



**Unit B, symmetry  
park, Bicester**

**Landscape and  
Visual Note**

Prepared by:  
**The Environmental  
Dimension Partnership  
Ltd**

On Behalf of:  
**Tritax Symmetry  
(Bicester Reid) Ltd**

November 2020  
Report Reference  
**edp2606\_r030e**

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	Author	Formatted	Peer Review	Proofed by/Date
030_DRAFT	BC	ER	-	-
030a_DRAFT	BC	ER	-	-
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030d	BC	CL	-	-
030e	BC	CL		

## Section 1 Introduction

- 1.1 The Environmental Dimension Partnership Ltd (EDP) has been commissioned by Tritax Symmetry (Bicester Reid) Ltd to review the implications in landscape and visual terms of a proposed amendment to the approved planning layout at symmetry park, Bicester ('the site'), as illustrated by **Appendix EDP 1**.
- 1.2 In preparing this Landscape and Visual Note, EDP has undertaken a review of the Landscape and Visual Impact Assessment (LVIA) submitted in support of the Environmental Statements relating to the site's planning permissions (Ref: 16/00861/HYBRID and 18/00091/F), with regard to the proposed reconfiguration of the yard and the addition of new built form.
- 1.3 This note should be read in conjunction with the recent changes to the development, as illustrated by **Appendices EDP 2** and **3**. These recently updated plans supersede those referenced within the submitted Environmental Statements relating to the site's planning permissions (Ref: 16/00861/HYBRID and 18/00091/F).

### Policy Context

- 1.4 EDP has undertaken a review of key planning policy relating to the site. The statutory development plans which are relevant to the site remain the *Cherwell Local Plan 2011-2031 Part 1* (adopted July 2015) and Saved Policies of the *Adopted Cherwell Local Plan 1996*, as set out within the approved Environmental Statement (Ref: 18/00091/F).
- 1.5 In addition, there was not found to be any further supplementary planning guidance since the submission of the approved Environmental Statement (Ref: 18/00091/F).

### Landscape and Landscape Related Designations

- 1.6 In order to review the current 'baseline' condition and character of the landscape as referenced within the approved Environmental Statements, EDP undertook a further field assessment and photographic survey of the character and fabric of the site and its surroundings. The field assessment was undertaken during September 2019 in good, clear, weather conditions and confirmed that photography recorded during January 2019 remains representative of local landscape character (refer to **Appendix EDP 4**).
- 1.7 Following the field assessment, and a further desk-based review, there were not found to be any additional published landscape character assessments of relevance to the site and its context. Within the wider context, the description of landscape character and visual receptors set out within the approved Environmental Statement (Ref: 18/00091/F) were largely found to be consistent with the current wider landscape character. However, the completion of Units A1 and A2 within Zone 1, and Unit B within Zone 2, and more recently

the construction of new commercial units to the north of Zone 1 (Application Ref. 20/00530/F).

- 1.8 have resulted in a permanent change from agricultural land to built development.
- 1.9 Therefore, when compared with the findings of published landscape character assessments, the localised landscape character of the wider site and its immediate surroundings has been altered by newly built form, retaining existing landscape features where possible and appropriate, and enhancing existing landscape corridors. Completed built form, having altered the current baseline conditions, is considered an identifiable element within views from the local context.

### **Baseline Visual Resource**

- 1.10 EDP conducted a further review of views available to and from the site by walking and driving (as appropriate) local roads and rights of way. There were no additional visual receptors identified to those set out within the approved Environmental Statement (Ref: 18/00091/F). As such, the photoviewpoint locations, agreed with Cherwell District Council during the consultation process for the approved Environmental Statements, have been retained (refer to **Appendix EDP 5**).

### **Methodology**

- 1.11 The assessment methodology for this Landscape and Visual Note, prepared by EDP, matches the methodology used for the assessment of landscape and visual effects within approved Environmental Statements (16/00861/HYBRID and 18/00091/F). It is principally based on the following best practice guidance:
- *Guidelines for Landscape and Visual Impact Assessment – Third Edition* (LI/IEMA, 2013); and
  - *Landscape and Seascape Character Assessments* (Natural England, 2014).

## Section 2

### Landscape and Visual Appraisal

- 2.1 This section describes landscape and visual effects arising from the proposed alterations to the development, with consideration of the overall effect stated within the approved Environmental Statement (18/00091/F).
- 2.2 The identified landscape and visual receptors defined within the approved Environmental Statement include the character of the site, the Clay Vale Landscape Character Type, the Launton Landscape Character Area, close proximity views from roads and Public Rights of Way and distant views towards the site.

#### Mitigation Measures

- 2.3 While the changes proposed may increase the likelihood of views of newly built form from the immediate and wider context, the mitigation measures already delivered as part of the approved planning permission (Ref. 18/00091/F) serve to *“partially buffer the proposed development and assimilate it into the existing landscape”*, as set out within the approved Environmental Statement (16/00861/HYBRID; paragraph 7.7.7).
- 2.4 The Soft Landscape Scheme (**Appendix EDP 3**) has been revised from that submitted in support of the approved planning permission (Ref. 18/00091/F). The key changes to the proposed landscape scheme include the removal of a narrow strip of wildflower grassland aligning the southern edge of Unit B, the relocation of a break in the hedgerow at the northern boundary of the site and the relocation of a number of trees to align the redefined public footpath which runs north-south through the site.
- 2.5 The revised detailed landscape scheme for the proposed development is provided at **Appendix EDP 3**.

#### Landscape

- 2.6 While the extension of the yard and the inclusion of additional built form within the site would be likely to result in some increased intervisibility within the immediate context, particularly during the short-term and temporary construction period, the main focus of local views would continue to be larger built form within the site. Mitigation measures already delivered as part of the approved planning permission (Ref. 18/00091/F) would continue to mature and assimilate the proposed development into the surrounding landscape context, minimising the effect on the landscape setting.
- 2.7 The revisions to the scheme are such that the loss, in landscape terms, amounts to a small area of wildflower grassland which abuts the southern edge of Unit B and a small linear strip of shrub planting, which is to be removed to enable maintenance access. In all other

cases, landscape measures implemented as part of the approved planning permission (Ref. 18/00091/F) are to be translocated according to the revised layout.

