

FIGURE 9.7
PHOTOGRAPH PANELS

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Predominately 2 storey development fronting Charlotte Avenue

Charlotte Avenue

Woodland along southern boundary of western site parcel

Western site parcel

Representative Viewpoint 1 - View from Charlotte Avenue (between the Development Site Western and Eastern Parcels) - Left View

From Charlotte Avenue (between the Development Site Western and Eastern Parcels) there are relatively open, short distance views across the Western Parcel where it adjoins the road corridor. Views are filtered by a relatively low hedge along the boundary, however, there are views over the hedge and through the existing field gate. Views across the Eastern Parcel are more heavily filtered, with a narrow band of green space / planting between the road and the Site. At completion, the scale of effect would be **Medium**. The Development will be a prominent feature along the road corridor, visible over and above the existing hedgerow, and will alter existing views of arable fields. However, the Development will be partially screened by retained and enhance boundary vegetation and will be consistent with the existing urban context / views of housing.

In the long term, the scale of effect would remain **Medium**. While the proposed planting would be beneficial, helping integrate the Development into the landscape and providing additional screening, the effects would not be discernibly different.

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 Figure 9.7: Representative Viewpoints

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Woodland along southern boundary of western site parcel

Western site parcel

Tree belt within western site parcel

Charlotte Avenue

Houses along Braeburn Avenue



Representative Viewpoint 1 - View from Charlotte Avenue (between the Development Site Western and Eastern Parcels) - Centre View

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Houses along Haricot Vale Road

Eastern site parcel

Church of St Laurence



Representative Viewpoint 1 - View from Charlotte Avenue (between the Development Site Western and Eastern Parcels) - Right View

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Representative Viewpoint 2 - View from B4100 Banbury Road / St Laurence Church

From the B4100 there are relatively open, short distance views across the Eastern Parcel where it adjoins the road corridor. Views are filtered by a relatively low hedge along the boundary, however, there are views over the hedge and through gaps. Tree planting along the access road to Home Farm also filters views. The Western Parcel is not generally visible, screened by intervening vegetation and housing along Charlotte Avenue / Braeburn Road.

From the publicly accessible St Laurence Church yard itself, views of the Eastern Parcel are limited to the relatively narrow entrance way to the Church, between the pedestrian gate and main church door. From this location, views are similar to that experienced along the B4100.

At completion, the scale of effect would be **Small**. The Development will be visible at short-distance, and will alter existing views of arable fields. However, the Development will be partially screened by retained and enhanced boundary vegetation, and the proposed green infrastructure within the north-eastern extents of the Eastern Parcel will also provide a degree of screening and separation.

In the long term, the scale of effect would remain **Small**. While the proposed planting would be beneficial, helping integrate the Development into the landscape and providing additional screening, the effects would not be discernibly different.

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Representative Viewpoint 3 - View from Wintergreen Fields

To the rear of Charlotte Avenue runs the private drive Wintergreen Fields, with circa 10 properties fronting / backing onto the Eastern Parcel. Views are filtered by a relatively low hedge along the boundary, however, there are open views over the hedge from street level / ground floor windows and there are likely to be open views from first floor views. St Laurence Church is a visible landmark beyond the Eastern Parcel, along with vehicles on the B4100.

At completion, the scale of effect would be **Large**. The Development will be visible at short-distance and will alter existing views of arable fields and will disrupt view of St Laurence Church. While the retained and enhance boundary vegetation will provide some softening, views will remain relatively open.

In the long term, the scale of effect would remain **Large**. While the proposed planting would be beneficial, helping integrate the Development into the landscape and providing additional screening, the effects would not be discernibly different.

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Representative Viewpoint 4 - View from Haricot Vale Road

From Haricot Vale Road there is a row of circa 8 properties fronting onto the Eastern Parcel. Views are filtered by a relatively high hedge along the boundary, however there are likely to be more open views from first floor views. St Laurence Church is not generally visible, screened by intervening trees around Caversfield House.

At completion, the scale of effect would be **Medium**. The Development will be visible at short-distance and will alter existing views of arable fields. However, the Development will be partially screened by retained and enhance boundary vegetation.

In the long term, the scale of effect would remain **Medium**. While the proposed planting would be beneficial, helping integrate the Development into the landscape and providing additional screening, the effects would not be discernibly different.

