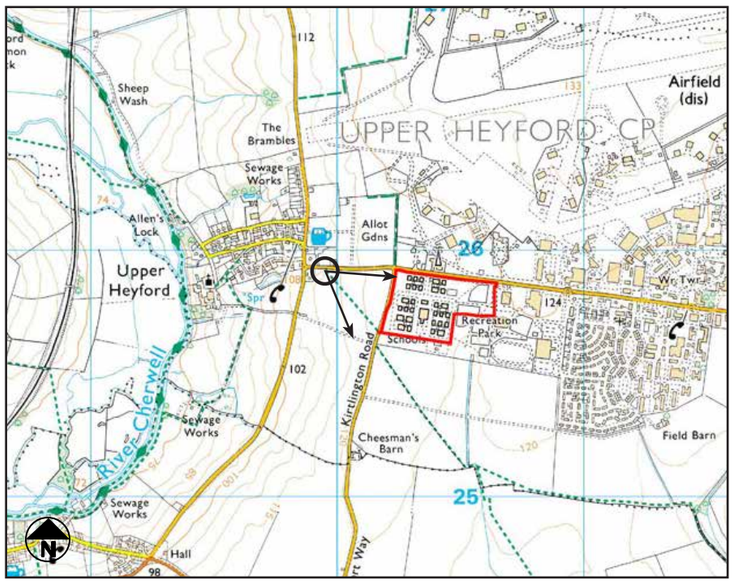
With a medium sensitivity and neutral magnitude of change, a neutral significance of effect would occur at construction and Year 1. At Year 15 there would be a beneficial effect being of a high quality designed townscape.

FIGURE 11.6
Photoviews

DRWG No: **D0358_11** REV: **C**
Date: 12/10/2016

VIEWPOINT 9

Public footpath 388/4/10 east of Upper Heyford, at the start of the public footpath near the bus stop on Camp Road, looking southeast.



Camera make & model	- Canon EOS 5D	Distance from site	- 0.3km
Date & time of photograph	- 22/09/2016 @ 13:03	Angle of view	- 75°
OS grid reference	- 449953, 225913	Recommended viewing distance	- 30cm
Viewpoint height (AOD)	- 114m		

Description of Baseline View

Receptors present at this location would gain views of the open countryside surrounding Upper Heyford. The available view differs from the one gained from within the settlement where the roadside vegetation and built form restrict outward views. Tree vegetation and the boundary hedgerow of the Application Site forms the horizon.

The view is representative of those gained by users of this public footpath as they travel from Upper Heyford towards Kirtlington Road at the southwest corner of the former Air Base.

The Application Site is visible on the higher ground and the existing derelict buildings are screened by the hedgerow and mature trees along Kirtlington Road.

Sensitivity of Visual Receptors

Receptors present at this location would be the users of this public footpath. The value attached to the views gained from this location would be medium with the location offering first views of the apparent open countryside as one leaves the built form of Upper Heyford in the context of Camp Road/Somerton Road. There are limited opportunities to see built form except properties on the edge of Upper Heyford. The susceptibility to residential development would be high.

Overall, the sensitivity of the users of this public footpath is assessed as high.

Predicted View at Construction, Year 1 and Year 15

Construction activity would be generally screened by vegetation flanking Kirtlington Road. Some taller elements such as cranes and scaffolding may be potentially visible above the hedgerow line and amongst the tree vegetation. Due to the close proximity such elements would be clearly visible. Vehicular movement is unlikely to be easily perceptible and other ancillary facilities associated with the construction phase would be screened, leading to a low magnitude of change to the view at construction.

At Year 1, considering the height of the trees along the western boundary of the Application Site, the upper floor and roof line of the Proposed Development would be clearly seen above the horizon. Some of its parts would be seen against the sky and would change the composition of the view from perceived open countryside to a landscape containing residential dwellings. Upper elevations and rooftops would form a potentially strong line in the landscape, subject to the detailed layout of the Proposed Development, giving a high magnitude of change.

The vegetation retained along the western boundary of the Application Site would be enhanced with hedgerow and tree planting and management and would continue to provide screening to the lower parts of the Proposed Development at Year 15. The level of visibility of the upper storeys and rooftops would soften slightly by Year 15 and therefore the magnitude of change would reduce to medium.

