

# re-form

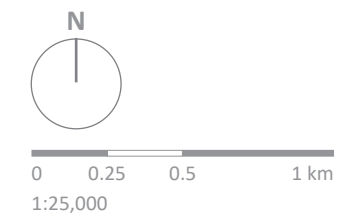
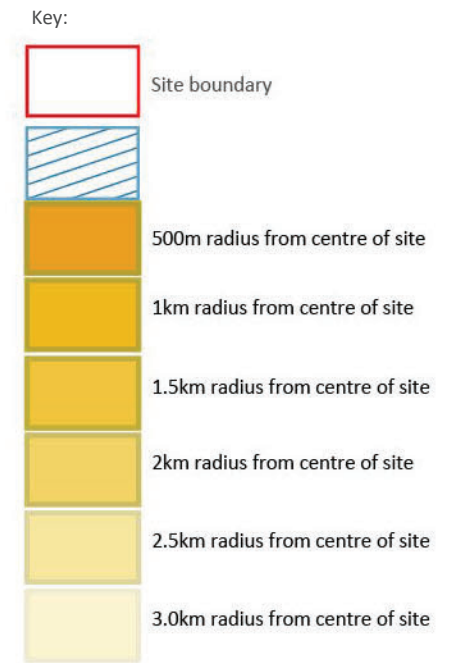
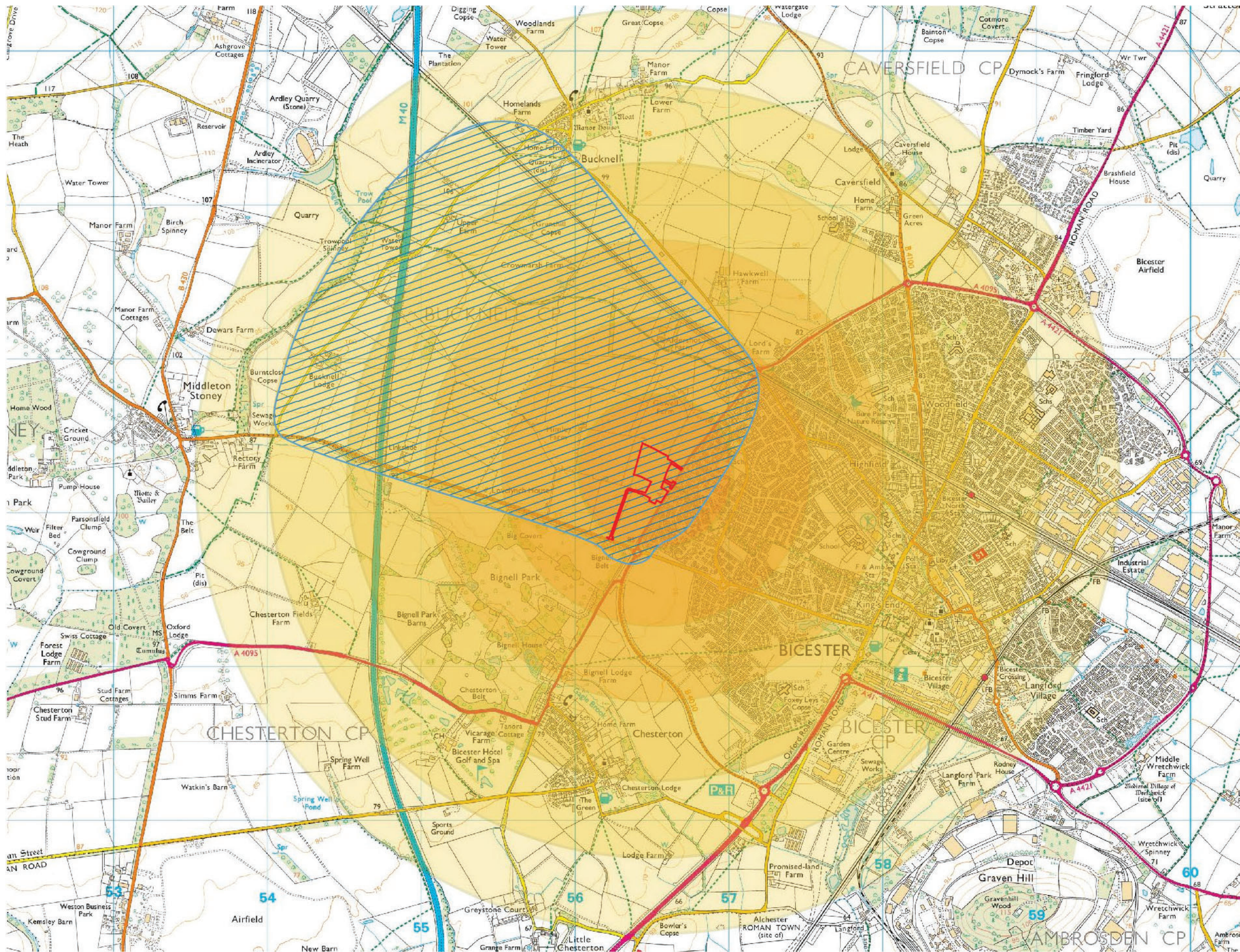
landscape architecture

