

Water Eaton

PR6a : Land East of Oxford Road

Environmental Statement Appendix 10.1:
Photoviewpoints

Bellway


STRATEGIC
LAND



WE / LAN1 / P01

Approximate extent of site



To be viewed at comfortable arm's length



Approximate extent of site

Cutteslowe Park

PRow footpath

St Frideswide's Farm agricultural buildings

To be viewed at comfortable arm's length

Approximate extent of site

Topography limits intervisibility with lower Cherwell Valley

Sports ground with floodlighting

Hayward Road properties

Banbury Road flats



To be viewed at comfortable arm's length



Approximate extent of site

Water Eaton Park and Ride

Stockpiles alongside Oxford-Bicester railway line

Middle Cottage

St. Nicholas Church Islip

To be viewed at comfortable arm's length



Approximate extent of site

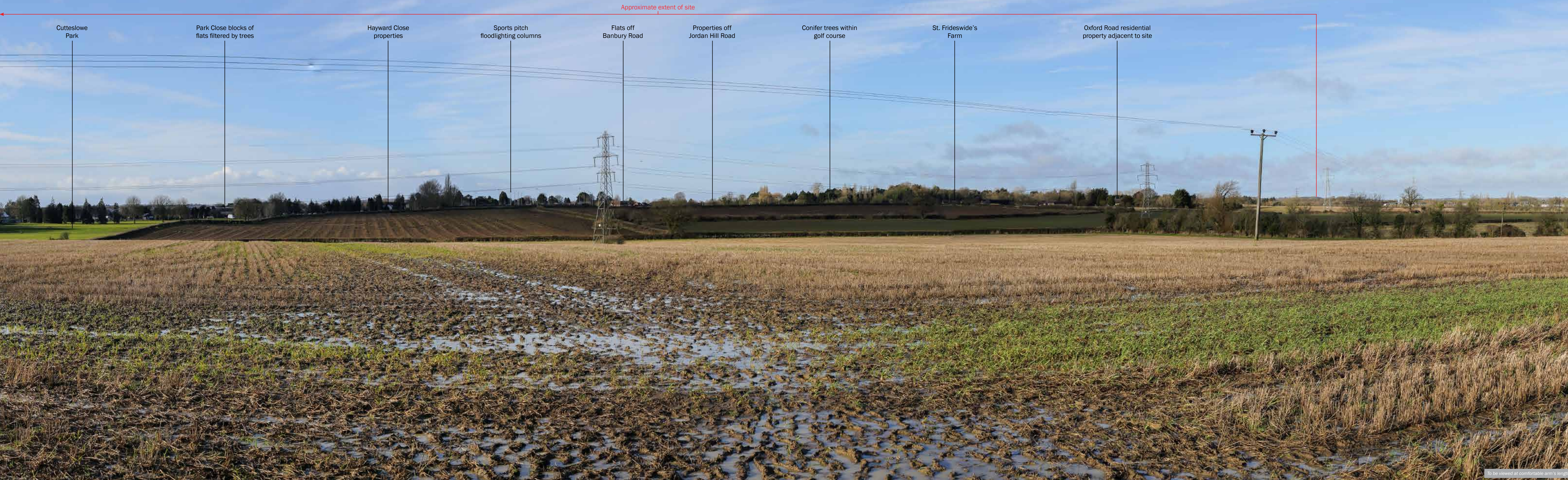
Sports pitch floodlighting columns at Cutteslowe Park