- 2.8 It remains the case that partial views of existing built form would be possible due to the height of existing built form. However, the extension of the yard, and new built form within the site, being smaller in scale to existing units, would be barely perceptible in local views, with the main focus of the view being the larger built form within the site (approved under 16/00861/HYBRID and 18/00091/F).
- 2.9 As set out above, the construction of Unit A1 and A2 within Zone 1, and Unit B within Zone 2 (as defined by 16/00861/HYBRID), and more recently the construction of new commercial units to the north of Zone 1, have resulted in a permanent change from agricultural land to built development. The localised landscape character of the site and its immediate surroundings have been altered by newly built form, retaining existing landscape features where possible and appropriate, and enhancing existing landscape corridors. In addition, the future influence of the 'Bicester 12' strategic development site will have the effect of increasing the prominence of built development within the local context, fundamentally changing the character of the immediate landscape and strongly influencing the character of the site.

### **Visual Amenity**

- 2.10 Receptors experiencing views of the proposed development would largely be limited to those on the A41, as illustrated by **Photoviewpoint EDP 6 (Appendix EDP 4)**. However, it may also be possible that some glimpsed views would be possible from the northern edge of the village of Ambrosden (**Photoviewpoint EDP 5**). Completed built form within Zone 1, and Unit B within Zone 2, and more recently the construction of new commercial units to the north of Zone 1, is considered to be an identifiable element within views from the local context and has altered the baseline conditions of the site from that of published documentation. In addition, following the extension of the yard and the inclusion of additional built form within the site, landscape mitigation measures implemented as part of the approved planning permission (Ref. 18/00091/F) would continue to mature and would serve to limit views of new built form.
- 2.11 In all cases, the change proposed would not be considered to fundamentally alter the character of local views, being a barely perceptible change, nor would it change the focus of the view, which would likely remain as being existing larger built form within the site.
- 2.12 EDP has undertaken a review of the viewpoint assessment included within the approved Environmental Statements (16/00861/HYBRID and 18/00091/F). The proposed development would not be considered to give rise to additional effects to those previously stated and, with consideration of the current baseline conditions, there would be no material effects upon visual amenity arising as a result of the extension of the yard and the inclusion of additional built form within the site.