Project:  
Axis J9 Phase 3, Bicester  
Client:  
Albion Land

Figure:  
1.6 Landscape character areas

Sheet size:	Scale:	Revision:
A3	1:25,000	P02
Drawn by:	Checked by:	Approved by:
PL	PL	-

Notes:  
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Date, ID: Tuesday, 20th July, 2021



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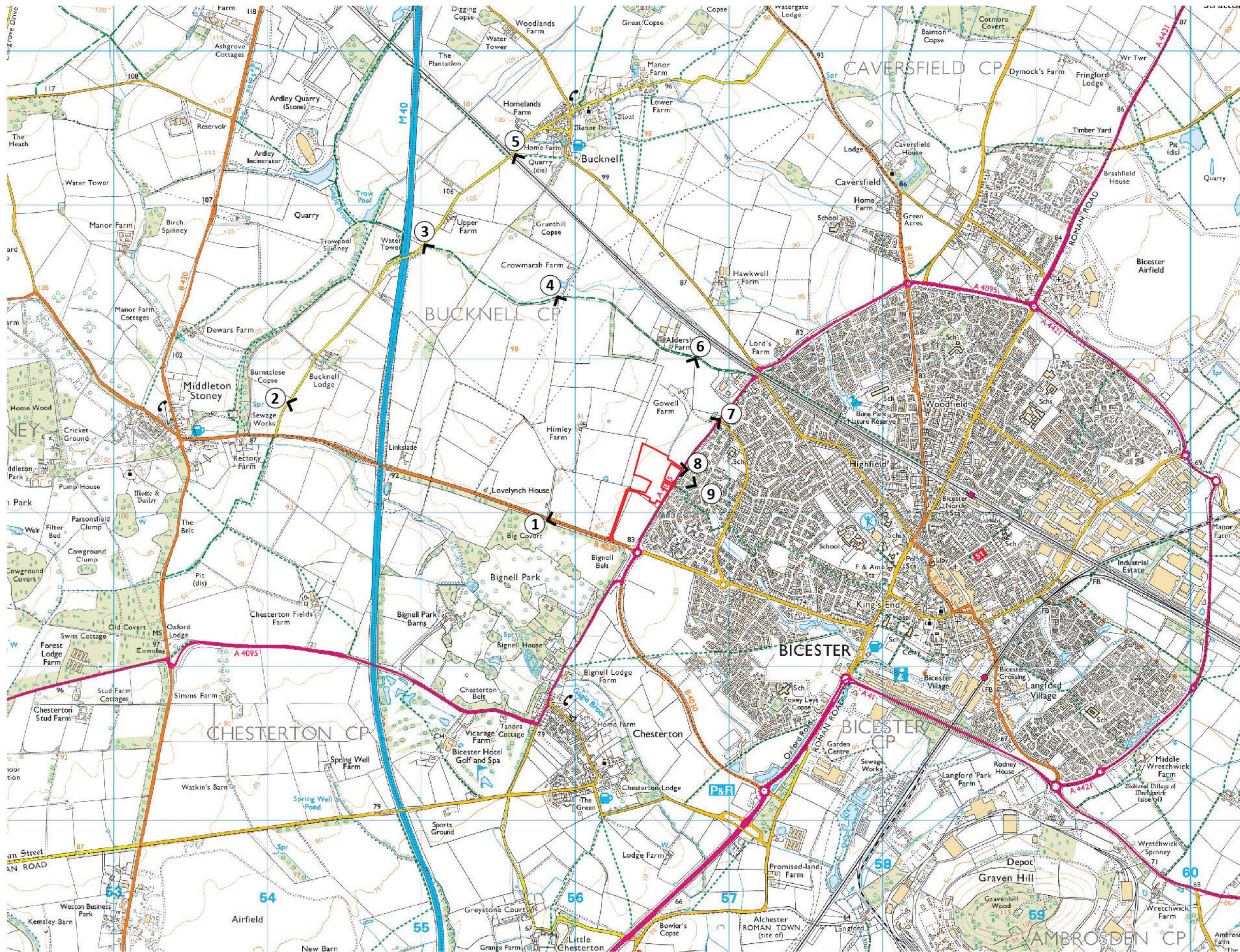
landscape architecture