Significance of Visual Effect

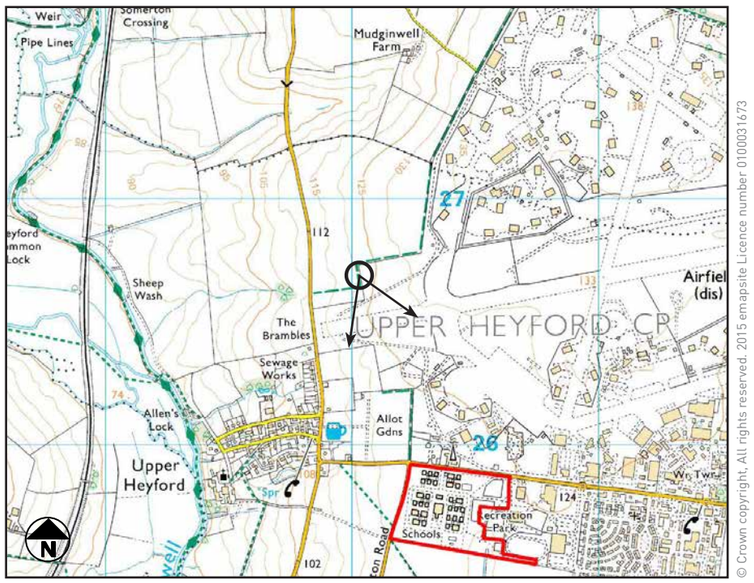
With a high sensitivity and low magnitude of change, the effect would be moderate at construction. At Years 1 and 15, with a high sensitivity and high or medium magnitude of change the effect would be of major adverse significance.

FIGURE 11.6
Photoviews

DRWG No: **D0358_11** REV: **C**
Date: 12/10/2016

VIEWPOINT 10

Public bridleway 388/1/10, Upper Heyford north of former Air Base runway, looking south



Camera make & model	- Canon EOS 5D	Distance from site	- 0.8km
Date & time of photograph	- 30/06/2016 @ 11:58	Angle of view	- 75°
OS grid reference	- 450039, 226666	Recommended viewing distance	- 30cm
Viewpoint height (AOD)	- 121m		

Description of Baseline View

Views are gained through, and dominated by, the razor wire-topped chain link security fence surrounding the flying field area of the former Air Base to the north of Camp Road. Higher land within the foreground is occupied by grass aprons of the former runway, beyond which, the land slopes away to the south. A few infrastructure elements of the former Air Base to the south of the runway punctuate the horizon, but vegetation along Camp Road, including trees along the northern boundary of the Application Site, is hidden from view.

Sensitivity of Visual Receptors

The view is characterised by the former flying field and associated infrastructure including street lighting and signage seen on the horizon. The value of the view is considered to be low. The susceptibility of bridleway users to development of the type proposed is high.

The overall sensitivity of bridleway users is assessed as high.

Predicted View at Construction, Year 1 and Year 15

The Application Site would not be visible by pedestrians and is unlikely to be readily visible to mounted riders at construction, Year 1 or Year 15. The magnitude of change is therefore assessed as no change.

Significance of Visual Effect

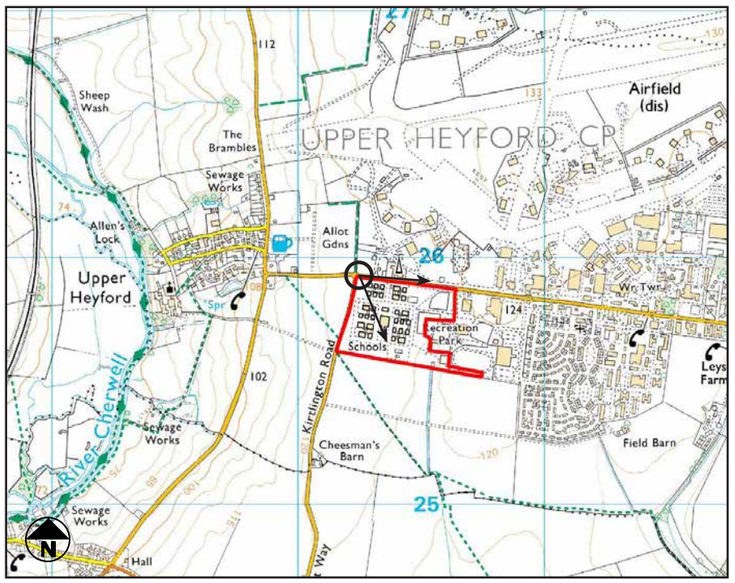
For this viewpoint, there would be no change arising from implementation of the proposed development, leading to a negligible (no change) significance of effect.

