

Approximate direction of main site area

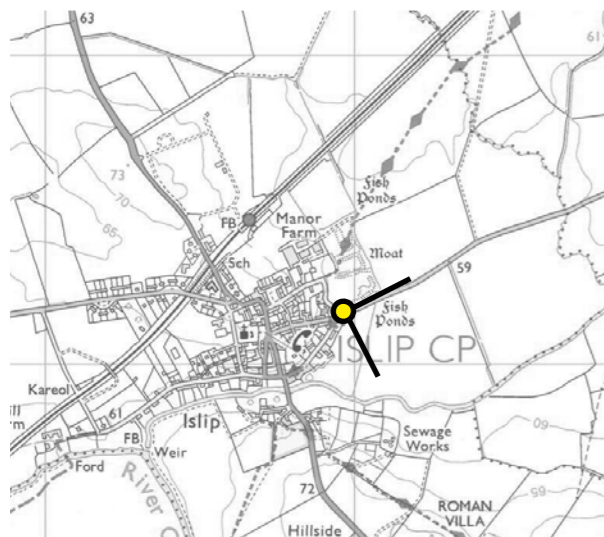
Mature vegetation adjacent to Gallos Brook

Existing residential property along Middle Street, Islip



Viewpoint 7: View looking east from Middle Street.

Baseline: From this location, views in the direction of the site are largely screened by mature vegetation adjacent to Gallos Brook which lies to the west of Islip. An existing residential property along Middle Street on the edge of Islip is visible in the foreground. The rising ground to the south-west of the site is visible in the right hand side of the view in the background.



Sensitivity: High

This viewpoint is representative of middle-distance views from users of the local road network on the exit of Islip.

The viewpoint is also representative of residential receptors along Middle Street.

The viewpoint is also representative of the edge of Islip Conservation Area.

Magnitude:

Year 1 = Negligible
Year 15 = Negligible

Significance:

Year 1 = Negligible adverse
Year 15 = Negligible adverse

Camera type	Nikon D3200 with 50mm lens (equivalent focal length)
Date	16th October 2020
Approx. grid ref	SP 52956 14165
Approx. elevation	+59m AOD
Distance to site	c. 1.05km
Approx. H FoV	60°

Land at Manor Farm, Noke, Oxfordshire

Fig. 7: Viewpoint Photographs

Drawing Ref: P19-2636_10
Client: Oxford New Energy

Date : 03/02/21
Drawn by : CLW/NF
Checked by : DRAFT

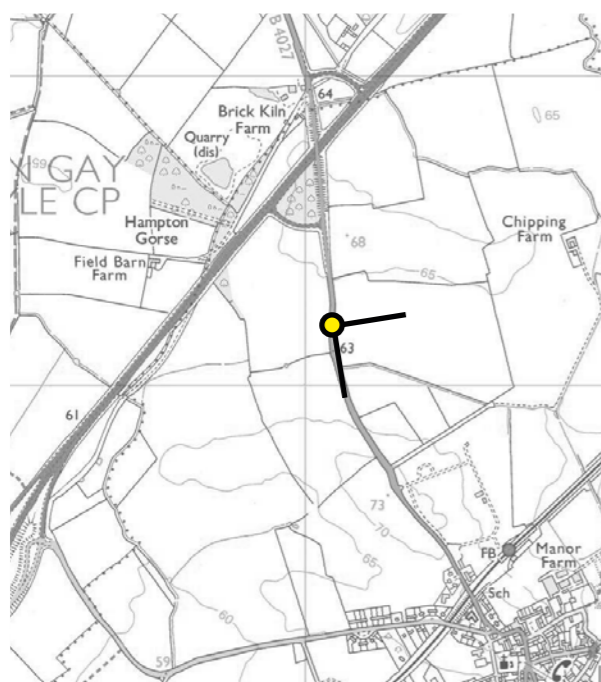






Viewpoint 8: View looking south-east from Bletchington Road (B4027).

Baseline: From this location, views in the direction of the site are largely screened by intervening vegetation along field boundaries and associated with Gallos Brook. The route of Bletchington Road is also visible. The view demonstrates the relatively flat land in the direction of the site and a gentle rise in landform in the right hand side of the view to the north-west of Islip.



Sensitivity: Medium

This viewpoint is representative of long-distance views from users of the local road network on the approach to Islip.

Change: From this location, the site lies at a similar topographical level as the viewpoint location and the landform between remains relatively flat and so due to the intervening vegetation there are unlikely to be views of the proposed development. Any views would be heavily filtered by existing and proposed landscape planting along the northern and western edges of the development. The size and scale of change will be very small and proportion of the view will be very limited.

Magnitude:

Year 1 = Negligible
Year 15 = Negligible

Significance:

Year 1 = Negligible adverse
Year 15 = Negligible adverse

Camera type	Nikon D3200 with 50mm lens (equivalent focal length)
Date	16th October 2020
Approx. grid ref	SP 52088 15306
Approx. elevation	+63m AOD
Distance to site	c. 2.22km
Approx. H FoV	60°