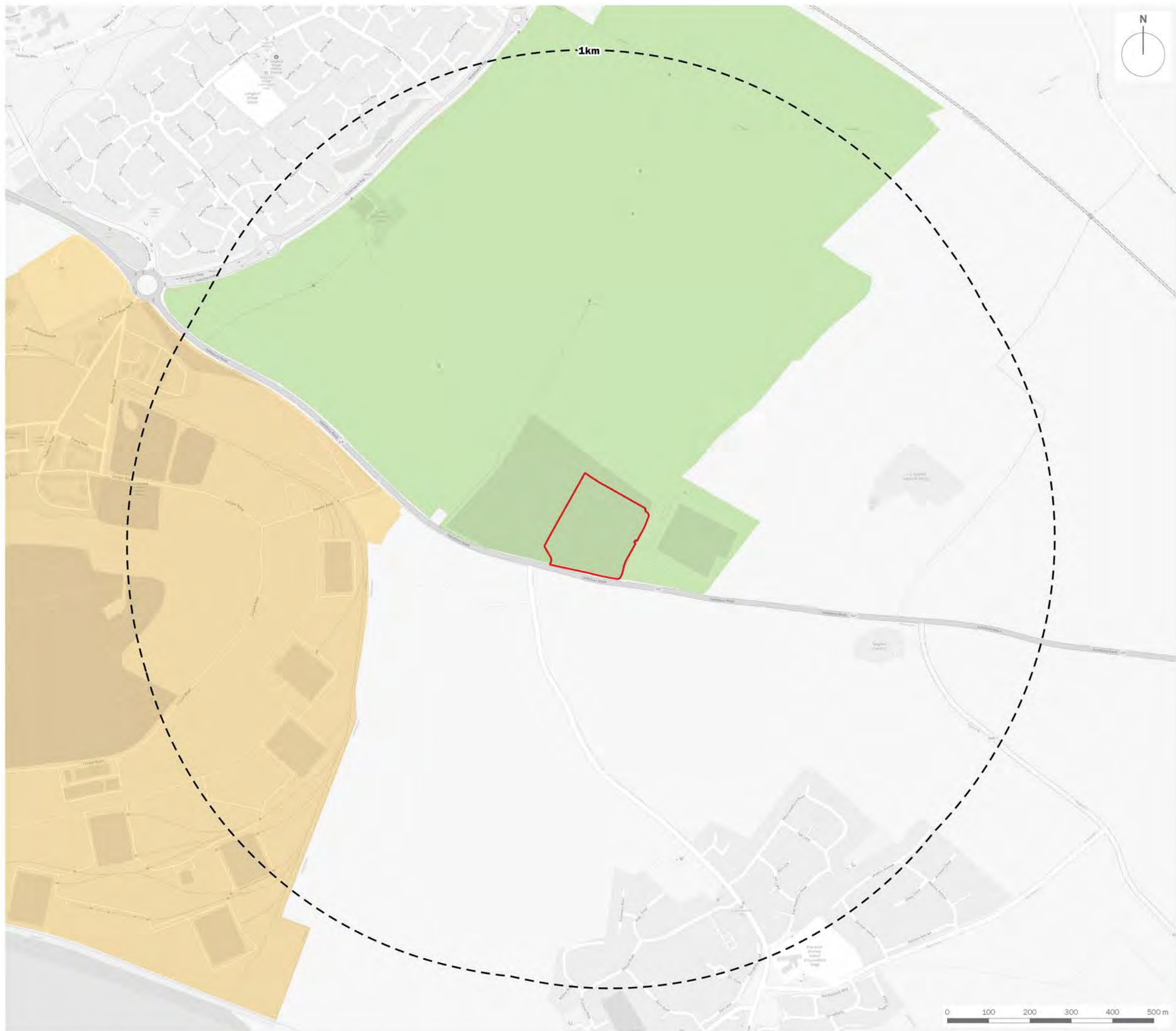
## Section 3 Summary

- 3.1 Potential changes in landscape and visual impact have been reviewed in line with the findings of the LVIA submitted in support of the approved Environmental Statement (18/00091/F). Alterations to the landscape mitigation measures at the southern boundary would be barely perceptible and generally only perceived from the site boundary (illustrated by **Photoviewpoint EDP 6 (Appendix EDP 4)** and largely limited to the immediate setting of the site adjacent to the A41.
- 3.2 As set out within the approved Environmental Statement (18/00091/F), the findings of the visual assessment at **Photoviewpoints EDP 5, 6 and 10 (Appendix EDP 4)** conclude that views of large built form would be possible. Following the proposed amendment to the approved planning layout, and with the consideration of mitigation measures already delivered within the site, the proposed development would not be considered to result in the baseline view being fundamentally altered, and the changes proposed would be barely perceptible in local views.
- 3.3 In all cases, the alterations to the landscape mitigation measures resulting from the revisions to the proposed development are not considered to give rise to additional effects to those previously stated. As such, following the amendments to the landscape proposals set out above, the assessment of effects would remain as set out within the approved Environmental Statements (16/00861/HYBRID and 18/00091/F).

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**Appendix EDP 1**  
**Site Context, Unit B**  
**(edp2606\_d135h 18 November 2020 BC/BC)**

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-  Site Boundary
-  Range Rings (at 1km intervals)
-  Allocated Strategic Site 'Bicester 12'  
(Local Plan 2011-2031 Policy Bicester 12 South East Bicester)
-  Allocated Strategic Site 'Bicester 2'  
(Local Plan 2011-2031, Policy Bicester 2 Graven Hill)

client	Tritax Symmetry (Bicester Reid) Ltd.		
project title	Unit B, symmetry park, Bicester		
drawing title	Plan EDP 1: Site Context, Unit B		
date	18 NOVEMBER 2020	drawn by	BC
drawing number	edp2606_d135h	checked	BC
scale	Refer to scalebar @ A3	QA	JTF

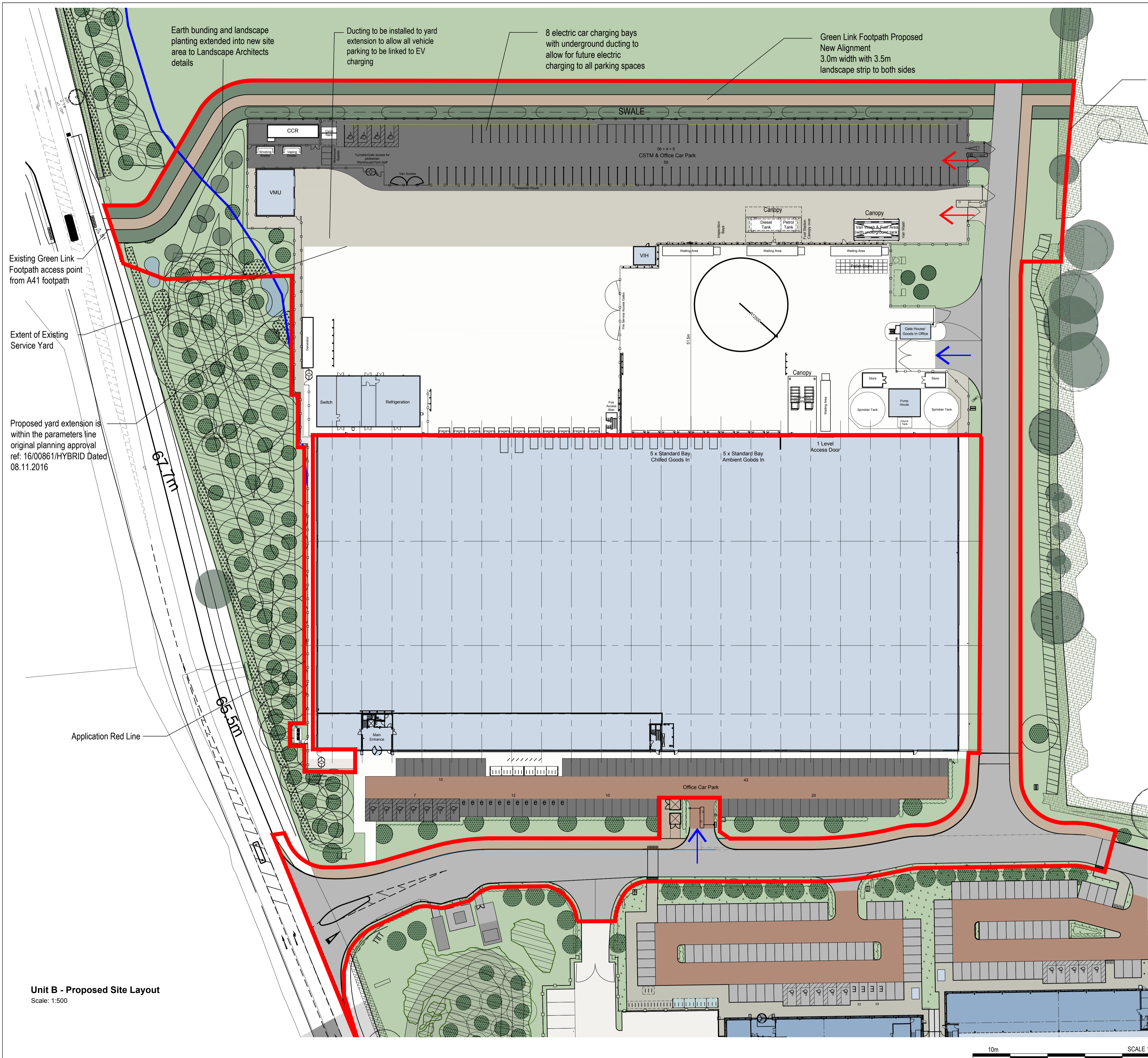


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## **Appendix EDP 2**

### **Proposed Site Layout Plan**

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Unit B - Proposed Site Layout  
Scale: 1:500