FIGURE 11.6
Photoviews

DRWG No: **D0358_11** REV: **C**
Date: 12/10/2016

VIEWPOINT 11

View obtained from footway adjacent to Camp Road at the northwest corner of the Application Site, looking southeast.



Camera make & model	- Canon EOS 5D	Distance from site	- 0.5m
Date & time of photograph	- 30/06/2016 @ 11:32	Angle of view	- 75°
OS grid reference	- 450253, 225915	Recommended viewing distance	- 30cm
Viewpoint height (AOD)	- 125m		

Description of Baseline View

Views are gained through, and dominated by, the barbed wire-topped chain link security fence surrounding the former Air Base, as the viewer passes a defunct heavy duty steel pedestrian security gate.

Notwithstanding the chain-link security fence, the Application Site is openly visible. It is characterised by the derelict buildings of the former school and portrays underused land covered by rank grasses and weeds, with ad hoc open storage uses associated with construction activities elsewhere within the former Air Base evident. Frequent traffic movements along Camp Road (behind the receptor) are also notable. Planned and self-set trees and shrubs punctuate the view, including roadside hedges and tree planting along Camp Road and the hedgerow separating the Application Site from Kirtlington Road to the west (right).

Sensitivity of Visual Receptors

Receptors present in this location would be residents, workers or visitors to Heyford Park. The value attached to the view is low, being of an undistinguished brownfield site. The susceptibility of road and footway users to development of the type proposed is medium set within the context of the former Air Base and ongoing developments within Heyford Park.

The overall sensitivity of the footway users is therefore assessed as medium.

Predicted View at Construction, Year 1 and Year 15

During construction, the Application Site boundary would be secured by solid hoarding to screen neighbouring land uses from ground level views, noise and dust, and therefore no views would be gained into the site from this location. The majority of existing trees and hedgerows adjacent to Camp Road and Kirtlington Road would be retained. The magnitude of change would be neutral with hoarding replacing the unsightly and oppressive barbed wire and chain-link fence.

At Year 1, the Proposed Development would change the current outlook from a derelict site to a modern high quality residential development. Two new vehicular and one non-vehicular access points would be created from Camp Road into the proposed development crossing the footway, although the footway would become part of an integrated network of routes through the Application Site. The Proposed Development would create a defined edge and structure to the Application Site. Views would be direct and open, and would be improved by the removal of the chain-link security fence. The proposed built form would be taller than that currently contained within the view (but equal to the receptor), but this would be offset against the positive change from a derelict site to a well designed residential area benefitting from a comprehensive Green Infrastructure Stratgey with green corridors. Therefore, on balance, the magnitude of change would be neutral at Year 1..

