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Site Boundary

client
Hallam Land Management Ltd

project
North West Bicester

drawing title
SITE LOCATION

scale
1:25,000 @ A3

drawn
SDP

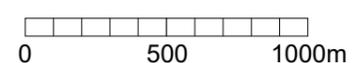
issue date
04 October 2021

rev
-



Figure 1

Scale: 1:25000 @ A3





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Site Boundary

client
Hallam Land Management Ltd

project
North West Bicester

drawing title
AERIAL PHOTOGRAPH

scale
1:25,000 @ A3

drawn
SDP

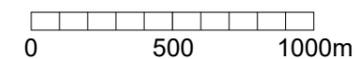
issue date
04 October 2021

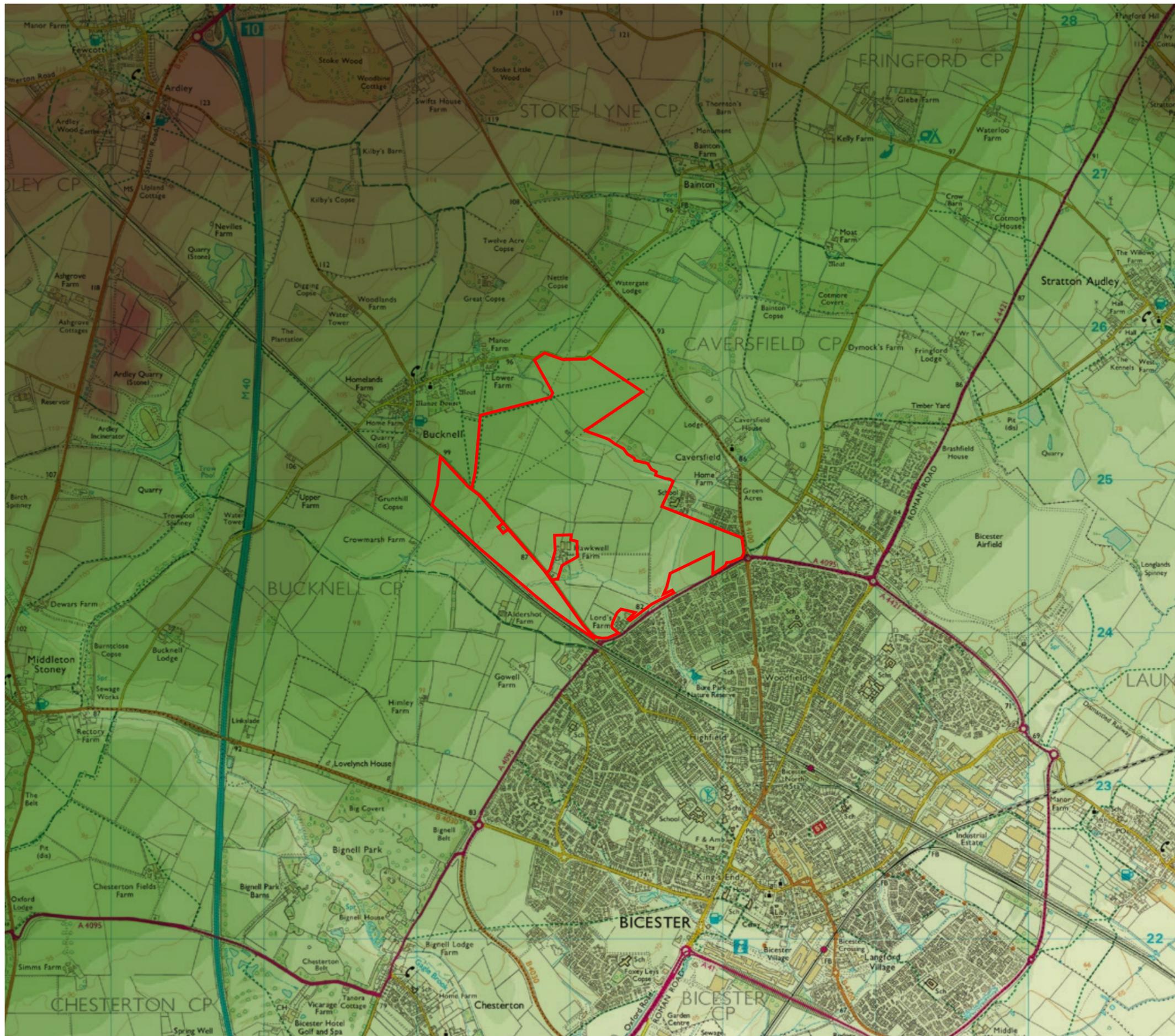
rev
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Figure 2