Bridleway

Water Eaton Park and Ride

Oxford Parkway Station

To be viewed at comfortable arm's length



To be viewed at comfortable arm's length

Approximate extent of site

St. Frideswide's Farm



To be viewed at comfortable arm's length



Approximate extent of site

Dwellings along Hayward Road

Southern site boundary hedgerow

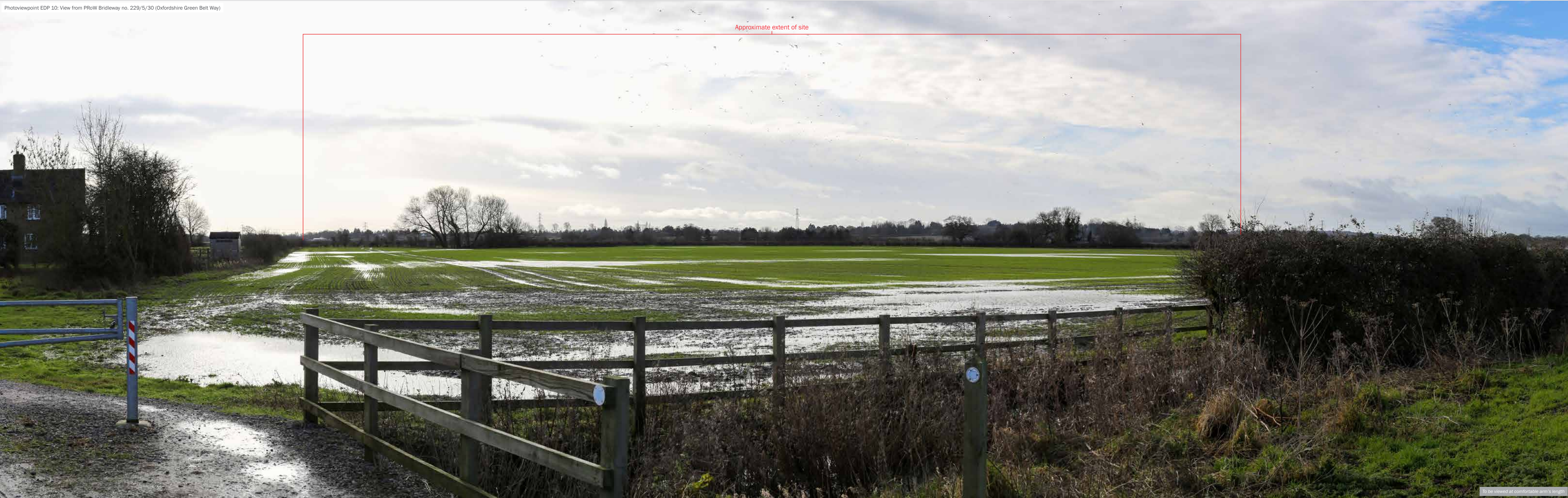
To be viewed at comfortable arm's length

Approximate extent of site

Grounds of Water
Eaton Manor



To be viewed at comfortable arm's length



Approximate extent of site

To be viewed at comfortable arm's length

Approximate extent of site



To be viewed at comfortable arm's length

Approximate extent of site



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Approximate extent of site

Typical field boundary
hedgerow to the east of the site

Floodlights are visible on the
settlement edge at Cutteslowe Park



To be viewed at comfortable arm's length



the environmental
dimension partnership

Registered office: 01285 740427
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Grid Coordinates: 450734, 211133
Date and Time: 08/12/2022 @ 13:37
Projection: Cylindrical
Visualisation Type: 1

Horizontal Field of View: 90°
Height of Camera: 1.6m
Make, Model, Sensor: Canon 5D MK2, FFS
Enlargement Factor: 96% @ A1 width

Direction of View: SW
Distance: 0m
aOD: 69m
Focal Length: 50mm

date: 23 FEBRUARY 2023
drawing number: edp5650_d001f
drawn by: GYo
checked: LTI
QA: RBa

client: Bellway Homes Limited and Christ Church, Oxford
project title: Water Eaton
drawing title: Photoviewpoint EDP 17

Approximate extent of site

Vegetation surrounding St Frideswide's Farm is visible to the left of the view

Existing vegetation on the site's eastern boundary filters views towards the site and Oxford Road



To be viewed at comfortable arm's length



Approximate extent of site

Vegetation to the east of the site forms a visual screen within the landscape

Existing infrastructure is noticeable in the landscape

Well-treed Oxford Road is visible on the western boundary

To be viewed at comfortable arm's length