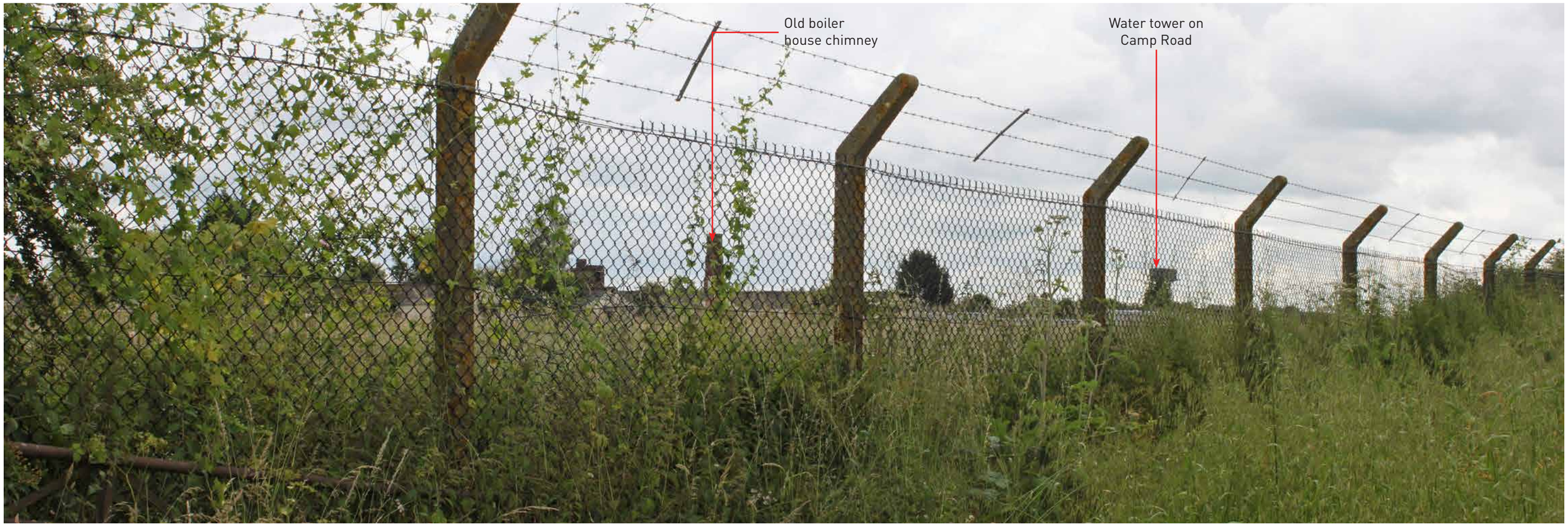
Some of the existing trees along the northern site boundary would be retained; these and existing retained hedgerows would be supplemented with additional tree and shrub planting and subject to enhanced management. The principal access routes into and within the proposed development would be set within green corridors characterised by tree and shrub planting to subdivide and soften the built form and to control and screen views into and within the Application Site. As planting along boundaries and within the green corridors develops, then the magnitude of effect at Year 15 would be high positive being of an established, maturing townscape.

Significance of Visual Effect

With a medium sensitivity and neutral magnitude of change, the construction effect would be neutral at construction and Year 1. The proposed development would transform to a high positive magnitude of change at Year 15 giving a major beneficial significance of effect.

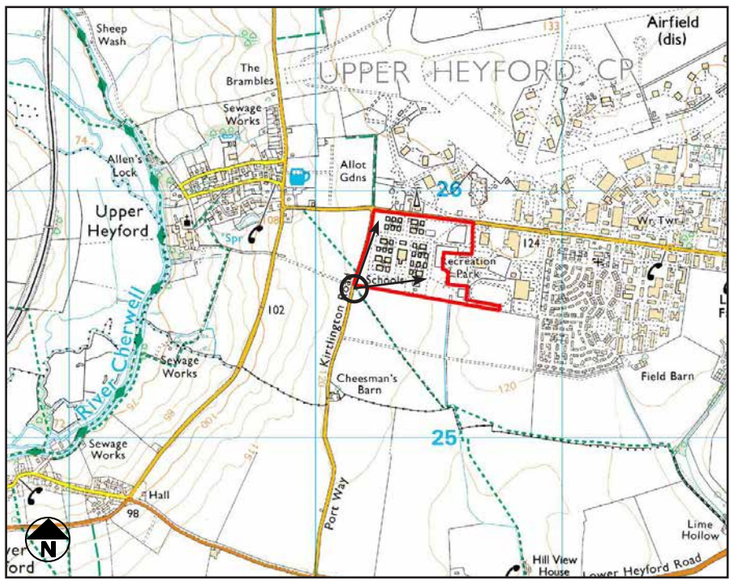
FIGURE 11.6
Photoviews

DRWG No: **D0358_11** REV: **C**
Date: 12/10/2016



VIEWPOINT 12

From Footpath 388/4/201 adjacent to Kirtlington Road, looking northeast.