KEY	
	Planning Application Red Line Boundary (Site Application Area - 2.57 hectares 6.35 acres)
	Vehicle Access - New Proposed
	Vehicle Access - Existing
SCHEDULE OF PARKING	
Existing Car Parking -	83 Standard
(Front of Unit)	7 Disabled
	12 Elec
Total Existing Car Parking	102 Spaces
Proposed Additional Car Parking -	107 Standard
	4 Disabled
	8 Elec
Total Additional Car Parking -	119 Spaces
Car Parking - TOTALS	190 Standard
	11 Disabled
	20 Elec
Proposed Infrastructure to change 119 standard spaces into additional Elec car charging bays	
GRAND TOTAL CAR PARKING	221 Spaces
Van Wash	1
Van Fueling Bays	4
Vehicle Inspection Bays	6
HGV Inbound Loading Doors	10
Van Loading Doors	11
Motorcycle Parking Spaces	3
Existing Bicycle Spaces - (Front of Unit)	36 Covered 16 open 52 Total
Proposed Additional Bicycle Spaces	32 Covered
GRAND TOTAL BICYCLE SPACES	84 (68 covered)
	Extent of Existing Service Yard including minor extension to southern side of existing yard & sprinkler tank area
	Extent of Proposed New Concrete Service Yard Extension Area to the West of the existing yard = 3,231 sq m 34,778 sq ft
	Extent of Proposed New Tarmac Service Yard Extension Area to the West of the existing yard = 3,511 sq m 37,792 sq ft
	Total Extent of Proposed New Service Yard Extension Area to the West of the existing yard = 6,742 sq m 72,570 sq ft

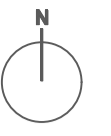
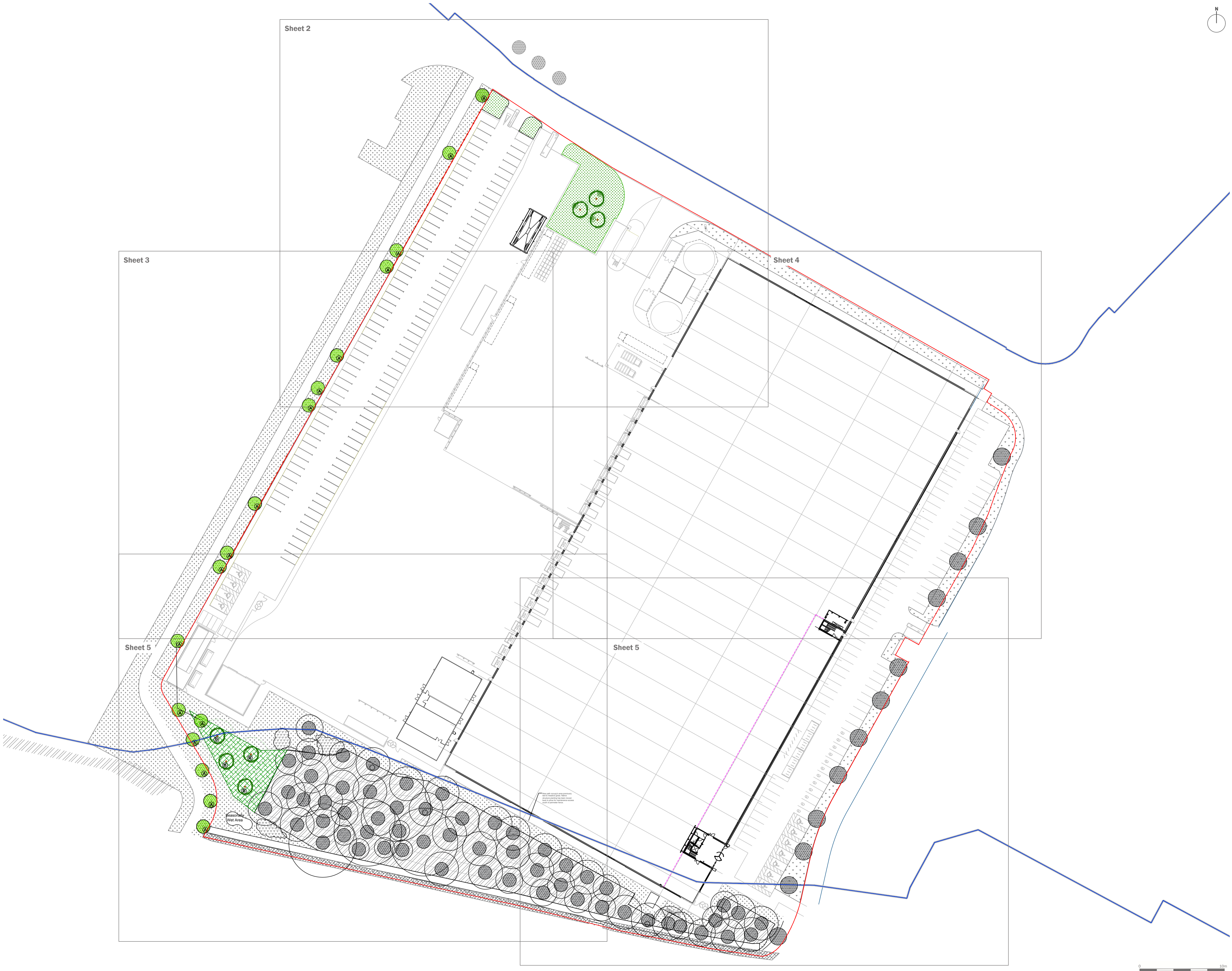
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www.peter-haddon.com

Issue Purpose:  
Drawn by: SPH Checked by: RM  
Scale @ A1: 1:500 Date: NOVEMBER 2020

CAD ref: 4036-BC-01 Dwg no.: 4036-B10- 103 P8  
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**Appendix EDP 3**  
**Phase 2 - Soft Landscape Scheme**  
**(edp2606\_d151a 17 November 2020 DR/BC)**

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Site Boundary  
Ownership Boundary