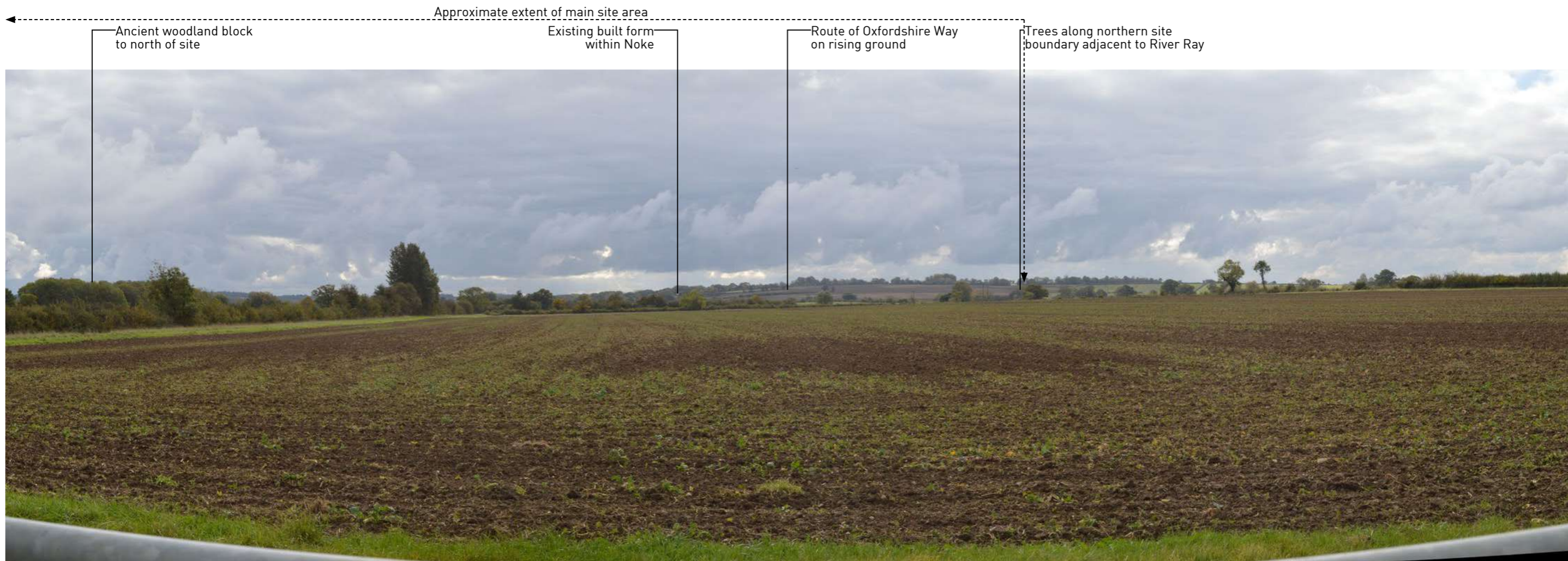
Land at Manor Farm, Noke, Oxfordshire
Fig. 7: Viewpoint Photographs

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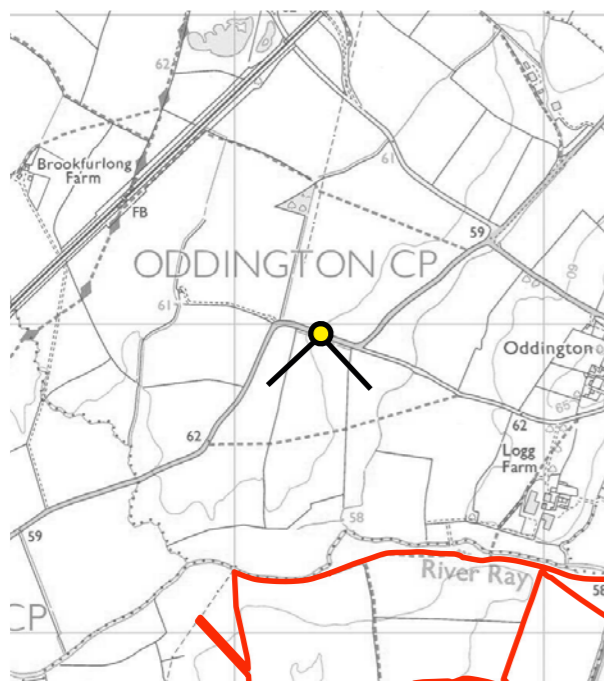
Viewpoint 9: View looking south from Middle Street.

Baseline: From this location, there are views across the agricultural fields to the north of the site as the landform falls away towards the River Ray and its associated vegetation. There are partial views from this location to the western part of the site where there is less vegetation along the River Ray corridor, the eastern part is heavily filtered by intervening vegetation, including the Ancient Woodland block to the north of the site.

The landform then rises in the background where there are partial views of existing built form within Noke. Further in the background the landform continues to rise, to the south-west of Noke, and there are views of surrounding agricultural fields and the route of the Oxfordshire Way.

Change: From this location, there will be partial views of the development within the eastern part of the site as the landform rises south of the River Ray corridors, as demonstrated by Appendix C Photomontages: Viewpoint 9 Photomontage View (Year 1). Such views will be filtered further by proposed mature planting alongside the northern site boundary and in the context of existing built form in the background as demonstrated by Appendix C Photomontages: Viewpoint 9 Photomontage View (Year 10). There are unlikely to be views of the proposed development in the eastern part of the site due to intervening mature vegetation. The size and scale of change will be small and proportion of the view will be limited.

There may be filtered views of the construction access track from this location on higher ground in the background, which is temporary in nature and similar in character to the surrounding context of agricultural farm tracks.



Sensitivity: Medium

This viewpoint is representative of middle-distance views from users of the local road network between Islip and Oddington/ to the north.



Magnitude:

Year 1 = Low

Year 15 = Negligible to low

Significance:

Year 1 = Negligible adverse

Year 15 = Negligible adverse

Camera type	Nikon D3200 with 50mm lens (equivalent focal length)
Date	16th October 2020
Approx. grid ref	SP 54329 14942
Approx. elevation	+60m AOD
Distance to site	c. 719m
Approx. H FoV	60°

Land at Manor Farm, Noke, Oxfordshire

Fig. 7: Viewpoint Photographs

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Client: Oxford New Energy

Date : 03/02/21
Drawn by : CLW/NF
Checked by : DRAFT

