

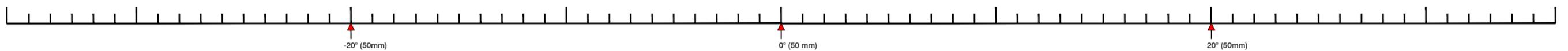


**ENVIRONMENTAL STATEMENT**  
**VOLUME 2**  
**APPENDIX 13.4 – VIEWPOINT PHOTOGRAPHS**





Existing spring baseline views (Extended Panorama)



Spring view at recommended viewing distance of 300mm @A3

**VIEWPOINT 1a: VIEW FROM A4095 FORMING NORTH EDGE OF THE SITE**

Distance from the site boundary:	<10M	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E:455024, N:221871	Horizontal Field of View:	72°	Weather Conditions:	Light cloud
Direction of View:	SOUTH WEST	AOD:	+83M	Receptors Represented: Road users	
Camera Make and Model:	NIKON D3300	Date and Time:	30.04.2019, 11:05AM		

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 13.7 AT APPENDIX 13.3



Existing spring baseline views (Extended Panorama)

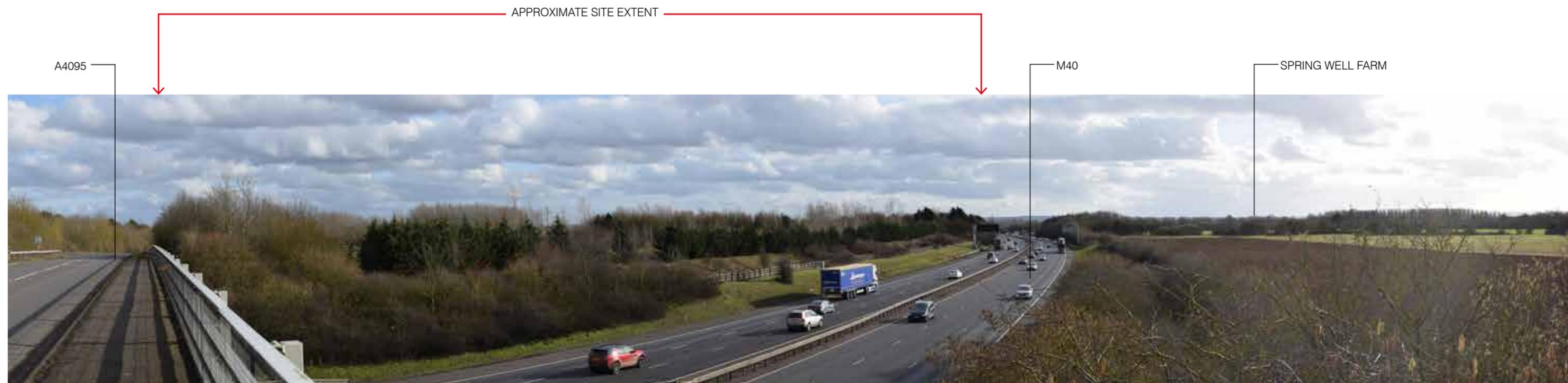


Spring view at recommended viewing distance of 300mm @A3

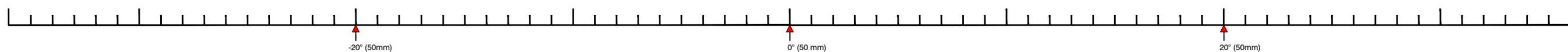
**VIEWPOINT 1b: VIEW FROM PUBLIC FOOTPATH 161/6/10**

Distance from the site boundary:	0M	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E:454903, N:222380	Horizontal Field of View:	72°	Weather Conditions:	Light cloud
Direction of View:	SOUTH	AOD:	+85M	Receptors Represented: PRow users	
Camera Make and Model:	NIKON D3300	Date and Time:	30.04.2019, 13:10		

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 13.7 AT APPENDIX 13.3



Existing Winter baseline views (Extended Panorama)



Winter view at recommended viewing distance of 300mm @A3

**VIEWPOINT 2: VIEW FROM A4095 BRIDGE OVER M40**

Distance from the site boundary:	70M	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E:454676, N:222011	Horizontal Field of View:	72°	Weather Conditions:	Cloudy
Direction of View:	SOUTH EAST	AOD:	+87M	Receptors Represented: Road users	
Camera Make and Model:	NIKON D3300	Date and Time:	19.02.2019, 02:55PM		

