

Legend:

- APPEAL SITE BOUNDARY
- BOUNDARIES TO PERMITTED DEVELOPMENTS
- NEW BUILDINGS WITHIN PERMITTED DEVELOPMENTS
- HARD SURFACES WITHIN PERMITTED DEVELOPMENTS
- REG 18 PROPOSED EMPLOYMENT ALLOCATIONS
- REG 18 PROPOSED RESIDENTIAL ALLOCATIONS
- LOCAL PLAN 2015 SAVED ALLOCATIONS



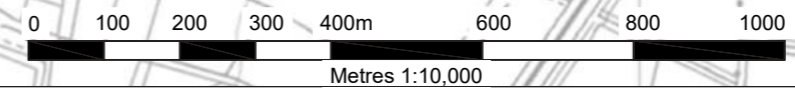
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Client
WATES DEVELOPMENTS LTD

Project
LAND SOUTH OF GREEN LANE,
CHESTERTON: PROOF OF EVIDENCE OF
JEREMY SMITH

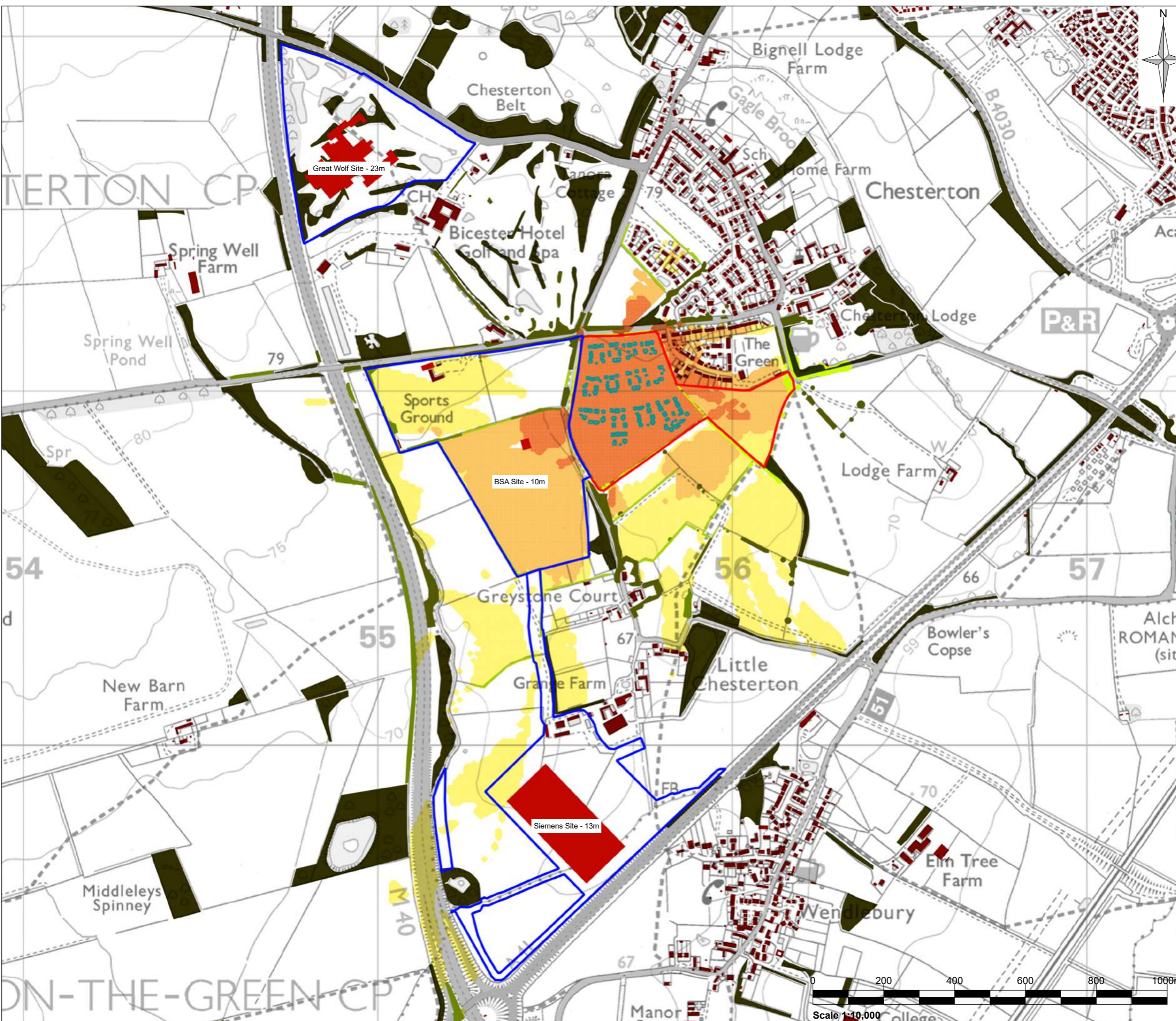
Drawing Title
**PERMITTED DEVELOPMENTS IN THE
LOCALITY OF THE APPEAL SITE**

Scale 1:10,000 @ A3		SLR Project No. 403.65091.00001	
Designed N/A	Drawn EW	Checked JS	Authorised JS
Date N/A	Date DEC 2023	Date DEC 2023	Date NOV 2023
Drawing Number GLC-1			Rev. -



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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 proposed development has been supplied by the ReForMat, and this has then been placed in a detailed terrain model along with:
 - 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 worst case scenario;
 - Proposed platform levels taken from 1908073 - TOPO Green Lane, Bicester 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 vegetation shown at a conservative estimate of 7m and 5m respectively and hedgerows with trees shown at 2.5m within 2km of the site which has been recognised through desk top and on site assessment.
- The ZTV includes existing vegetation but **does not include any proposed trees**. Therefore, the extent of visibility is defined by topography, existing/proposed buildings and vegetation.