Project:  
Axis J9 Phase 3, Bicester  
Client:  
Albion Land

Figure:  
1.7 Visual envelope

Sheet size: A3	Scale: 1:25,000	Revision: P04
Drawn by: PL	Checked by: PL	Approved by: -

Notes:  
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Date, ID: Tuesday, 20th July, 2021



Key:



Site boundary



Viewpoints



0 0.25 0.5 1 km  
1:25,000

# re-form

landscape architecture

Project:  
Axis J9 Phase 3, Bicester

Client:  
Albion Land

Figure:  
1.8 Viewpoints for visual assessment

Sheet size: A3      Scale: 1:25,000      Revision: P04

Drawn by: PL      Checked by: PL      Approved by: -

Notes:  
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Date, ID: Tuesday, 20th July, 2021

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landscape architecture

**PINS REF: PINS REF: APP/C3105/W/22/3304021**

**LPA: Cherwell District Council**

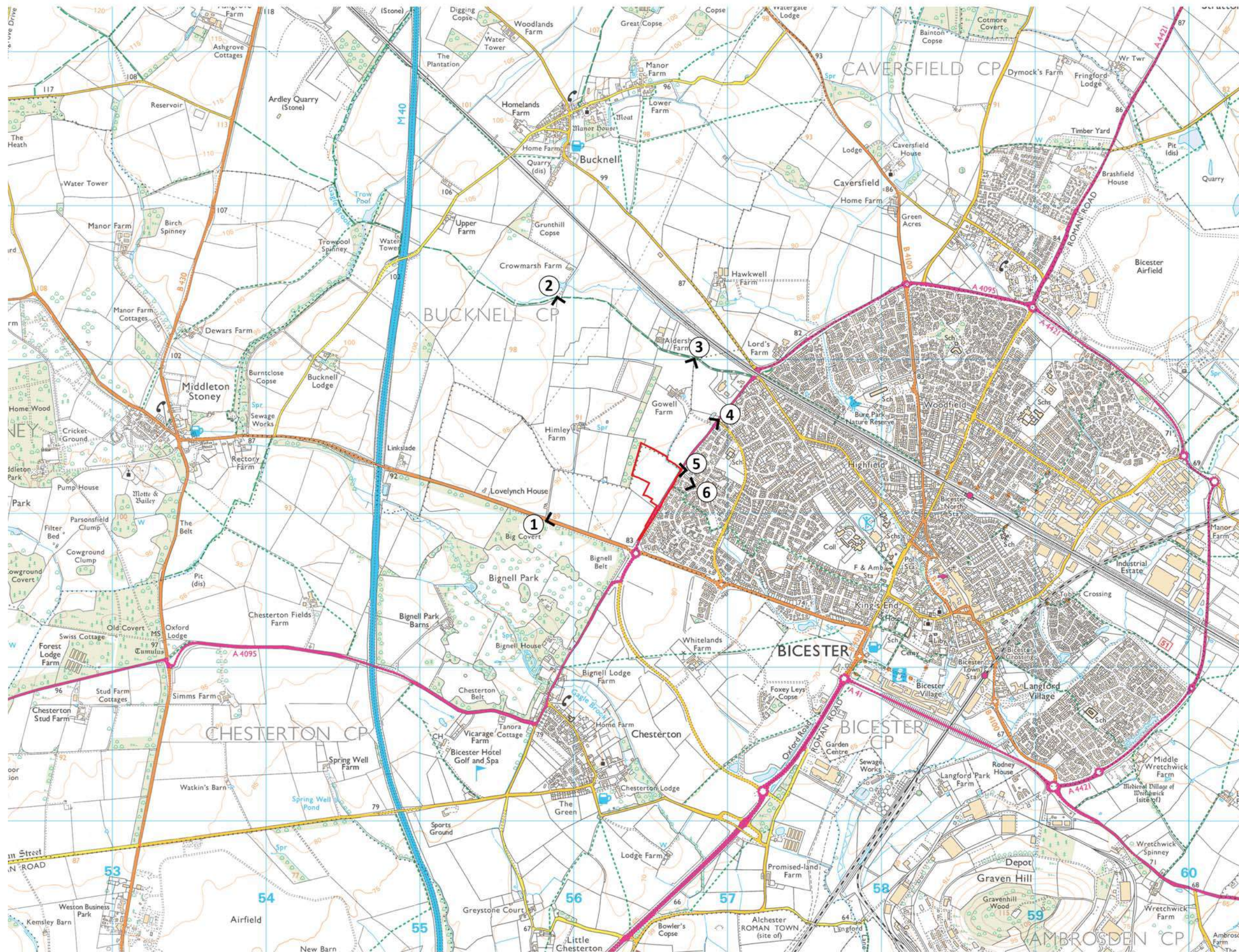
**LPA REF: (21/03177/F)**

Land at Middleton Stoney Road & Howes Lane, Bicester.

**Written Statement – Landscape & Visual Issues, 1<sup>st</sup> September 2022**  
**Appendix GD C : Application No 14/01675/OUT – Views 5 & 6, LVA**  
**Figures Extract (Illustrating views as per the Extant Permission)**

Guy Denton, BA (hons), DipLA (hons), CMLI, AoU

For  
Albion Land



Key:



Site boundary



Viewpoint

Notes:

OS Licence:  
100041041

Blackwells ID:  
BW1-00574687 (8th November 2016)

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Drawing status -

Planning

Client -

Albion Land

Project -

Land off Howes Lane,  
Bicester