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 13.7 AT APPENDIX 13.3

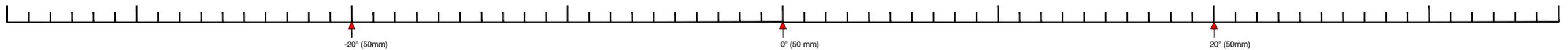


DATE:	18.03.2019
DRAWN BY:	AW
CHECKED:	RW

APPROXIMATE SITE EXTENT



Existing winter baseline views (Extended Panorama)



Winter view at recommended viewing distance of 300mm @A3

VIEWPOINT 3: VIEW FROM BICESTER GOLF CLUB, PUBLIC FOOTPATH 161/6/10					
Distance from the site boundary:	0M	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E:455093, N:221525	Horizontal Field of View:	72°	Weather Conditions:	Sunny
Direction of View:	NORTH WEST	AOD:	+80M	Receptors Represented: PRow users; Residents; Golf course / hotel / spa users	
Camera Make and Model:	NIKON D3300	Date and Time:	19.02.2019, 11:25AM		

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 13.7 AT APPENDIX 13.3



PROJECT: PROPOSED GREAT WOLF LODGE, CHESTERTON, BICESTER

CLIENT: GREAT LAKES UK LIMITED

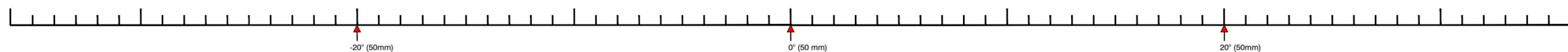
APPENDIX 13.4 VIEWPOINT PHOTOGRAPHS

BRADLEY MURPHY DESIGN LTD, 6 The Courtyard, Hatton Technology Park, Dark Lane, Hatton, Warwickshire, CV35 8XB | info@bradleymurphydesign.co.uk | www.bradleymurphydesign.co.uk | 01926 676496

DATE:	18.03.2019
DRAWN BY:	AW
CHECKED:	RW



Existing winter baseline views (Extended Panorama)



Winter view at recommended viewing distance of 300mm @A3

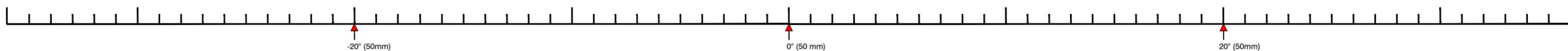
VIEWPOINT 4: VIEW FROM GREEN LANE BRIDGE OVER M40					
Distance from the site boundary:	315M	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E:454841, N:221066	Horizontal Field of View:	72°	Weather Conditions:	Light cloud
Direction of View:	NORTH	AOD:	+77M	Receptors Represented: Road users	
Camera Make and Model:	NIKON D3300	Date and Time:	19.02.2019, 11:40AM		

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 13.7 AT APPENDIX 13.3





Existing winter baseline views (Extended Panorama)



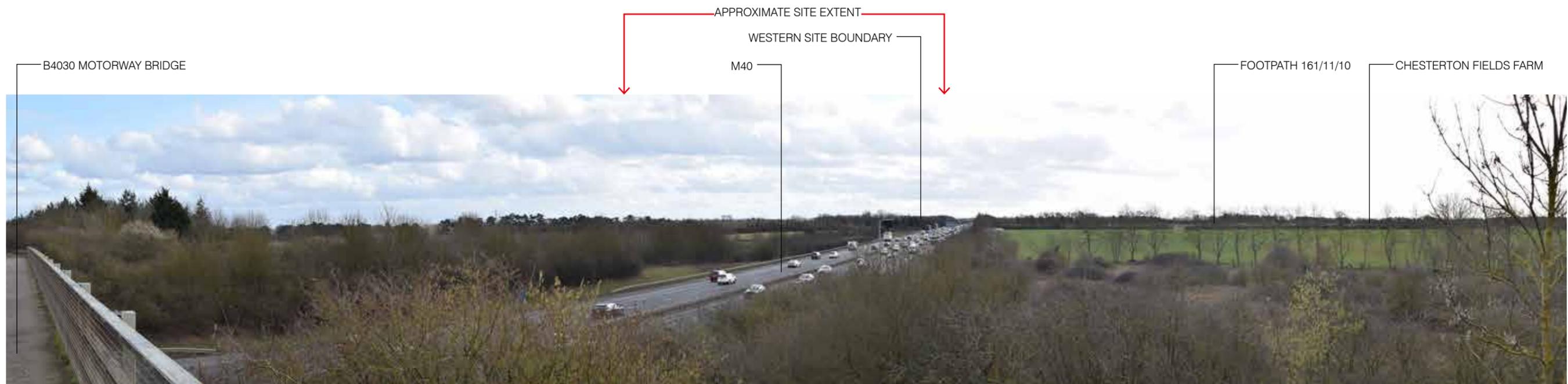
Winter view at recommended viewing distance of 300mm @A3