Camera make & model	- Canon EOS 5D	Distance from site	- 2.5m
Date & time of photograph	- 30/06/2016 @ 12.18	Angle of view	- 75°
OS grid reference	- 450163, 225613	Recommended viewing distance	- 30cm
Viewpoint height (AOD)	- 121m		

Description of Baseline View

Views are gained through, and dominated by, the barbed-wire topped chain link security fence surrounding the former Air Base, along the southern boundary of the Application Site. Land within the Application Site rises gently.

The Application Site is openly visible through the mesh of the fence, toward the derelict buildings of the former school and associated infrastructure and street furniture.

Sensitivity of Visual Receptors

The view is characterised by the former Air Base and associated infrastructure. The value of the view is considered to be low, due to the existing development context and proximity to security fencing in particular. However, as a rural recreational route, the susceptibility of footpath users to development of the type proposed is high.

The overall sensitivity of footpath users is therefore assessed as high.

Predicted View at Construction, Year 1 and Year 15

During construction, the Application Site boundary would be secured by solid hoarding to screen neighbouring land uses from ground level views, noise and dust, and therefore no views would be gained into the site from this location. The existing hedgerow adjacent to Kirtlington Road would be retained. The magnitude of change would be neutral with hoarding replacing the unsightly and oppressive barbed wire and chain-link fence.

At Year 1, the Proposed Development would change the current outlook from a derelict site to a modern high quality residential development, separated from the receptor by an immature landscaped buffer with trees and shrubs. The Proposed Development would create a defined edge and structure to the Application Site. Views would be direct and open, and would be improved by the removal of the chain-link security fence. The proposed built form would be taller than that currently contained within the view (but equal to the receptor), but this would be offset against the positive change from a derelict site to a well designed residential area benefitting from a comprehensive Green Infrastructure Stratgey with green corridors. Therefore, on balance, the magnitude of change would be neutral at Year 1.

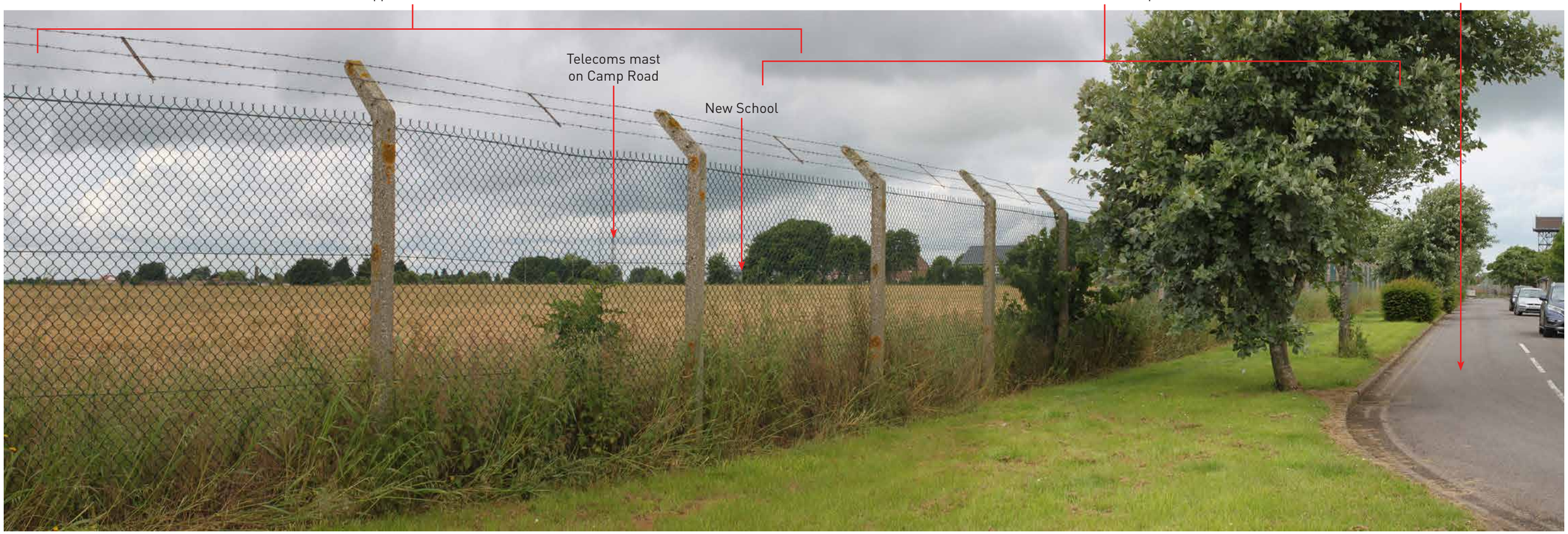
Some of the existing trees along the western site boundary would be retained; these and existing retained hedgerow along Kirtlington Road would be supplemented with additional tree and shrub planting and the whole subject to enhanced management. The principal access routes into and within the proposed development would be set within green corridors characterised by tree and shrub planting to subdivide the built form and to control and screen views into and within the Application Site. As planting along boundaries and within the green corridors develops, then the magnitude of effect at Year 15 would be high positive, being of an established, maturing townscape.