Drawing title -

2.1. Viewpoint locations

Drawing scale -

1:25,000

Drawn by -

AF

Drawn date -

19.01.2017

Paper size -

A3

Checked by -

GD

Checked date -

19.01.2017

Drawing number -

Appendix 6.1

Revision -

B

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View 5: Existing view  
West from Howes Lane/footpath link to Beckdale Close



View 5: Proposed view  
West from Howes Lane/footpath link to Beckdale Close



View 5: Proposed view with mitigation (after 10 years)  
West from Howes Lane/footpath link to Beckdale Close

Extent of development site

Howes Lane

Building plateau  
circa 82.5m AOD

Howes Lane

Extent of development site

Building plateau  
circa 82.5m AOD

Howes Lane

Extent of development site

Notes:

Easting: 456704

Northing: 223278

AOD: 82m

Approximate distance from centre of site: 200m

Building height zones shown in dashed line:

--- 12m maximum building height

--- 16m maximum building height

Refer to Chetwoods Architects' drawing: Parameter Plan 03 Residential Building Heights 4216\_PPL\_03

Building plateaux levels are based on approximate mean level for each Development Zone

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Drawing status  
**Planning**

Client  
**Albion Land**

Project  
**Land off Howes Lane,  
Bicester**

Drawing title  
**2.6. View 5**

Drawing scale	Drawn by AF	Drawn date 19.01.2017
Paper size A3	Checked by GD	Checked date 19.01.2017

Drawing number <b>Appendix 6.1</b>	Revision <b>B</b>
---------------------------------------	----------------------