**VIEWPOINT 5: VIEW THE CORNER OF A4095 AND THE HALE**

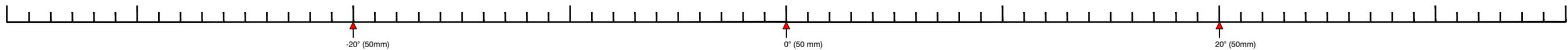
Distance from the site boundary:	490M	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E:455759, N:221637	Horizontal Field of View:	72°	Weather Conditions:	Partial Cloud
Direction of View:	WEST	AOD:	+79M	Receptors Represented: Pedestrians, residents and road users Receptors from Conservation Area	
Camera Make and Model:	NIKON D3300	Date and Time:	19.02.2019, 11:00AM		

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 13.7 AT APPENDIX 13.3





Existing winter baseline views (Extended Panorama)



Winter view at recommended viewing distance of 300mm @A3

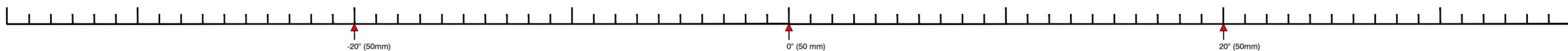
VIEWPOINT 6: VIEW FROM B4030 BRIDGE OVER M40					
Distance from the site boundary:	1.33KM	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E:454700, N:223318	Horizontal Field of View:	72°	Weather Conditions:	Cloudy
Direction of View:	SOUTH	AOD:	+90M	Receptors Represented: Road users	
Camera Make and Model:	NIKON D3300	Date and Time:	19.02.2019, 02.45PM		

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 13.7 AT APPENDIX 13.3





Existing winter baseline views (Extended Panorama)



Winter view at recommended viewing distance of 300mm @A3

**VIEWPOINT 7: VIEW FROM CROSSING OF FOOTPATH 161/11/10 AND BRIDLEWAY 297/1/20**

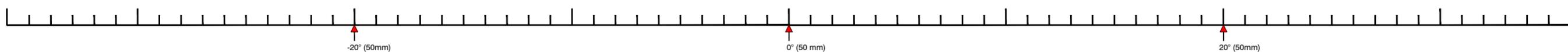
Distance from the site boundary:	1.36KM	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E:453734, N:222908	Horizontal Field of View:	72°	Weather Conditions:	Partial Cloud
Direction of View:	SOUTH EAST	AOD:	+95M	Receptors Represented: PRow users	
Camera Make and Model:	NIKON D3300	Date and Time:	19.02.2019, 02.30PM		

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 13.7 AT APPENDIX 13.3





Existing winter baseline views (Extended Panorama)



Winter view at recommended viewing distance of 300mm @A3

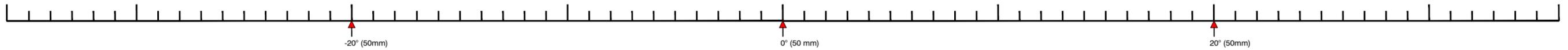
VIEWPOINT 8: VIEW FROM FOOTPATH 161/11/10					
Distance from the site boundary:	1.5KM	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E:453335, N:222564	Horizontal Field of View:	72°	Weather Conditions:	Cloudy
Direction of View:	SOUTH EAST	AOD:	+95M	Receptors Represented: PRow users	
Camera Make and Model:	NIKON D3300	Date and Time:	19.02.2019, 02.25PM		