Significance of Visual Effect

With a high sensitivity and neutral magnitude of change, the effect during construction and at Year 1 would be neutral. The proposed development would transform to a high positive magnitude of change at Year 15 giving a major beneficial significance of effect.

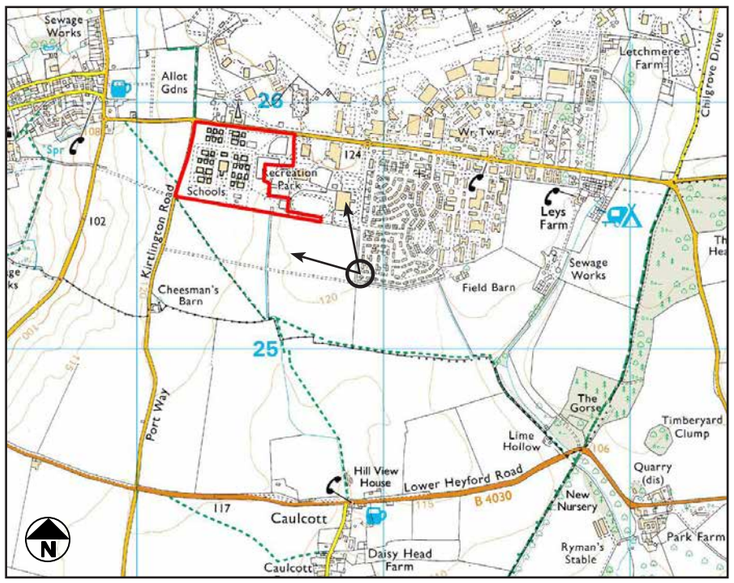
FIGURE 11.6
Photoviews

DRWG No: **D0358_11** REV: **C**
Date: 12/10/2016



VIEWPOINT 13

View representative of residential and road user views from the former airmen's quarters off Tait Drive, Heyford Park, looking west.



Camera make & model	- Canon EOS 5D	**Distance from site**	- 0.3km
Date & time of photograph	- 30/06/2016 @ 11:02	**Angle of view**	- 75°
OS grid reference	- 450900, 225306	**Recommended viewing distance**	- 30cm
Viewpoint height (AOD)	- 122m		

Description of Baseline View

Views are gained through, and dominated by, the barbed-wire topped chain link security fence surrounding the former Air Base, along the western boundary of the airmen's quarters.

The Application Site occupies the left hand (western) portion of the view, with oblique views gained through the mesh of the fence, toward the derelict buildings of the former school and associated infrastructure, street furniture and tree and shrub planting. The right hand (northern) portion of the view is occupied by recent and ongoing residential development (Bovis Homes) and the school. An arable field occupies the intervening ground.

Sensitivity of Visual Receptors

The view is characterized by the agricultural land seen against a backdrop of new and derelict development, within the context of the former Air Base as seen through the distracting security fencing. The value of the view is considered to be medium. The susceptibility of residents to development is generally considered to be high, albeit that the oblique view is from like-development, with similar residential and associated urban development (the new school) already present in the view.

Nonetheless, the overall sensitivity of residents is assessed as high.

Predicted View at Construction, Year 1 and Year 15

Construction activity and plant would be visible between the existing trees and within the southern part of the site (as evidenced by the excavator to the left of the view), although ground level activities would be screened by solid hoarding that would be established around the perimeter of the construction site. Taller elements of plant and equipment (i.e. cranes and scaffolding) would be visible in part above the hoarding. The magnitude of change at construction would be low.