This drawing is to be read in conjunction with all other drawings and specifications within the package. These drawings have been prepared for design development and costing purposes only. All dimensions in millimeters unless otherwise specified. Do not scale off this drawing, written dimensions to be taken only. All base plans used are provided by the client and architect, except where otherwise expressly agreed in writing. EDP shall have no responsibility or liability for any loss direct or consequential. This drawing must not be copied in whole or part without prior written consent from EDP.

purpose of issue **PLANNING**

a	Changes to layout	20-11-2020	AD
-	Original	17-11-2020	DR
rev	description	date	by

client  
**Tritax Symmetry (Bicester Reid) Ltd**

project title  
**Unit B, Symmetry Park, Bicester**

drawing title  
**Detailed Landscape Design**

date **17 NOVEMBER 2020** drawn by **DR**  
drawing number **edp2606\_d151a** checked **BC**  
scale **1:500 @ A1** QA **RB**



N

Site Boundary

Site Ownership Boundary

Existing Trees

Existing Turf

Existing Wildflower Meadow

Existing Shrub Planting

Existing Hedgerows

Existing Proposed Tree Belt Structure Planting

Proposed Position of Translocated Trees  
Trees to be Planted Using Tree Pit Detail A : Refer to sheet 6 for additional information.

Proposed Tree  
Extent of Mature Canopy Illustrated  
Trees to be Planted Using Tree Pit Detail B: Refer to sheet 6 for additional information.

Proposed Turf  
Rolawn Medallion or similar

Proposed Wildflower Meadow Mix  
Suggested Species Mix: Germinall seeds WFG18 Butterfly and Honey Bee Mix

Proposed Tree Belt Structure Planting

Proposed Scrub Planting

CDM

A risk assessment has been carried out on this design. Residual risks following this process are listed below. A copy of the full Design Risk Register is also available on request from EDP.

1.

Soft landscaping implementation within a construction environment (across the site);

For further guidance, refer to HSE Construction (Design and Management) Regulations 2015.

overview

2

3

4

5

6

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checked

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scale

1:200 @ A1

QA

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Site Ownership Boundary

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Existing Turf

Existing Wildflower Meadow

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Existing Hedgerows

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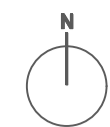
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- Site Boundary
- Site Ownership Boundary
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- Existing Shrub Planting
- Existing Hedgerows
- Existing Proposed Tree Belt Structure Planting
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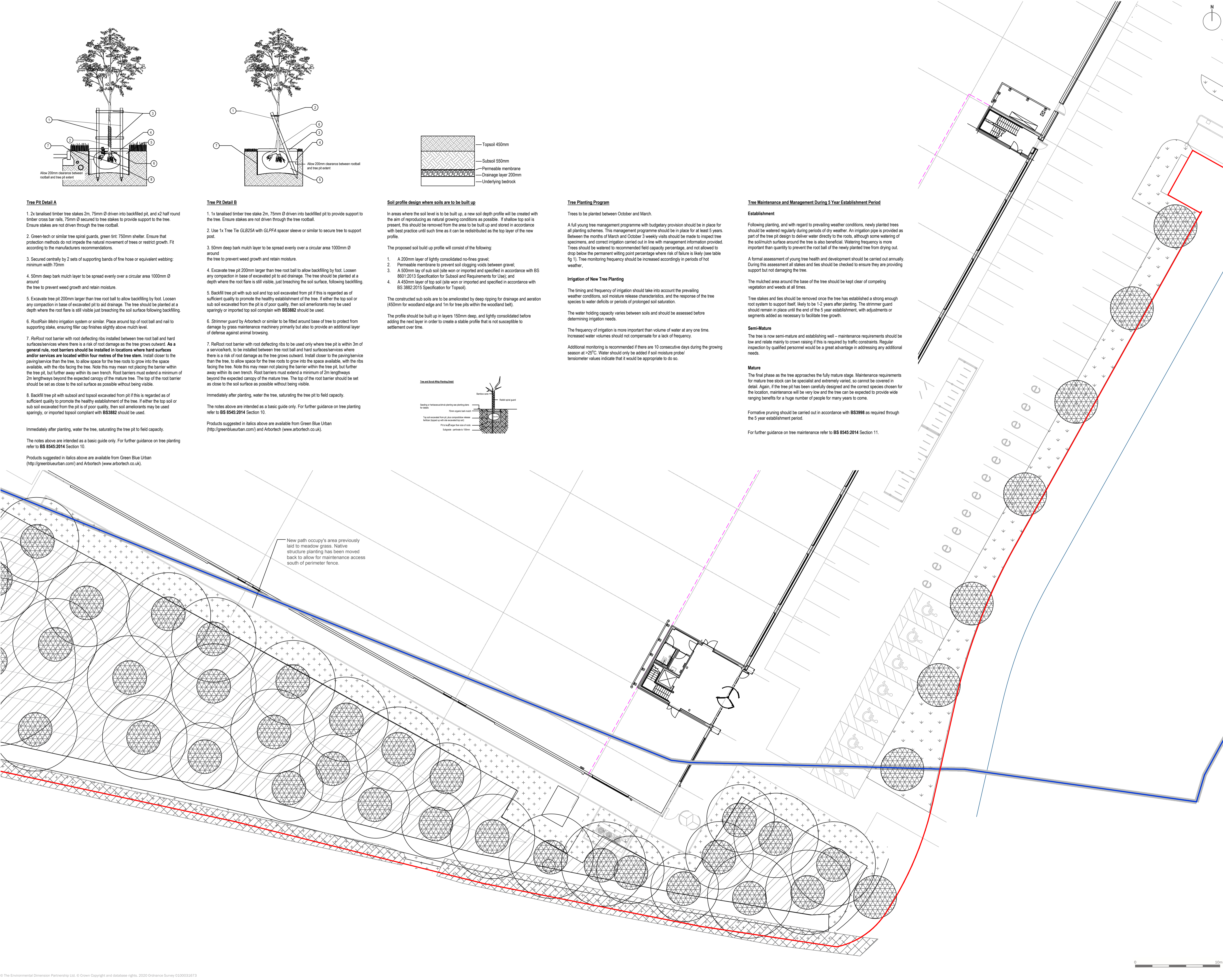
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scale 1:200 @ A1 QA RB			