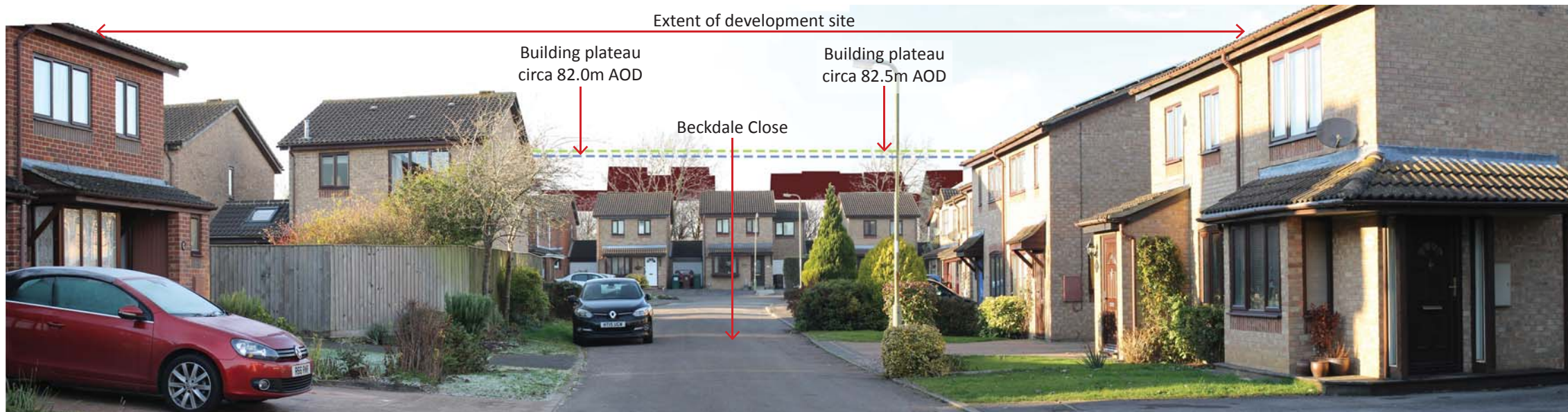
© re-form landscape architecture 2015



View 6: Existing view  
West from Beckdale Close



View 6: Proposed view  
West from Beckdale Close



View 6: Proposed view with mitigation (after 10 years)  
West from Beckdale Close

Notes:

Easting: 456773

Northing: 223182

AOD:82m

Approximate distance from centre of site: 240m

Building height zones shown in dashed line:

--- 12m maximum building height

--- 16m maximum building height

Refer to Chetwoods Architects' drawing: Parameter Plan 03 Residential Building Heights 4216\_PPL\_03

Building plateaux levels are based on approximate mean level for each Development Zone

Revision B:

The proposed housing is higher in the view behind the existing houses to Beckdale Close. The residential zones are also higher in the view.

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Drawing status -  
**Planning**

Client -  
**Albion Land**

Project -  
**Land off Howes Lane,  
Bicester**

Drawing title -  
**2.7. View 6**

Drawing scale - N/A	Drawn by - AF	Drawn date - 19.01.2017
Paper size - A3	Checked by - GD	Checked date - 19.01.2017

Drawing number - <b>Appendix 6.1</b>	Revision - <b>B</b>
---	------------------------



**PINS REF: PINS REF: APP/C3105/W/22/3304021**

**LPA: Cherwell District Council**

**LPA REF: (21/03177/F)**

Land at Middleton Stoney Road & Howes Lane, Bicester.

**Written Statement – Landscape & Visual Issues, 8<sup>th</sup> September 2022**

**Appendix GD D Revision A: Rmbp 2142 Bicester Views Version 03 (Illustrating views under the Proposed Development) - Revision A - View 8 updated**

Guy Denton, BA (hons), DipLA (hons), CMLI, AoU

For  
Albion Land

### Note

These visualisations have been prepared by rbmp using current best practice techniques in both photography and the construction of 3D models and photomontages specified by the Landscape Institute: 3rd edition (April 2013); Landscape Institute Technical Guidance Note 06/19 (September 2019) Visual Representation of Development Proposals; The Revised SPG London View Management Framework (March 2012.)