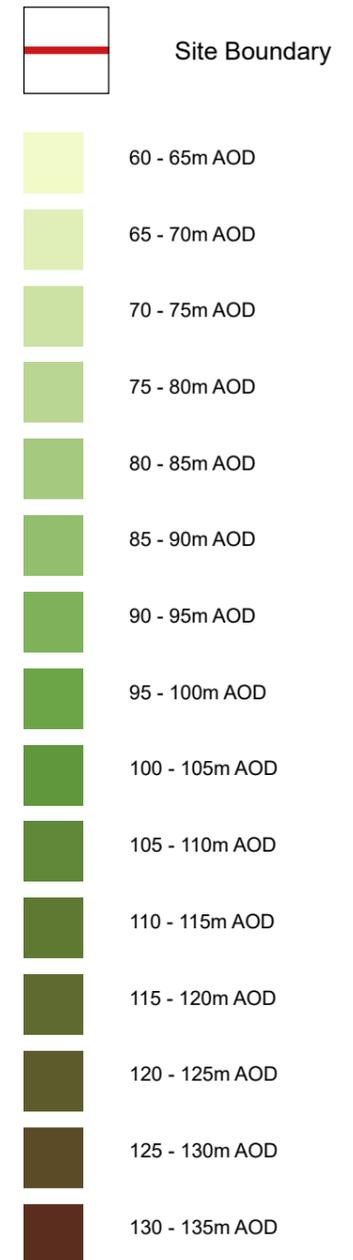
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client
Hallam Land Management Ltd

project
North West Bicester

drawing title
TOPOGRAPHY

scale
1:25,000 @ A3

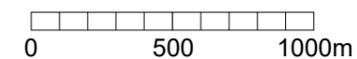
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SDP

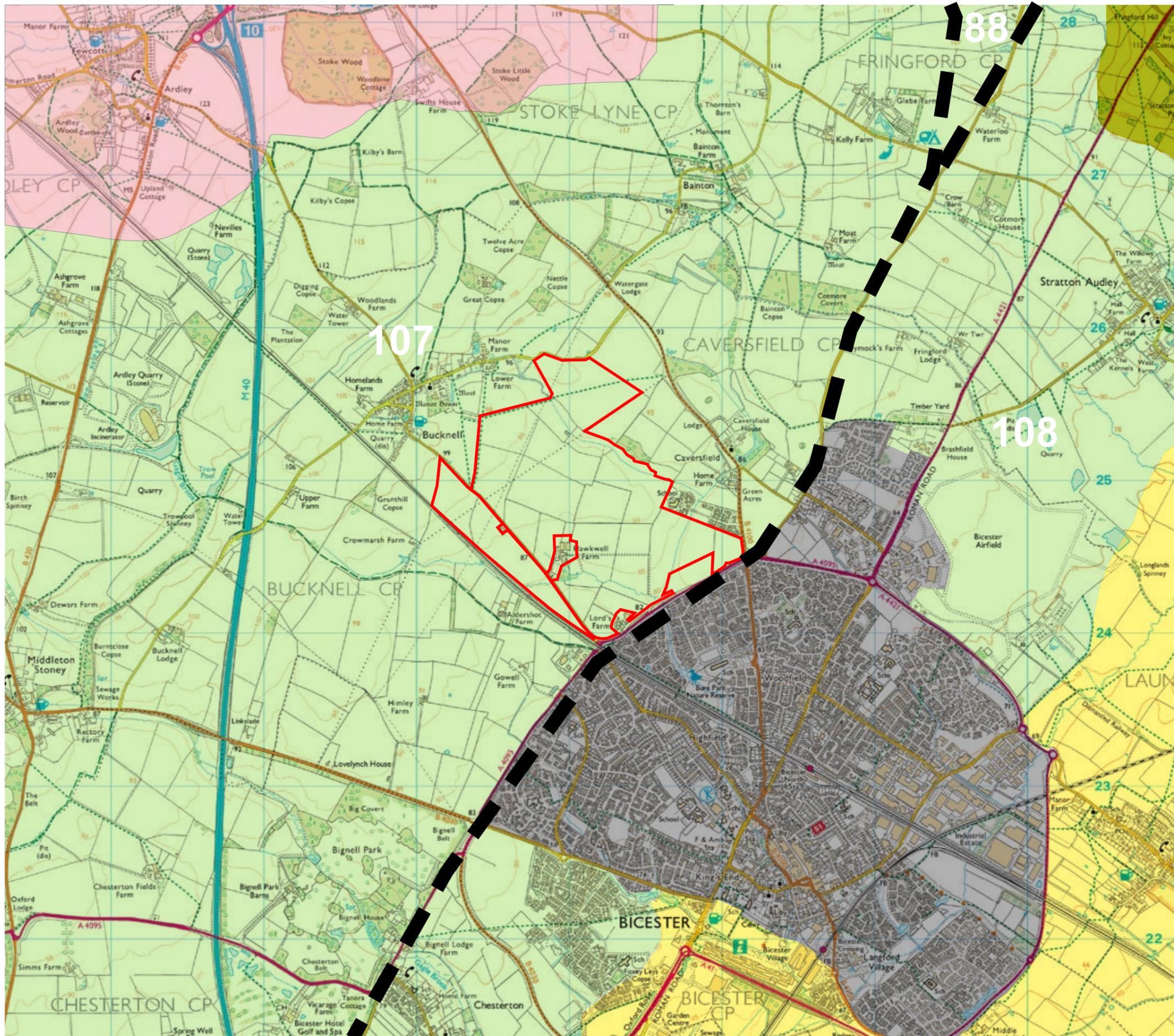
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04 October 2021