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Site Ownership Boundary

Existing Trees

Existing Turf

Existing Wildflower Meadow

Existing Shrub Planting

Existing Hedgerows

Existing Proposed Tree Belt Structure Planting

Proposed Position of Translocated Trees

Proposed Tree

Proposed Turf

Proposed Wildflower Meadow Mix

Proposed Tree Belt Structure Planting

Proposed Scrub Planting

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Existing Proposed Tree Belt Structure Planting

Proposed Position of Translocated Trees

Proposed Tree

Proposed Turf

Proposed Wildflower Meadow Mix

Proposed Tree Belt Structure Planting

Proposed Scrub Planting

Tree Pit Detail A

1. 2x tanalised timber tree stakes 2m, 75mm Ø driven into backfilled pit, and x2 half round timber cross bar rails, 75mm Ø secured to tree stakes to provide support to the tree. Ensure stakes are not driven through the tree rootball.

2. Green-tech or similar tree spiral guards, green tint, 750mm shelter. Ensure that protection methods do not impede the natural movement of trees or restrict growth. Fit according to the manufacturers recommendations.

3. Secured centrally by 2 sets of supporting bands of fine hose or equivalent webbing; minimum width 70mm

4. 50mm deep bark mulch layer to be spread evenly over a circular area 1000mm Ø around the tree to prevent weed growth and retain moisture.

5. Excavate tree pit 200mm larger than tree root ball to allow backfilling by foot. Loosen any compaction in base of excavated pit to aid drainage. The tree should be planted at a depth where the root flare is still visible just breaching the soil surface following backfilling.

6. RootRain Metro irrigation system or similar. Place around top of root ball and nail to supporting stake, ensuring filler cap finishes slightly above mulch level.

7. ReRoot root barrier with root deflecting ribs installed between tree root ball and hard surfaces/services where there is a risk of root damage as the tree grows outward. As a general rule, root barriers should be installed in locations where hard surfaces and/or services are located within four metres of the tree stem. Install closer to the paving/service than the tree, to allow space for the tree roots to grow into the space available, with the ribs facing the tree. Note this may mean not placing the barrier within the tree pit, but further away within its own trench. Root barriers must extend a minimum of 2m lengthways beyond the expected canopy of the mature tree. The top of the root barrier should be set as close to the soil surface as possible without being visible.

8. Backfill tree pit with subsoil and topsoil excavated from pit if this is regarded as of sufficient quality to promote the healthy establishment of the tree. If either the top soil or sub soil excavated from the pit is of poor quality, then soil ameliorants may be used sparingly, or imported topsoil compliant with BS3882 should be used.

Tree Pit Detail B

1. 1x tanalised timber tree stake 2m, 75mm Ø driven into backfilled pit to provide support to the tree. Ensure stakes are not driven through the tree rootball.

2. Use 1x Tree Tie GLB25A with GLPPA spacer sleeve or similar to secure tree to support post.

3. 50mm deep bark mulch layer to be spread evenly over a circular area 1000mm Ø around the tree to prevent weed growth and retain moisture.

4. Excavate tree pit 200mm larger than tree root ball to allow backfilling by foot. Loosen any compaction in base of excavated pit to aid drainage. The tree should be planted at a depth where the root flare is still visible, just breaching the soil surface, following backfilling.

5. Backfill tree pit with sub soil and top soil excavated from pit if this is regarded as of sufficient quality to promote the healthy establishment of the tree. If either the top soil or sub soil excavated from the pit is of poor quality, then soil ameliorants may be used sparingly or imported top soil compliant with BS3882 should be used.

6. Strimmer guard by Arbortech or similar to be fitted around base of tree to protect from damage by grass maintenance machinery primarily but also to provide an additional layer of defense against animal browsing.

7. ReRoot root barrier with root deflecting ribs to be used only where tree pit is within 3m of a service/kerb, to be installed between tree root ball and hard surfaces/services where there is a risk of root damage as the tree grows outward. Install closer to the paving/service than the tree, to allow space for the tree roots to grow into the space available, with the ribs facing the tree. Note this may mean not placing the barrier within the tree pit, but further away within its own trench. Root barriers must extend a minimum of 2m lengthways beyond the expected canopy of the mature tree. The top of the root barrier should be set as close to the soil surface as possible without being visible.

Soil profile design where soils are to be built up

In areas where the soil level is to be built up, a new soil depth profile will be created with the aim of reproducing as natural growing conditions as possible. If shallow top soil is present, this should be removed from the area to be built up and stored in accordance with best practice until such time as it can be redistributed as the top layer of the new profile.

The proposed soil build up profile will consist of the following:

- A 200mm layer of lightly consolidated no-fines gravel;
- A 500mm lay of sub soil (site won or imported and specified in accordance with BS 8601:2013 Specification for Subsoil and Requirements for Use); and
- A 450mm layer of top soil (site won or imported and specified in accordance with BS 3882:2015 Specification for Topsoil).

The constructed soil soils are to be ameliorated by deep ripping for drainage and aeration (450mm for woodland edge and 1m for tree pits within the woodland belt).

The profile should be built up in layers 150mm deep, and lightly consolidated before adding the next layer in order to create a stable profile that is not susceptible to settlement over time.

Tree and Shrub Planting Details

Sealing in or replacement of planting area planting plans for details

Open organic bark mulch

Top soil excavated from pit, plus comprehensive shelter

Pit to be larger than size of root

Design: path to be 100mm

Immediately after planting, water the tree, saturating the tree pit to field capacity.

The notes above are intended as a basic guide only. For further guidance on tree planting refer to BS 8545:2014 Section 10.

Products suggested in *italics* above are available from Green Blue Urban (<http://greenblueurban.com/>) and Arbortech ([www.arbortech.co.uk](http://www.arbortech.co.uk)).

CDM

A risk assessment has been carried out on this design. Residual risks following this process are listed below. A copy of the full Design Risk Register is also available on request from EDP.