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 13.7 AT APPENDIX 13.3





Existing winter baseline views (Extended Panorama)



Winter view at recommended viewing distance of 300mm @A3

VIEWPOINT 9: VIEW FROM FOOTPATH 404/15/10 NEAR M40					
Distance from the site boundary:	1.3KM	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E:454533, N:220055	Horizontal Field of View:	72°	Weather Conditions:	Cloudy
Direction of View:	NORTH EAST	AOD:	+72M	Receptors Represented: Residents and PRow users	
Camera Make and Model:	NIKON D3300	Date and Time:	19.02.2019, 01.30PM		

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 13.7 AT APPENDIX 13.3



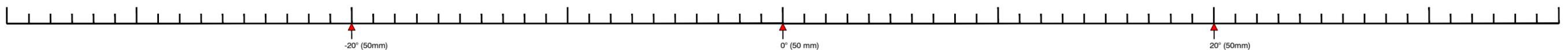
WENDLEBURY ROAD

FOOTPATH 161/8/10

APPROXIMATE SITE EXTENT



Existing winter baseline views (Extended Panorama)



Winter view at recommended viewing distance of 300mm @A3

VIEWPOINT 10: VIEW FROM FOOTPATH 161/8/10					
Distance from the site boundary:	2KM	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E:456769, N:220452	Horizontal Field of View:	72°	Weather Conditions:	Partial Cloud
Direction of View:	NORTH WEST	AOD:	+65M	Receptors Represented: PRow users	
Camera Make and Model:	NIKON D3300	Date and Time:	19.02.2019, 10.35AM		

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 13.7 AT APPENDIX 13.3



PROJECT: PROPOSED GREAT WOLF LODGE, CHESTERTON, BICESTER

CLIENT: GREAT LAKES UK LIMITED

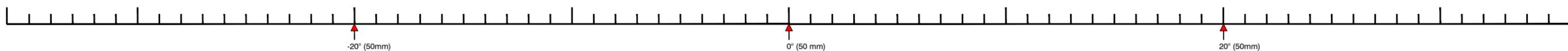
APPENDIX 13.4 VIEWPOINT PHOTOGRAPHS

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DATE:	18.03.2019
DRAWN BY:	AW
CHECKED:	RW



Existing winter baseline views (Extended Panorama)



Winter view at recommended viewing distance of 300mm @A3

**VIEWPOINT 11: VIEW FROM FOOTPATH 404/15/10 NEAR WESTON-ON-THE-GREEN**

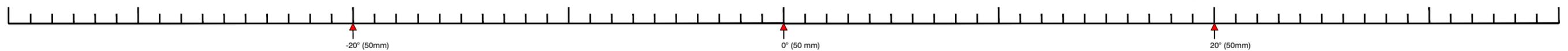
Distance from the site boundary:	2.5KM	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E:453558, N:219284	Horizontal Field of View:	72°	Weather Conditions:	Cloudy
Direction of View:	NORTH EAST	AOD:	+72M	Receptors Represented: PRow users	
Camera Make and Model:	NIKON D3300	Date and Time:	19.02.2019, 12.45PM		

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 13.7 AT APPENDIX 13.3





Existing winter baseline views (Extended Panorama)



Winter view at recommended viewing distance of 300mm @A3

**VIEWPOINT 12: VIEW FROM LONG DISTANCE ROUTE 270/2/20 ON THE EDGE OF KIRTLINGTON PARK**

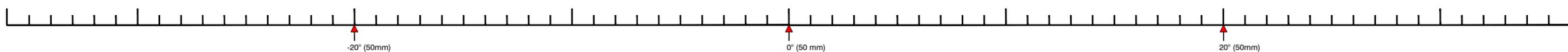
Distance from the site boundary:	3.5KM	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E:451823, N:219412	Horizontal Field of View:	72°	Weather Conditions:	Cloudy
Direction of View:	NORTH EAST	AOD:	+75M	Receptors Represented: PRoW users	
Camera Make and Model:	NIKON D3300	Date and Time:	19.02.2019, 12.20PM		

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 13.7 AT APPENDIX 13.3





Existing spring baseline views (Extended Panorama)