Figure 3

Scale: 1:25000 @ A3





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-  Site Boundary
-  National Character Areas

The wider landscape around Bicester is covered by three NCAs. The site and the landscape to the north lies in, and on the very edge of, the Cotswolds NCA. The landscape to the south which encompasses Bicester is located within The Upper Thames Clay Vales NCA, whilst the wider landscape to the east lies within the Bedfordshire & Cambridgeshire Claylands

Oxfordshire Wildlife and Landscape Study (OWLS) (2004) Oxford County Council.

Landscape Types

-  Estate Farmlands
-  Farmland Plateau
-  Clay Vale
-  Wooded Estatelands
-  Urban Areas

The site lies in the Wooded Estatelands Landscape Type, and the sub-area of the Middleton Stoney Local Character Area

client
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project
North West Bicester

drawing title
LANDSCAPE CHARACTER

scale
1:25,000 @ A3

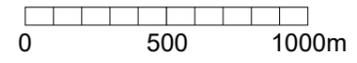
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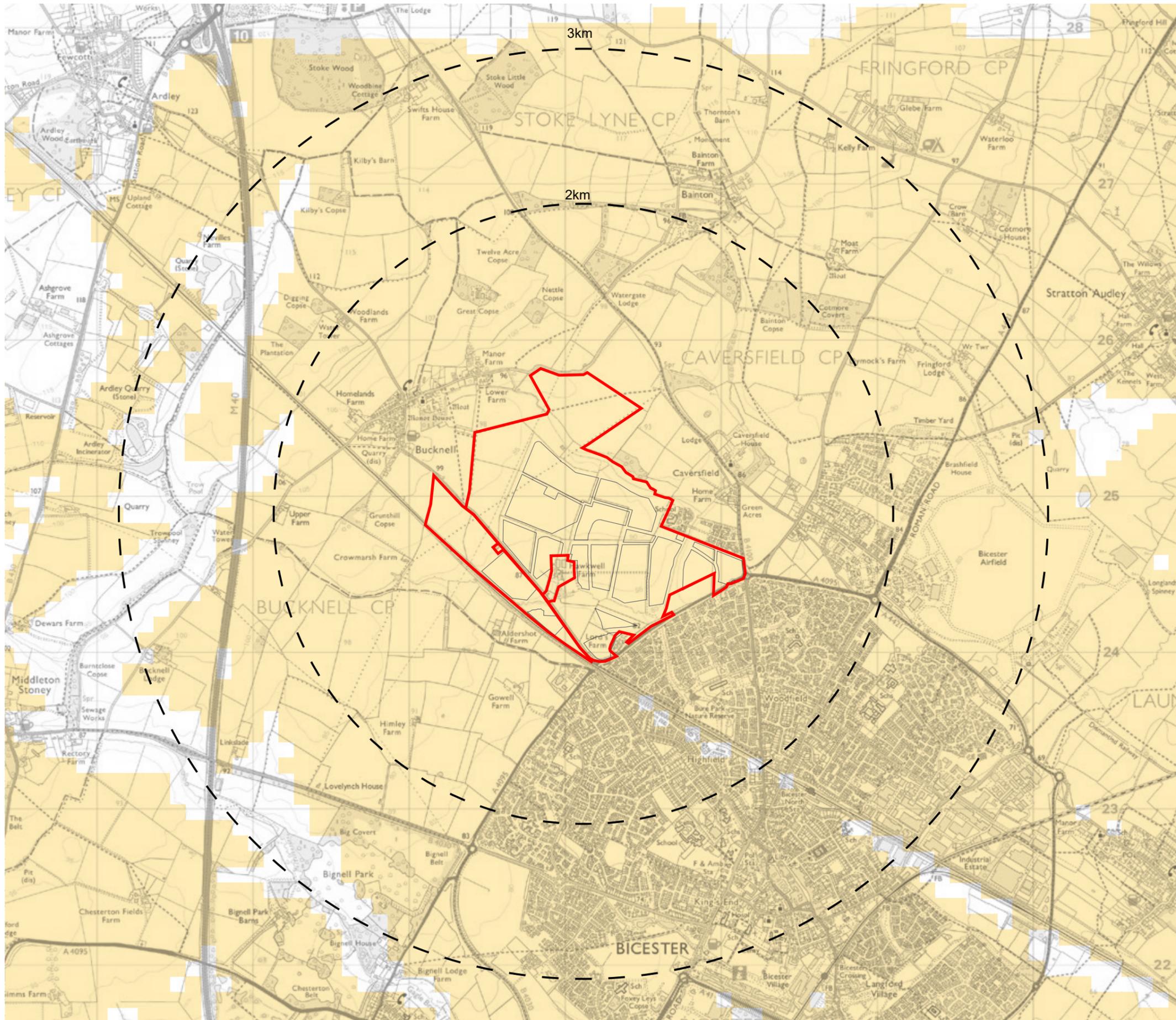
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Figure 4