1. Soft landscaping implementation within a construction environment (across the site);

For further guidance, refer to HSE Construction (Design and Management) Regulations 2015.

overview

2

3

4

5

6

This drawing is to be read in conjunction with all other drawings and specifications within the package. These drawings have been prepared for design development and costing purposes only. All dimensions in millimeters unless otherwise specified. Do not scale off this drawing, written dimensions to be taken only. All base plans used are provided by the client and architect, except where otherwise expressly agreed in writing. EDP shall have no responsibility or liability for any loss direct or consequential. This drawing must not be copied in whole or part without prior written consent from EDP.

purpose of issue

PLANNING

a

Changes to layout

20-11-2020

AD

-

Original

17-11-2020

DR

rev

description

date

by

client

Tritax Symmetry (Bicester Reid) Ltd

project title

Unit B, Symmetry Park, Bicester

drawing title

Detailed Landscape Design

date

17 NOVEMBER 2020

drawn by

DR

drawing number

edp2606\_d151a

checked

BC

scale

1:200 @ A1

QA

RB

Sheet 6 of 6

edp

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**Appendix EDP 4**  
**Photoviewpoints EDP 1-14**  
**(edp2606\_d100d 04 October 2019 OW/BC)**

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Photoviewpoint EDP 1: View from PROW (Footpath 105/1/20) south of Little Wretchwick Farm



Photoviewpoint EDP 2: View from PROW (Bridleway 131/9/10) to NE at Blackthorn Hill



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Shrewsbury 01939 211190  
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VP Location:	VP Bearing:	Distance to Site:	Date Taken:	Lens:	Viewing Distance:
PVP 1: 460169,221130	160° S	200-430m	28/01/19	50mm	300mm
PVP 2: 461233,220826	260° W	650m	28/01/19	50mm	300mm

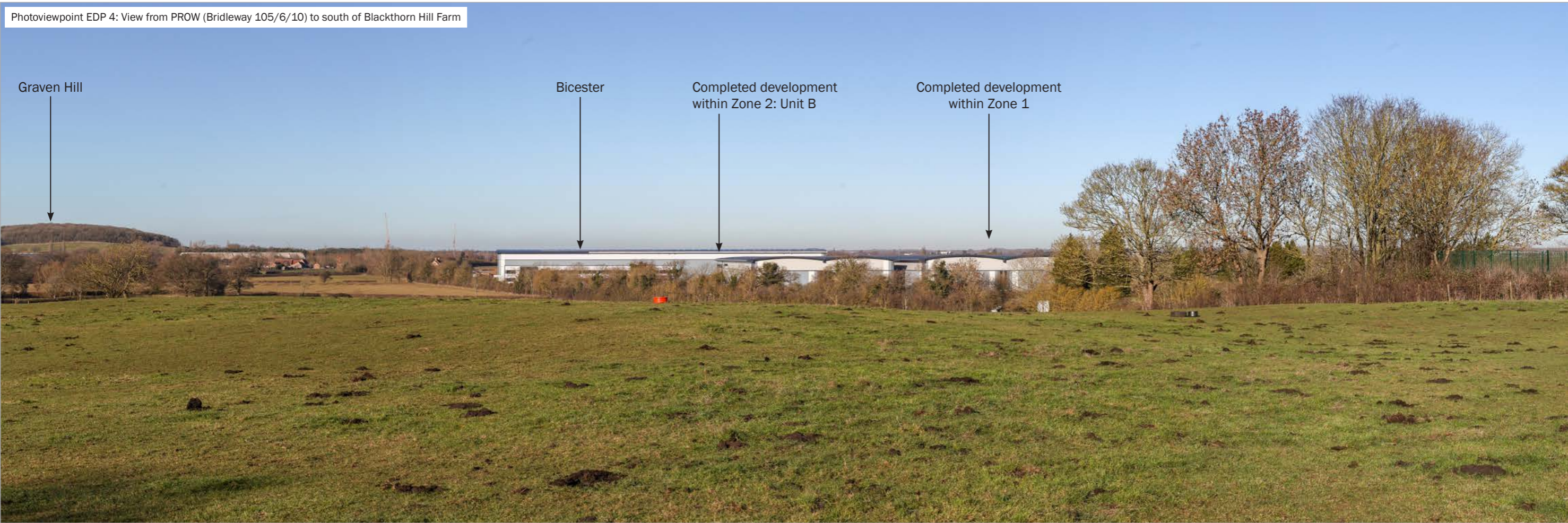
date	04 OCTOBER 2019
drawing number	edp2606_d100d
drawn by	OW
checked	BC
QA	GY

client	Tritax Symmetry
project title	Unit B, symmetry park, Bicester
drawing title	Photoviewpoints EDP 1 and 2

Photoviewpoint EDP 3: View from A41 at junction with B4011



Photoviewpoint EDP 4: View from PROW (Bridleway 105/6/10) to south of Blackthorn Hill Farm



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VP Location:	VP Bearing:	Distance to Site:	Date Taken:	Lens:	Viewing Distance:
PVP 3: 460965,220393	280 ° W	500m	28/01/19	50mm	300mm
PVP 4: 460898,220314	300 ° NW	455m	28/01/19	50mm	300mm

date	04 OCTOBER 2019
drawing number	edp2606_d100d
drawn by	OW
checked	BC
QA	GY

client	Tritax Symmetry
project title	Unit B, symmetry park, Bicester
drawing title	Photoviewpoints EDP 3 and 4

Photoviewpoint EDP 5: View from Ploughley road on northern edge of Ambrosden Village





For 70° view, refer to image below





For 70° view, refer to image below



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VP Location: VP Bearing: Distance to Site: Date Taken: Lens: Viewing Distance:  
PVP 7: 459865,220673 90° 5m 28/01/19 50mm 300mm

date 04 OCTOBER 2019  
drawing number edp2606\_d100d  
drawn by OW  
checked BC  
QA GY

client Tritax Symmetry  
project title Unit B, symmetry park, Bicester  
drawing title Photoviewpoint EDP 7