Spring view at recommended viewing distance of 300mm @A3

VIEWPOINT 13: VIEW FROM PUBLIC FOOTPATH 161/11/10 TO THE EAST OF CHESTERTON FIELDS FARM					
Distance from the site boundary:	525M	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E:454383, N:222380	Horizontal Field of View:	72°	Weather Conditions:	Light Cloudy
Direction of View:	SOUTH EAST	AOD:	+92M	Receptors Represented: PRow users Receptors from Listed Buildings	
Camera Make and Model:	NIKON D3300	Date and Time:	30.04.2019, 14:10		

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 13.7 AT APPENDIX 13.3



APPROXIMATE SITE EXTENT

ACCESS TO BIGNELL PARK

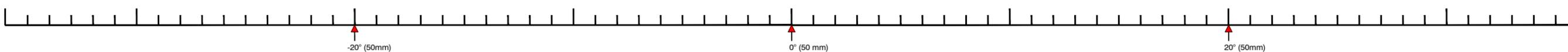
CONTROLLED ACCESS TO GOLF COURSE (FIELD GATE)

VEGETATION ALONG NORTH EASTERN BOUNDARY OF SITE

A4095



Existing summer baseline views (Extended Panorama)



Summer view at recommended viewing distance of 300mm @A3

**VIEWPOINT 14a: VIEW FROM ENTRANCE TO BIGNELL PARK BARNES AT A4095**

Distance from the site boundary:	<10M	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E:454843, N:221968	Horizontal Field of View:	72°	Weather Conditions:	Light Cloudy
Direction of View:	SOUTH	AOD:	+87M	Receptors Represented: Road users	
Camera Make and Model:	NIKON D3300	Date and Time:	29.05.2019, 11:10		

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 13.7 AT APPENDIX 13.3



PROJECT: PROPOSED GREAT WOLF LODGE, CHESTERTON, BICESTER

CLIENT: GREAT LAKES UK LIMITED

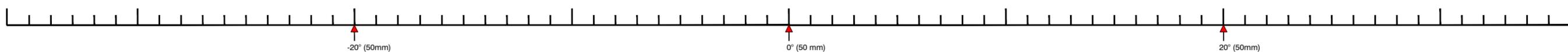
APPENDIX 13.4 VIEWPOINT PHOTOGRAPHS

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DATE:	29.05.2019
DRAWN BY:	AW
CHECKED:	RW



Existing summer baseline views (Extended Panorama)



Summer view at recommended viewing distance of 300mm @A3

VIEWPOINT 15: VIEW FROM THE SINGLE ROAD TO THE NORTH OF LITTLE CHESTERTON					
Distance from the site boundary:	870M	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E:455585, N:220756	Horizontal Field of View:	72°	Weather Conditions:	Cloudy
Direction of View:	NORTH WEST	AOD:	+70M	Receptors Represented: Road users	
Camera Make and Model:	NIKON D3300	Date and Time:	29.05.2019, 08:50		

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 13.7 AT APPENDIX 13.3



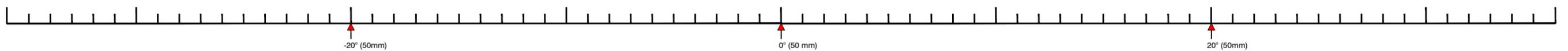
DATE:	29.05.2019
DRAWN BY:	AW
CHECKED:	RW

APPROXIMATE SITE EXTENT

HEDGEROW ALONG EASTERN BOUNDARY OF THE SPRING WELL FARM COMPLEX



Existing summer baseline views (Extended Panorama)



Summer view at recommended viewing distance of 300mm @A3

VIEWPOINT 16: VIEW FROM SPRING WELL FARM					
Distance from the site boundary:	355M	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E:454427, N:221373	Horizontal Field of View:	72°	Weather Conditions:	Light Cloudy
Direction of View:	NORTH EAST	AOD:	+80M	Receptors Represented: Residents	
Camera Make and Model:	NIKON D3300	Date and Time:	29.05.2019, 10:40		