Scale: 1:25000 @ A3





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-  Site Boundary
-  Distance from centre of development
-  Zone of Theoretical Visibility (ZTV) (Bare Earth Computer Model)

As a starting point, a Zone of Theoretical Visibility (ZTV) has been prepared. A ZTV is usually digitally produced, showing areas of land within which, a development is theoretically visible. The process only considers landform and doesn't take into account other potential screening elements within the landscape such as vegetation and buildings. The ZTVs show the theoretical visibility of 14m high development in the site as part of the mixed use-school areas, and the theoretical visibility of 12.5m high residential buildings. As noted by GLVIA3 "In reality many factors other than terrain will influence visibility" and that "Site surveys are therefore essential to provide an accurate baseline assessment of visibility" (para 6.10). In essence, when undertaking the fieldwork and taken into account screening effects of the built-up area of Bicester to the south and that of woodland, hedgerows and trees within the local landscape, the actual 'visual envelope' is substantially reduced in extent such that views of the proposed development would be restricted to a comparatively localised area.

Notes:

1. ZTV based on bare earth data and so does not allow for the screening effects of vegetation or existing built form.
2. Built parameters tested are in blocks representing the development area to a height of 12.5m. ZTV not based on site boundary.
3. Block FFL set at existing site levels based on 5m DTM data.
4. Viewing eye level height is set at 1.7m above ground level in accordance with GLVIA3.

