



A Zone of Theoretical Visibility (ZTV) has been produced (refer to drawing TMC4) to provide an objective assessment of the potential theoretical visibility of the proposed development. A computer model of the prograd development has been supplied by the ReFG/MAL and this has then been placed in a delailed terrain model

An arboricultural model of existing on-site vegetation (information taken from SJA TPP NL 20010-041a Green Lane, Chesterton). Where minimum and maximum heights of tree and hedgerow groups have been specified, SLR have used minimum heights to show vorst case scenario; • Proposed platform levels taken from 1968073 - TOPO Green Lane, Bicester Final;

Proposed platorm levels taken irom 1906/03 - 10PO Green Lane, brosser Final;
 Existing buildings and significant areas of vegetation outside of the site taken from Vector Map Local Mapping;
 Landform levels outside of the Site taken from OS Terrain 5 data; and
 Additional vecetation shown at a conservative estimate of 7m and 5m respectively and hedgerows with trees

The ZTV includes existing vegetation but does not include any proposed trees. Therefore, the extent of

Topographic data for the landform is derived from OS Terrain 5 data. For barriers offsite, vegetation and building heights are given arbitrary heights providing an approximation of existing land features.

The ZTVs have been based on a detailed 2-D architectural model 353_Site Plan 221027.

To generate the ZTV the receptor point grid interval was set to a 10m grid with an eye height of 1.5m. This means that LSS was able to calculate, for every point at 10 metre intervals in the surrounding landscape, whether the proposed development would be visible. In addition to the grid intervals representative target point (up to 40) were selected across the target area.

whether the proposed development would be visible. In addition to the grid intervals representative target point (up to 40) were selected across the target area. The ZTV output file from LSS calculates, for every receptor point, not just whether the development can be seen, but also what vertical angle of the development can be seen. This provides a useful guide as to what the likely magnitude of visual impact will be at any point around the site. For comparison, a two-storey house, at an average height of 6m, would subtend a vertical angle of 4.58° at 100m, 2.29° at 200m, 0.92° at 500m and 0.46° at 1km.

This ZTV assessment includes all visible angles over 0.25 degrees. Field survey identified that visibility was only likely to be possible for angles over 0.25 degrees.

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		Site E	Boundary	/						
		Base	line Site	Boundary						
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		Between 1 and 3 degrees visible vertical angle								
	Between 0.25 and 1 degree visible vertical angle									
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	Existing woodland blocks shown at 10m (Outlines taken from Vector Map Local Mapping)									
	Woodland blocks and trees taken from aerial photography with an assumed height of 7m									
	Woodland blocks and trees taken from aerial photography with an assumed height of 5m								with	
	Hedgerows taken from aerial photography with an assumed height of 2.5m									
Tree heights taken from Arboricultural report										
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Zone of Theoretical Visibility (ZTV)										
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## Notes:

A Zone of Theoretical Visibility (ZTV) has been produced (refer to drawing TMC4) to provide an objective assessment of the potential theoretical visibility of the proposed development. A computer model of the pr development has been supplied by the ReForMat, and this has then been placed in a detailed terrain mode

assessment development along with; • An arboricu Lane, Chest Itural model of existing on-site vegetation (information taken from SJA TPP NL 20010-041a Gi erton). Where minimum and maximum heights of tree and hedgerow groups have been speci SLR have used mi

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The ZTV i les existing vegetation but **does not include any proposed trees**. Therefore, the extent of ned by topography, existing/proposed buildings and vegetation.

## Existing Feat

353_Site Plan 22102

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Base	line Site Boundary							
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Built	form shown at 9m							
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Greater than 3 degrees visible vertical angle								
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Existing woodland blocks shown at 10m (Outlines taken from Vector Map Local Mapping)								
Woodland blocks and trees taken from aerial photography with an assumed height of 7m								
Woodland blocks and trees taken from aerial photography with an assumed height of 5m								
Hedgerows taken from aerial photography with an assumed height of 2.5m								
Tree heights taken from Arboricultural report (Created by: Simon Jones Associates Ltd. Recieved: 21/11/23)								
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