Please see supporting methodology documentation for this project.  
[End of this document.]

### Viewing Instructions

The visualisations gives an impression of the predicted scale and mass of the proposed development as it would be seen from the viewpoint locations. For correct viewing, the images should be viewed at the distance shown on the corresponding page when printed at A3. This images should only be assessed in the field from the same viewpoint location.

### Camera Location Information

Viewpoint Number	Easting	Northing	Ground Height	Camera Height
Viewpoint 01	455819.84E	222956.88N	+88.62m AOD	+90.22m AOD
Viewpoint 02	454105.13E	223658.73N	+94.64m AOD	+96.24m AOD
Viewpoint 03	455028.8E	224735.28N	+103.24m AOD	+104.84m AOD
Viewpoint 04	455892.99E	224389.73N	+92.1m AOD	+93.70m AOD
Viewpoint 05	455607.17E	225327.23N	+104.48m AOD	+106.08m AOD
Viewpoint 06	456784.66E	223998.98N	+87.72m AOD	+89.32m AOD
Viewpoint 07	456946.74E	223609.28N	+85.66m AOD	+87.26m AOD
Viewpoint 08	456703.82E	223278.23N	+82.38m AOD	+83.98m AOD
Viewpoint 09	456781.42E	223177.69N	+80.35m AOD	+81.95m AOD



Manchester 0161 706 0158  
London 020 3488 0657  
studio@rbmp.co.uk  
www.rbmp.co.uk / www.verifiedviews.co.uk  
©rbmp ltd.



[Map data ©2021 Google]



**Viewpoint 01**  
 Grid reference: 455819.84E , 222956.88N  
 Ground Height: +88.62m AOD  
 Camera Height: +90.22m AOD



**Viewpoint 02**  
 Grid reference: 454105.13E , 223658.73N  
 Ground Height: +94.64m AOD  
 Camera Height: +96.24m AOD



**Viewpoint 03**  
 Grid reference: 455028.8E , 224735.28N  
 Ground Height: +103.24m AOD  
 Camera Height: +104.84m AOD



**Viewpoint 04**  
 Grid reference: 455892.99E , 224389.73N  
 Ground Height: +92.1m AOD  
 Camera Height: +93.70m AOD



**Viewpoint 05**  
 Grid reference: 455607.17E , 225327.23N  
 Ground Height: +104.48m AOD  
 Camera Height: +106.08m AOD



**Viewpoint 06**  
 Grid reference: 456784.66E , 223998.98N  
 Ground Height: +87.72m AOD  
 Camera Height: +89.32m AOD



**Viewpoint 07**  
 Grid reference: 456946.74E , 223609.28N  
 Ground Height: +85.66m AOD  
 Camera Height: +87.26m AOD



**Viewpoint 08**  
 Grid reference: 456703.82E , 223278.23N  
 Ground Height: +82.38m AOD  
 Camera Height: +83.98m AOD



**Viewpoint 09**  
 Grid reference: 456781.42E , 223177.69N  
 Ground Height: +80.35m AOD  
 Camera Height: +81.95m AOD





**NO VIEW** - PROPOSED DEVELOPMENT OUTLINED IN ORANGE ■



**rbmp**

Camera make & model - Nikon D600 (full frame sensor)  
Lens make & focal length - Nikon 50mm f/1.8  
Date & time of photograph - 05/08/21 @ 11.06am  
OS grid reference - 454105.13E , 223658.73N

Viewpoint height (AOD) - 94.64m  
Distance from site - 2.2km  
Projection - Planar  
Enlargement / Sheet Size - 100% @ A3