client
Hallam Land Management Ltd

project
North West Bicester

drawing title
ZTV - RESIDENTIAL

scale
1:25,000 @ A3

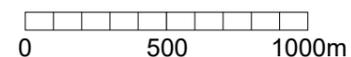
drawn
DB / BC

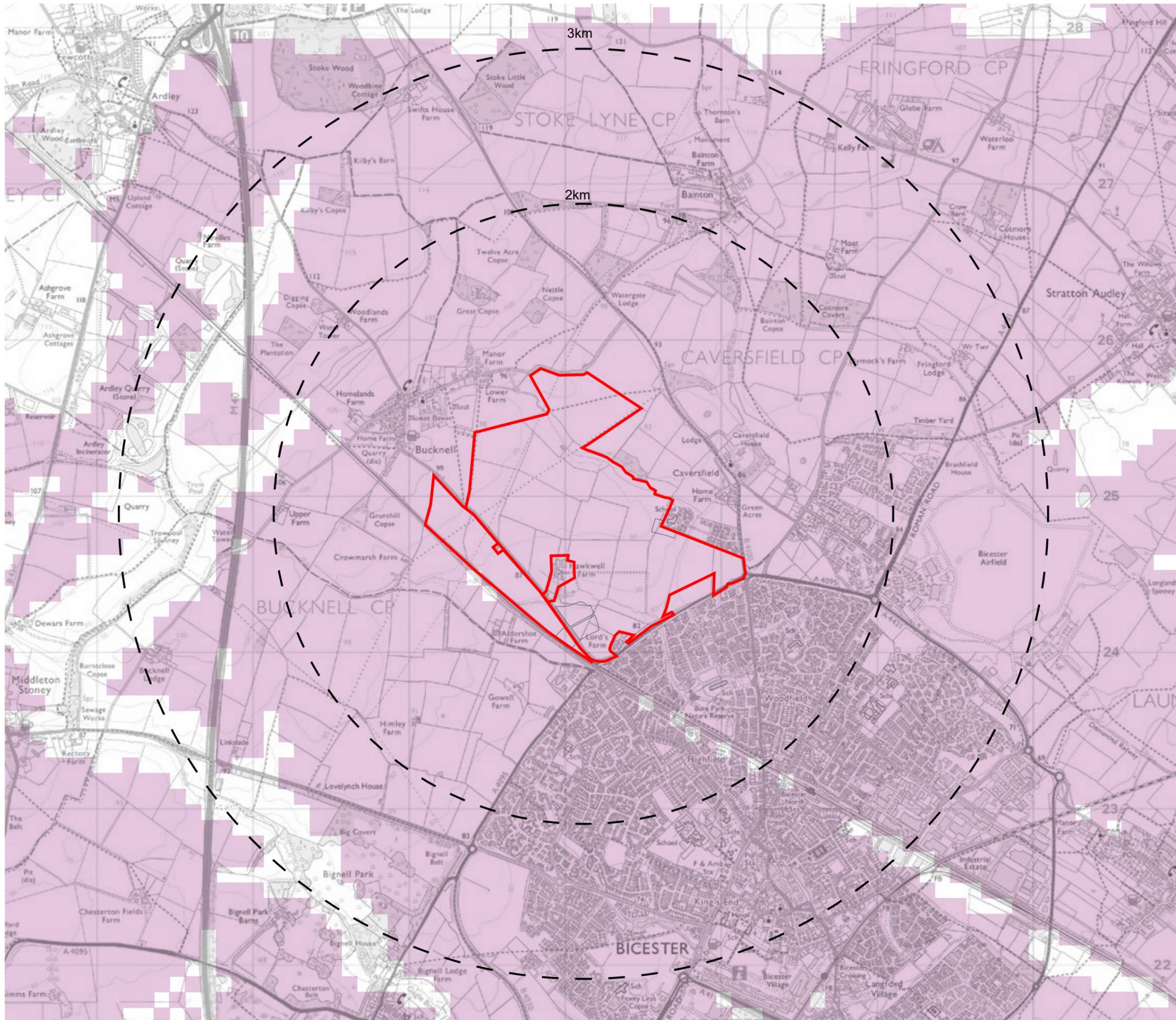
issue date
15 November 2021



Figure 5a

Scale: 1:25000 @ A3





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-  Distance from centre of development
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3. Block FFL set at existing site levels based on 5m DTM data.
4. Viewing eye level height is set at 1.7m above ground level in accordance with GLVIA3.

client
Hallam Land Management Ltd

project
North West Bicester

drawing title
ZTV - MIXED USE, SCHOOLS AND EMPLOYMENT

scale
1:25,000 @ A3

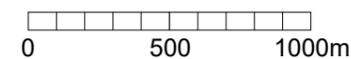
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DB / BC