At Year 1, new two-storey dwellings would be visible toward the southern and southeast boundary of the site, and intermittently toward the eastern part of the Application Site, partly screened by retained vegetation within and behind the school land. Such development would be seen in the context of existing residential development, through the foreground security fence. The magnitude of change at Year 1 is assessed as low.

Proposed tree and shrub planting along the southern boundary, and within the Proposed Development would be established by Year 15 and would soften and filter views of the new houses. There may be some limited visibility of the upper floor and roofs of the new houses, above the intervening vegetation layers though most of the structures would be hidden from view. The magnitude of change at Year 15 is therefore assessed as negligible as the proposed tree planting matures.

Significance of Visual Effect

With a high sensitivity and low magnitude of change at construction and Year 1, the significance of effect would be moderate but not significant. As the proposed planting matures at Year 15 it would reduce the magnitude of change to negligible, resulting in a minor significance of effect.

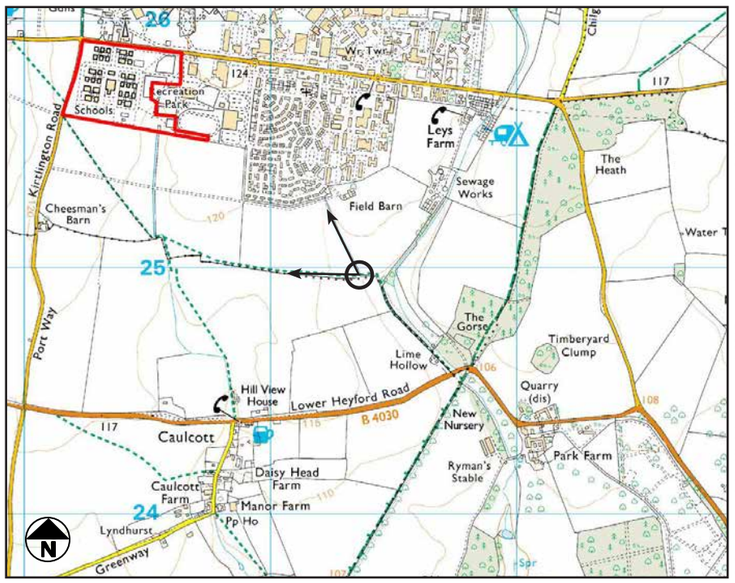
FIGURE 11.6
Photoviews

DRWG No: **D0358_11** REV: **C**

Date: 12/10/2016

VIEWPOINT 14

Public footpath 388/4/40, south of former Air Base, northwest of Lime Hollow, looking northwest.



Camera make & model	- Canon EOS 5D	Distance from site	- 0.8km
Date & time of photograph	- 30/06/2016 @ 10:40	Angle of view	- 75°
OS grid reference	- 451364, 224965	Recommended viewing distance	- 30cm
Viewpoint height (AOD)	- 112m		

Description of Baseline View

Views are gained across arable farmland toward the bungalows of the former airmen's quarters in Heyford Park, which together with the water tower on camp road mark the former Air Base. Views to the northeast are controlled by a strong north-south hedgerow, with Field Barn Farm visible above it. The convex landform of land to the northeast controls views and so the new residential development (Bovis Homes), new school and the Application Site (towards the left/west of the view) are not visible.

Sensitivity of Visual Receptors

The view is characterised by rolling agricultural land bounded by hedgerows with low level built form in the distance, which is an evident but not dominant feature. Receptors likely to be present in this location are users of this public footpath. The value attached to this particular view would be medium, being a not unattractive farmed landscape outside of any statutory or non-statutory landscape designation and small settlements. The susceptibility to residential development is considered to be high.

The view is representative of views gained along this public footpath. The overall sensitivity of users of this footpath is therefore assessed as high.

Predicted View at Construction, Year 1 and Year 15

There would be no change to this view arising from the Proposed development during construction or operation.

Significance of Visual Effect

With a high sensitivity but no change, there would be a negligible (no change) significance of effect.