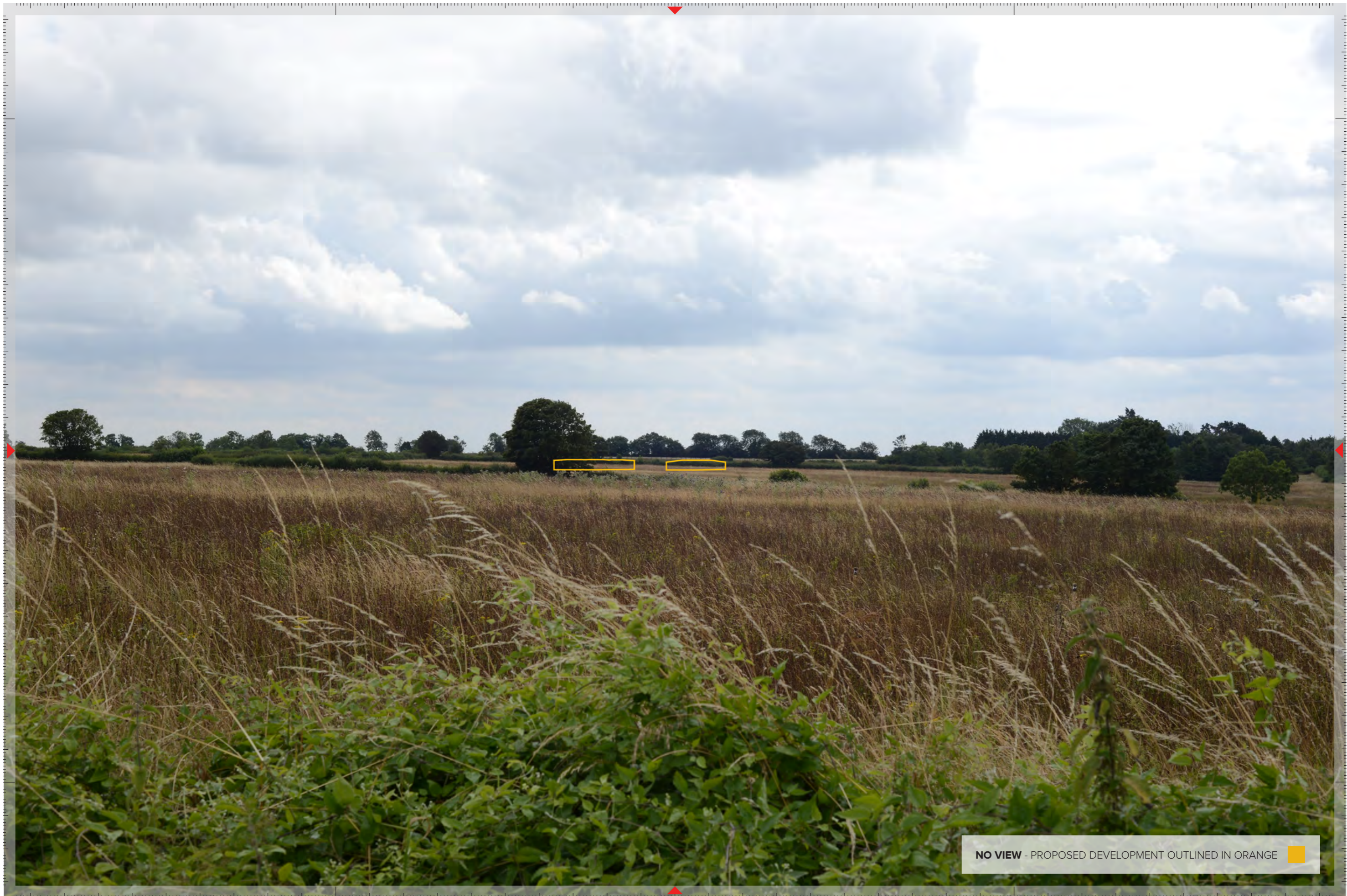
Visualisation Type - Type 4  
Horizontal Field of View - 39.6°  
Height of camera AGL - 1.6m  
Page size / Image size (mm) - 420 x 297 / 390 x 260

## VP02 - Baseline View

rbmp.2142 NW Bicester, Verified Views

page [6 of 24]