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Representative Viewpoint 5 - View from Charlotte Avenue (south of Development Site)

From Charlotte Avenue (to south of the Development Site) views of the Western Parcel are largely screened by a belt of mature trees along the south-eastern boundary. Views across the Eastern Site Parcel are generally screened by intervening housing fronting onto Charlotte Avenue.

At completion the scale of effect would be **Small**. The Development will not be a prominent feature in view; will be largely screened by retained / enhanced boundary vegetation and intervening housing; and will be consistent with the existing urban context / views of housing.

In the long term, the scale of effect would remain **Small**. While the proposed planting would be beneficial, helping integrate the Development into the landscape and providing additional screening, the effects would not be discernibly different.

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Representative Viewpoint 6 - View from Braeburn Avenue

View from Braeburn Avenue views of the Western Parcel are largely screened by existing vegetation along the northern Site boundary, however, there are views across the Site – and to the woodland along the southern edge of the Site – where the boundary vegetation is lower / breaks exist. There are likely to be more open views into / across the Western Site Parcel from first floor windows that front onto the Western Site Parcel.

There are generally no views of the Western Site Parcel from beyond Braeburn Avenue, with the housing fronting Braeburn interrupting views. The Eastern Site Parcel is not generally visible from Braeburn Avenue due to intervening housing and vegetation.

At completion, the scale of effect would be **Small**. The Development will be visible at short-distance, and will alter existing views of arable fields. However, the Development will not be a prominent feature in view; will be largely screened by retained / enhanced boundary vegetation and intervening housing; and will be consistent with the existing urban context / views of housing.

In the long term, the scale of effect would remain **Small**. While the proposed planting would be beneficial, helping integrate the Development into the landscape and providing additional screening, the effects would not be discernibly different.

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Representative Viewpoint 7 - View from PRow 148/7

From PRow 148/7 views of much of the Western Parcel are partially screened by existing vegetation with and around the Development Site, however, there are short distance, open views across the western end of the Western Parcel where is no existing boundary feature.

At completion, the scale of effect would be **Large**. The Development will be visible at relatively short distance; will alter existing views of arable fields; and will have the effect of extending the existing settlement area further north-west, out in the existing countryside. While the proposed green infrastructure along the north-western site boundary will provide a degree of integration and screening, views will remain relatively open.

In the long term, the scale of effect would reduce to **Medium**. The maturation of the proposed planting would be beneficial, helping integrate the Development into the landscape and providing additional screening.

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Representative Viewpoint 8 - View from B4100 Banbury Road / junction with Charlotte Avenue

From A4421, around the junction with Charlotte Avenue, views of the Western Parcel are generally screened by intervening built form. There are mid-distance views of the Eastern Parcel from a relatively short stretch of the A4421 between the junction with Charlotte Avenue and Home Farm, however, views are filtered by the hedgerow along the road side and the mature planting along the eastern boundary.

At completion, the scale of effect would be **Small-negligible**. The Development will be visible in the distance, but will largely be screened; not a prominent feature in view; and seen in the context of existing housing.

In the long term, the scale of effect would remain **Small-negligible**. While the proposed planting would be beneficial, helping integrate the Development into the landscape and providing additional screening, the effects would not be discernibly different.

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Representative Viewpoint 9 - View from Fringford Road / Aunt Ems Lane

From Caversfield residential area to the east of Site, around the junction of Fringford Road and Aunt Ems Lane, views of the Eastern and Western Parcels are screened by intervening vegetation.

At completion, the scale of effect would be **Negligible**. The Development will not generally be visible. If there are glimpsed views, the Development will be indiscernible within the landscape.

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Representative Viewpoint 10 - View from Bainton Road

From Bainton Road views of much of the Western Parcel are partially screened by existing vegetation with and around the Development Site, however, there are mid-distance, open views across the western end of the Western Parcel where is no existing boundary feature.

At completion, the scale of effect would be **Medium-small**. The Development will alter existing views of arable fields and will have the effect of extending the existing settlement area further north-west, out in the existing countryside. While the proposed green infrastructure along the north-western site boundary will provide a degree of integration and screening, views will remain relatively open. However, at this distance, the Development will be less prominent in views and seen in the context of the existing settlement area.

In the long term, the scale of effect would reduce to **Small**. The maturation of the proposed planting would be beneficial, helping integrate the Development into the landscape and providing additional screening.