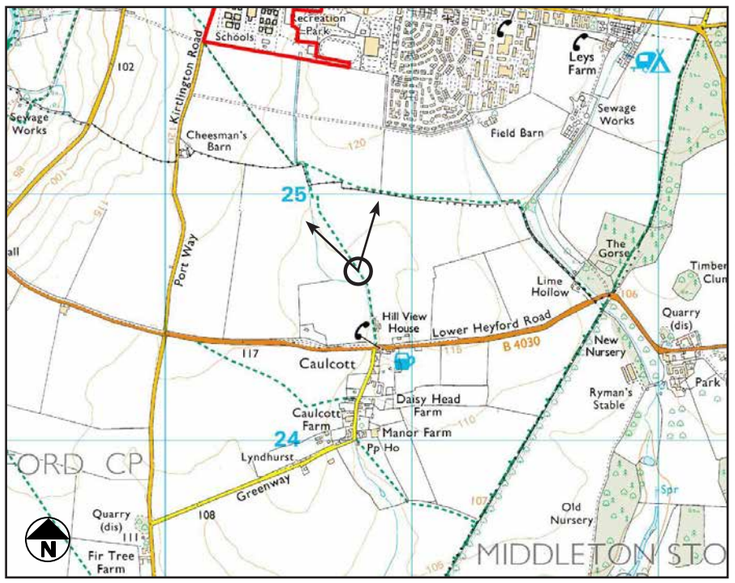
FIGURE 11.6
Photoviews

DRWG No: **D0358_11** REV: **C**

Date: 12/10/2016

VIEWPOINT 15

Public footpath 289/4/10 north of Caulcott, looking northwest.



Camera make & model	- Canon EOS 5D	Distance from site	- 0.8km
Date & time of photograph	- 30/06/2016 @ 10:16	Angle of view	- 75°
OS grid reference	- 450789, 224692	Recommended viewing distance	- 30cm
Viewpoint height (AOD)	- 114m		

Description of Baseline View

Views are gained across arable farmland toward the former Air Base, with the water tower and roof line of the former airmen's bungalows occupying the right (eastern) half of the view. The roofs of two-storey houses within the Bovis Homes development and the new school are just discernible above the intervening hedgerow; the Application Site occupies the left (western) third of the view and can be located with reference to the telecommunications mast on Camp Road which punctuates the horizon to the west. The rising, gently convex landform combines with the intervening hedgerow to the north to restrict views, although the old boilerhouse chimney and an excavator within the Application Site are just discernible.

Sensitivity of Visual Receptors

The view is characterised by rolling agricultural land bounded by hedgerows with built form in the distance, which is an evident but not dominant feature. Receptors likely to be present in this location are users of this public footpath. The value attached to this particular view would be medium, being a not unattractive farmed landscape outside of any statutory or non-statutory landscape designation and small settlements. The susceptibility of recreational footpaths to residential development is considered to be high, albeit that this is tempered by the existing development context.

The view is representative of views gained along this public footpath. The overall sensitivity of users of this footpath is therefore assessed as high.

Predicted View at Construction, Year 1 and Year 15

Construction activity and plant would be visible between the existing trees and within the southern part of the site (as evidenced by the excavator to the left of the view), although ground level activities would be screened by solid hoarding that would be established around the perimeter of the construction site. Taller elements of plant and equipment (i.e. cranes and scaffolding) would be visible in part above the hoarding. The magnitude of change at construction would be low.

The Proposed Development at Year 1 would be discernible to the left (west) of the view with the roofline of the two storey dwellings just breaking the skyline, similar to but more evident than the Bovis Homes properties to the right (east). At Year 15, proposed planting along the southern boundary of, and along green corridors within the Application Site, will be established and maturing thus softening and filtering views into the site from the south. The magnitude of change is therefore assessed as medium at Year 1, softening and reducing to low over time at Year 15 as the proposed tree planting matures.

Significance of Visual Effect

With a high sensitivity and low magnitude of change, the effect at construction would be minor, set within the context of existing development. With a high sensitivity and medium magnitude of change set within the context of existing developments, the effect would be moderate at Year 1, reducing to minor at Year 15.

FIGURE 11.6
Photoviews

DRWG No: **D0358_11** REV: **C**
Date: 12/10/2016