Photoviewpoint EDP 8: View from A41 to west of site



Photoviewpoint EDP 9: View from PROW (Footpath 105/5/40) site to west



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	VP Location:	VP Bearing:	Distance to Site:	Date Taken:	Lens:	Viewing Distance:
PVP 8:	459404,220982	120 °SE	550m	28/01/19	50mm	300mm
PVP 9:	459832,221025	145 °SE	275m	28/01/19	50mm	300mm

date	04 OCTOBER 2019
drawing number	edp2606_d100d
drawn by	OW
checked	BC
QA	GY

client	Tritax Symmetry
project title	Unit B, symmetry park, Bicester
drawing title	Photoviewpoints EDP 8 and 9

Completed development within Zone 1



For 70° view, refer to image below

Completed development within Zone 2: Unit B





For 70° view, refer to image below



Photoviewpoint EDP 12: View from PROW (Footpath 110/10/10) on Arncott Hill



Photoviewpoint EDP 13: View from Poundon Hill



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<b>VP Location:</b>	<b>VP Bearing:</b>	<b>Distance to Site:</b>	<b>Date Taken:</b>	<b>Lens:</b>	<b>Viewing Distance:</b>
<b>PVP 12:</b> 461990,217361	340° SE	3.4km	09/03/15	50mm	300mm
<b>PVP 13:</b> 463556,224994	225° NE	5.2km	09/03/15	50mm	300mm

<b>date</b>	04 OCTOBER 2019
<b>drawing number</b>	edp2606_d100d
<b>drawn by</b>	OW
<b>checked</b>	BC
<b>QA</b>	GY

<b>client</b>	<b>Tritax Symmetry</b>
<b>project title</b>	<b>Unit B, symmetry park, Bicester</b>
<b>drawing title</b>	<b>Photoviewpoints EDP 12 and 13</b>

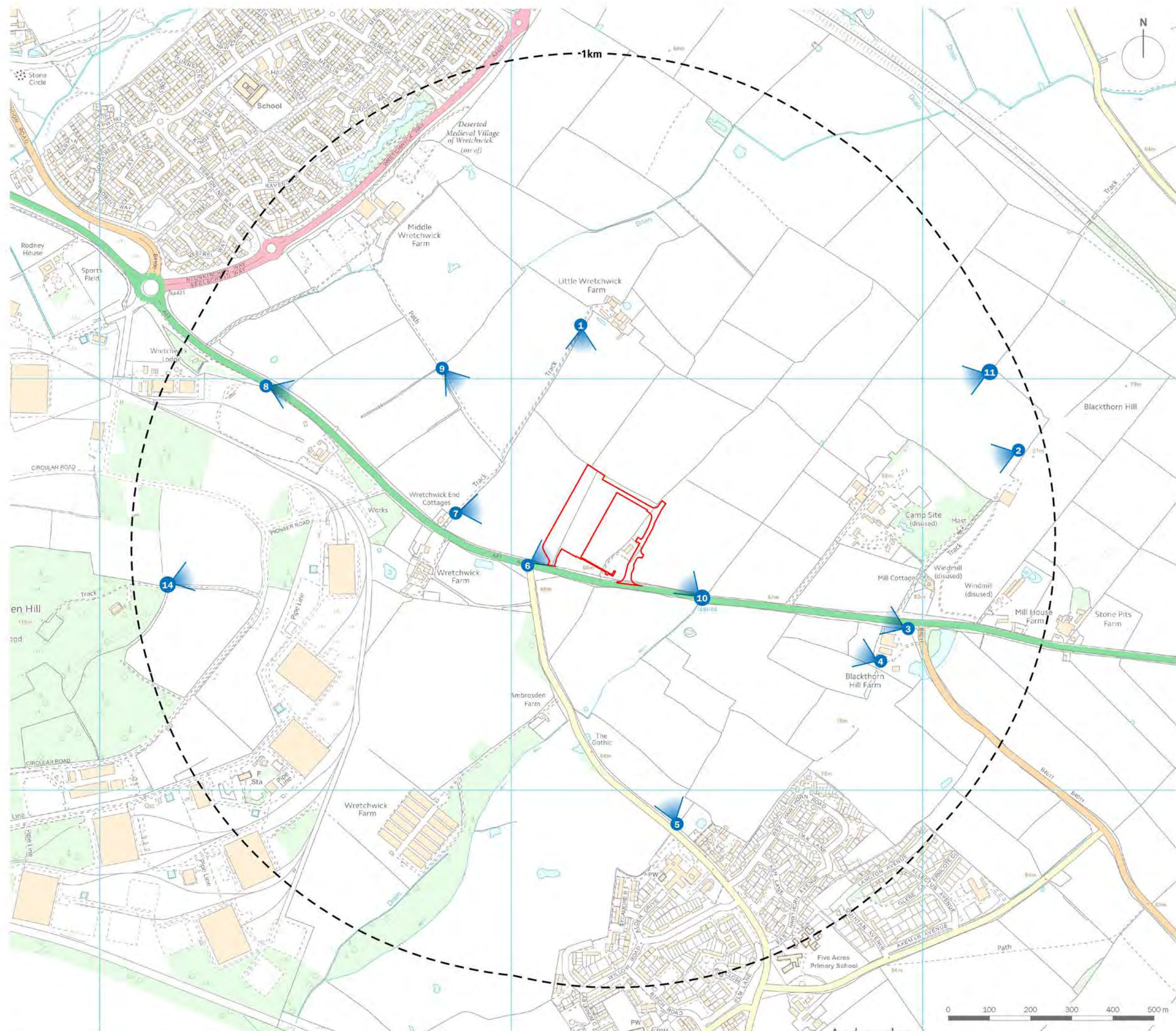


For 70° view, refer to image below



**Appendix EDP 5**  
**Photoviewpoint Locations, Unit B**  
**(edp2606\_d136e 04 October 2019 BC/BC)**

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- Site Boundary
- Range Rings (at 1km intervals)
- 1 ▶ Photoviewpoint Location

client

**Tritax Symmetry**

project title

**Unit B, symmetry park, Bicester**

drawing title

**Plan EDP 2: Photoviewpoint Locations, Unit B**

date	04 OCTOBER 2019	drawn by	BC
drawing number	edp2606_d136e	checked	BC
scale	Refer to scale bar	QA	JTF

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