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 13.7 AT APPENDIX 13.3



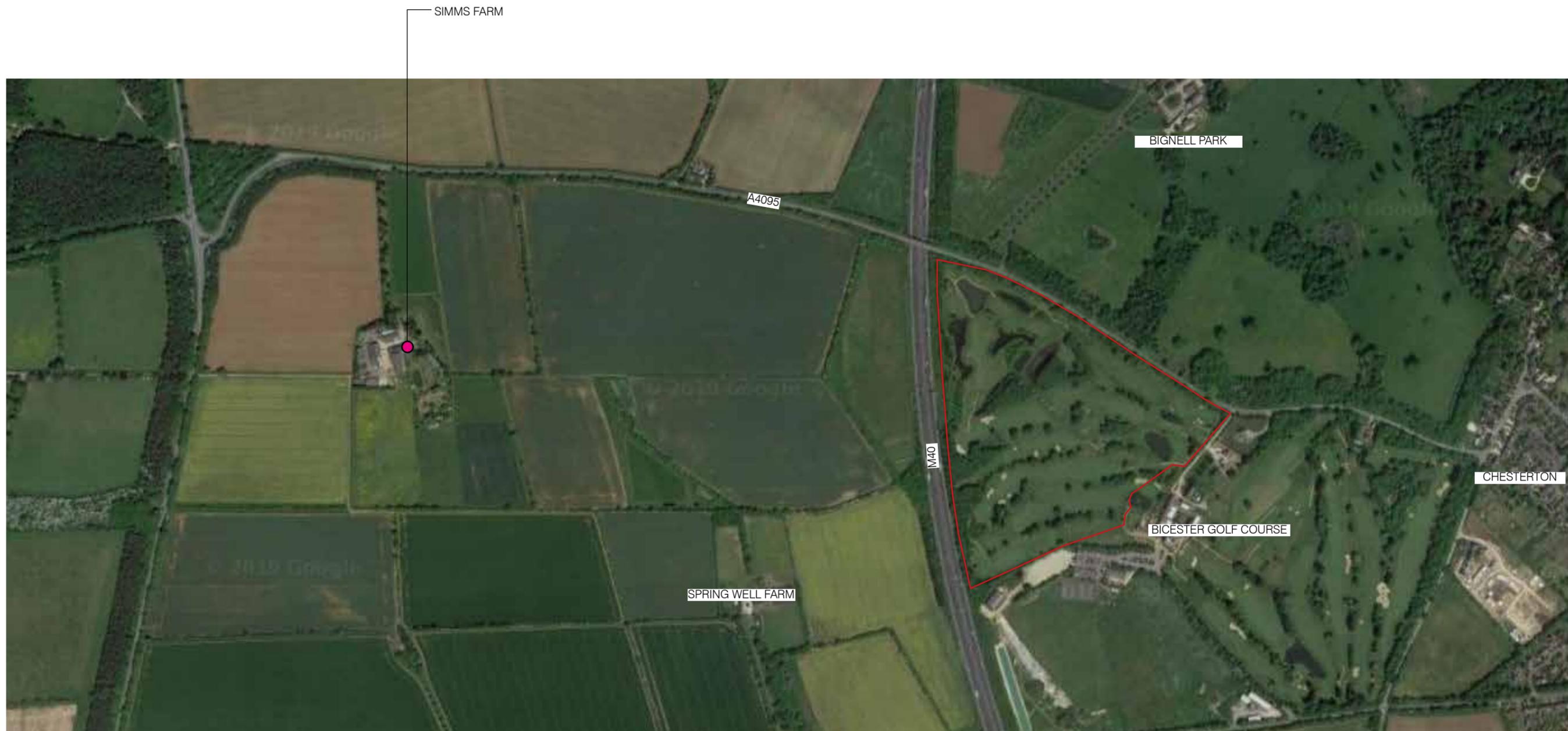
PROJECT: PROPOSED GREAT WOLF LODGE, CHESTERTON, BICESTER

CLIENT: GREAT LAKES UK LIMITED

APPENDIX 13.4 VIEWPOINT PHOTOGRAPHS

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DATE:	29.05.2019
DRAWN BY:	AW
CHECKED:	RW



Extract from Google Map

**VIEWPOINT 17: AERIAL MAP OF SIMMS FARM**

Distance from the site boundary:	955M	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E:453768, N:221814	Horizontal Field of View:	72°	Weather Conditions:	Light Cloudy
Direction of View:	EAST	AOD:	+93M	Receptors Represented: Residents	
Camera Make and Model:	NIKON D3300	Date and Time:	29.05.2019, 10:20		

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 13.7 AT APPENDIX 13.3