TO BE VIEWED AT A COMFORTABLE ARM'S LENGTH



NO VIEW - PROPOSED DEVELOPMENT OUTLINED IN ORANGE

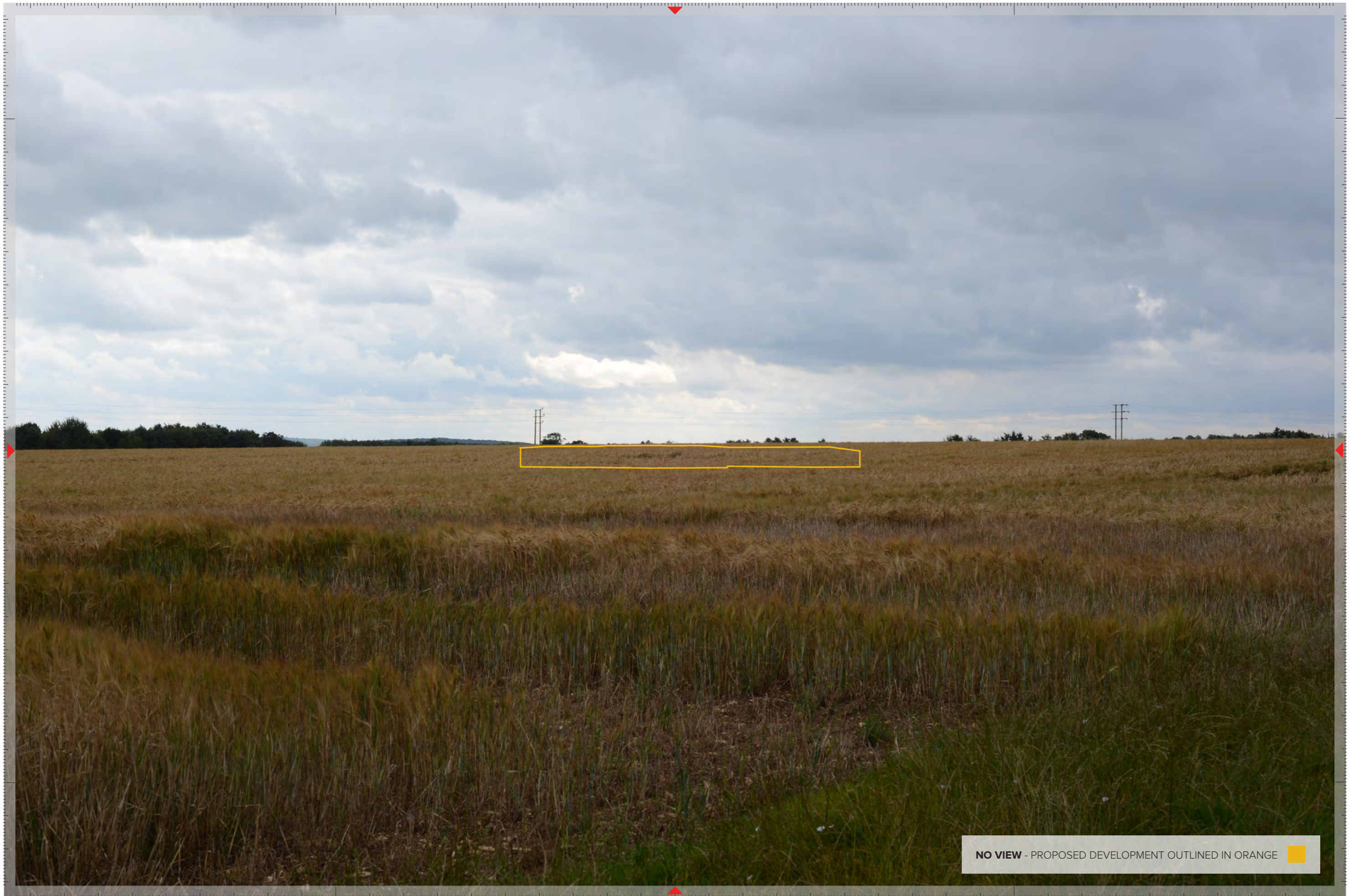






**NO VIEW** - PROPOSED DEVELOPMENT OUTLINED IN ORANGE ■





**NO VIEW** - PROPOSED DEVELOPMENT OUTLINED IN ORANGE ■

















**NO VIEW** - PROPOSED DEVELOPMENT OUTLINED IN ORANGE