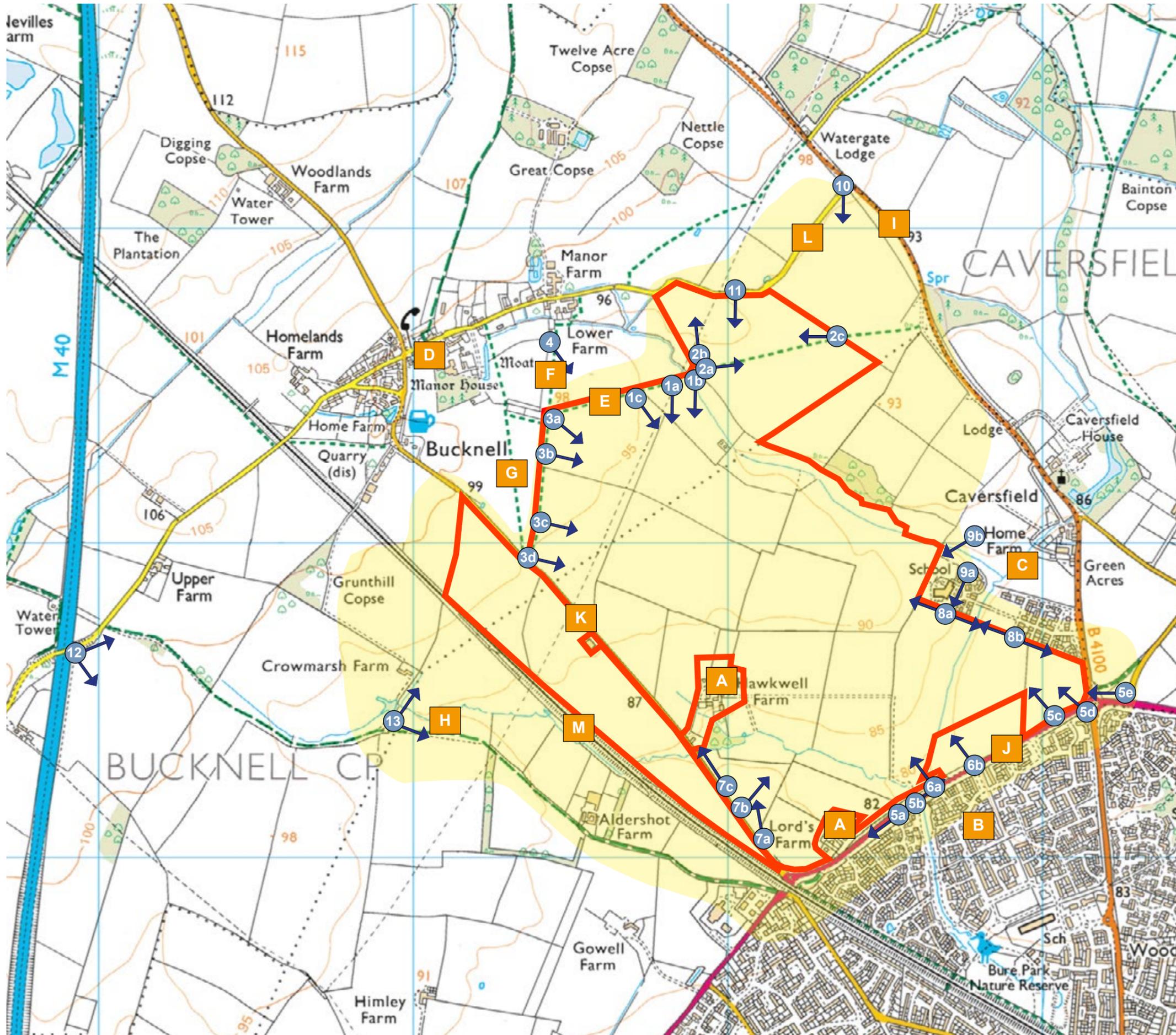
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15 November 2021



Figure 5b

Scale: 1:25000 @ A3





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-  Site Boundary
-  Photograph Viewpoint

Visual Receptors

- A: Hawkwell Farm - Lord's Farm
- B: Bicester (south of A4095)
- C: Elmsbrook
- D: Bucknell
- E: Public Footpath (western boundary)
- F: Public Footpath (Lower Farm)
- G: Public Footpath (Bucknell)
- H: Public Bridleway
- I: B4100
- J: A650
- K: Biecester Road-Bucknell Road
- L: Bainton Road
- M: Railine

 Representative Visual Envelope (RVE)

Representative Visual Envelope

The RVE identifies the potential area of the landscape in which the Proposed Development is likely to be visible, whether this is full, partial, glimpsed views for those visual receptors that are within the RVE. This exercise into account changes in visibility as a result of screening effects within the landscape such as landform, woodland, trees, hedgerows and buildings that affect levels of visibility. It is recognised that some views may potentially occur outside of the RVE, although it is concluded that distance and intervening elements of landform, vegetation and buildings are likely to reduce the perceptibility of the Proposed Development.

Similarly, those receptors within the RVE are likely to experience different degrees of visibility depending on context and localised feature that may, for example, screen or obscure views. Additionally, for some receptors, such as highway users, the amount of time over which the Proposed Development will be seen may also vary, such that views are glimpsed or fleeting in nature.

client
Hallam Land Management Ltd

project
North West Bicester

drawing title
VISUAL AMENITY

scale
1:12500 @ A3

drawn
SDP

issue date
04 October 2021

rev



Figure 5c