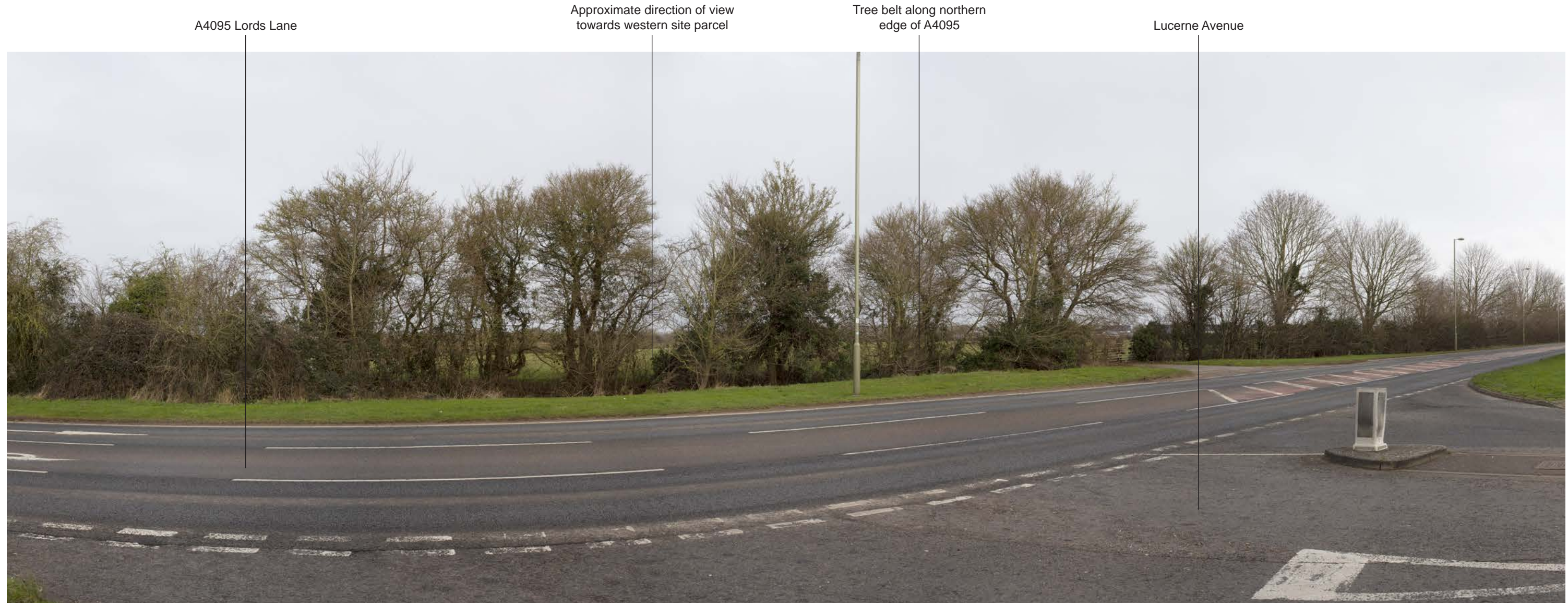
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Representative Viewpoint 11 - View from A4095 / Lucerne Avenue

From A4095 views of the Eastern and Western Parcels are screened by intervening vegetation, in particular the dense tree belt along the north edge of the A4095. From the edge of the urban area and along the Bicester 'ring road', the existing view is urban in nature, with housing and road infrastructure key characteristics.

At completion, the scale of effect would be **Negligible**. The Development will not generally be visible. If there are glimpsed views, the Development will be indiscernible within the landscape.

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Representative Viewpoint 12 - View from junction of PRoW 148/8, B4100 and Bainton Road

From junction of PRoW 148/8, B4100 and Bainton Road, there are relatively open views south-east, across the rural landscape towards Bicester. While views into the Site itself are largely screened by intervening vegetation within the landscape, there are views of the completed / under construction elements of the first phase of North West Bicester eco-town. However, this is not a prominent feature in view and largely indiscernible.

At completion, the scale of effect would be **Negligible**. The Development will not generally be visible. If there are glimpsed views, the Development will be indiscernible within the landscape.

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Approximate direction of view
towards western site parcel

Phase 1 exemplar scheme

Hawkwell Farm



Representative Viewpoint 13 - View from PRoW 148/9 / Bucknell Road

From PRoW 148/9 / Bucknell Road to south-west of Site, views of the Eastern and Western Parcels are screened by intervening vegetation, in particular the existing woodland along the southern Development Site boundary and along the adjoining river corridor.

At completion, the scale of effect would be **Negligible**. The Development will not generally be visible. If there are glimpsed views, the Development will be indiscernible within the landscape.

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