Existing Features
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.

Proposed Development
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 points (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 8m, 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.

Legend:

- Site Boundary
- Baseline Site Boundary

Area assessed for ZTV:

- Built form shown at 9m

Zones of Theoretical Visibility:

- Greater than 3 degrees visible vertical angle
- Between 1 and 3 degrees visible vertical angle
- Between 0.25 and 1 degree visible vertical angle

Visual Barriers:

- Existing built development additional baseline sites, heights shown on plan
- Existing built development shown at 9m (Outlines taken from Vector Map Local Mapping)
- 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. Received: 21/11/23)

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Rev	Amendments	Date	By	Chk	Auth

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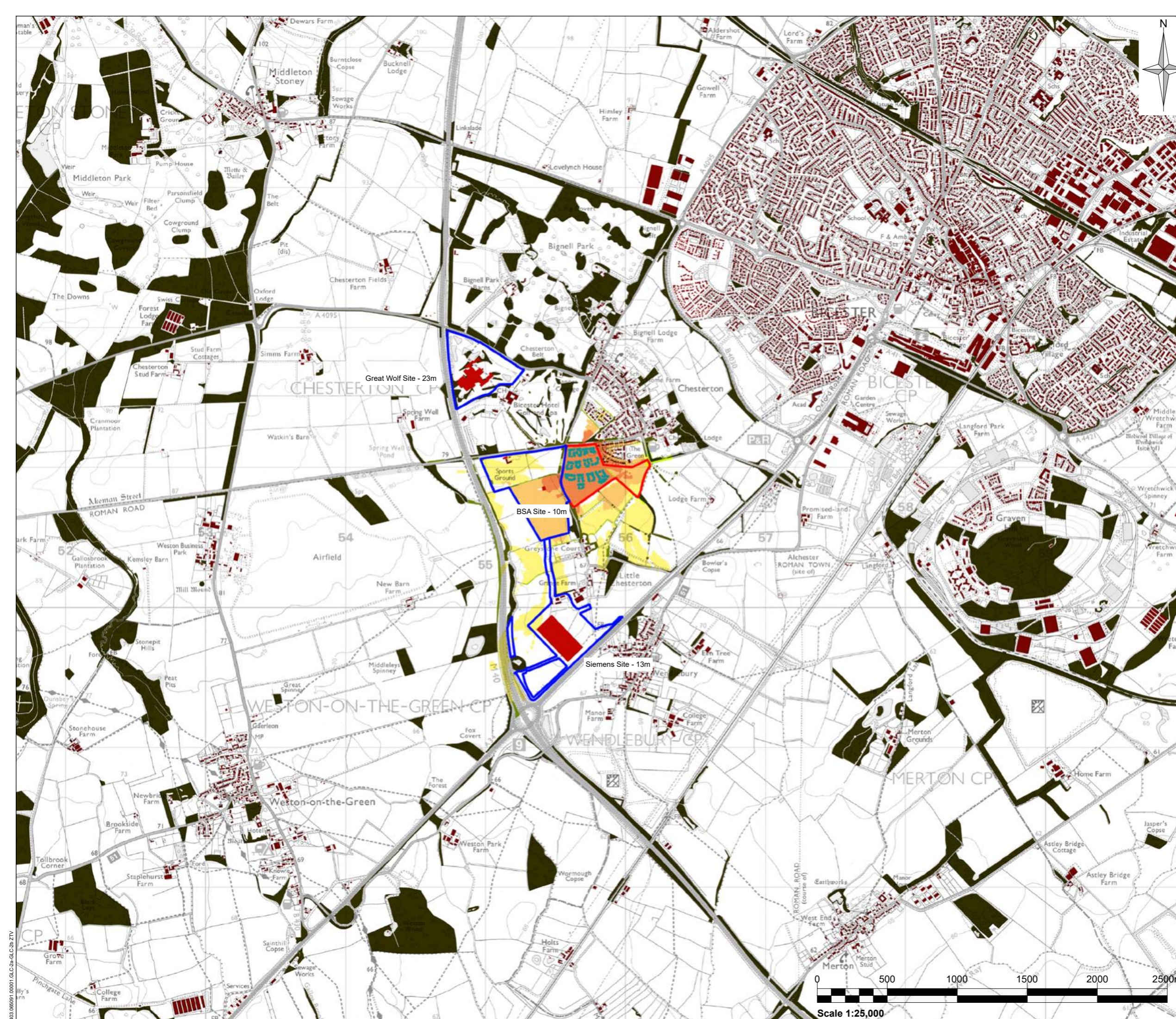
Client
Wates Developments Ltd

Project
Land South of Green Lane, Chesterton
Evidence of Jeremy Smith

Figure Title
Zone of Theoretical Visibility (ZTV)

Scale 1:10,000	@ A3	SLR Project No. 403.065091.00001	
Designed DB	Drawn DB	Checked JS	Authorised JS
Date DEC 23	Date DEC 23	Date DEC 23	Date DEC 23
Figure Number GLC-2a	Rev. -		

403.065091.00001.GLC-2a-GLC-2a-ZTV



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 proposed development has been supplied by the ReForMat, and this has then been placed in a detailed terrain model along with:

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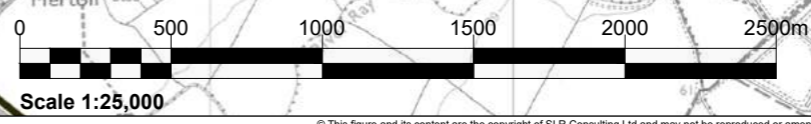
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Client
Wates Developments Ltd

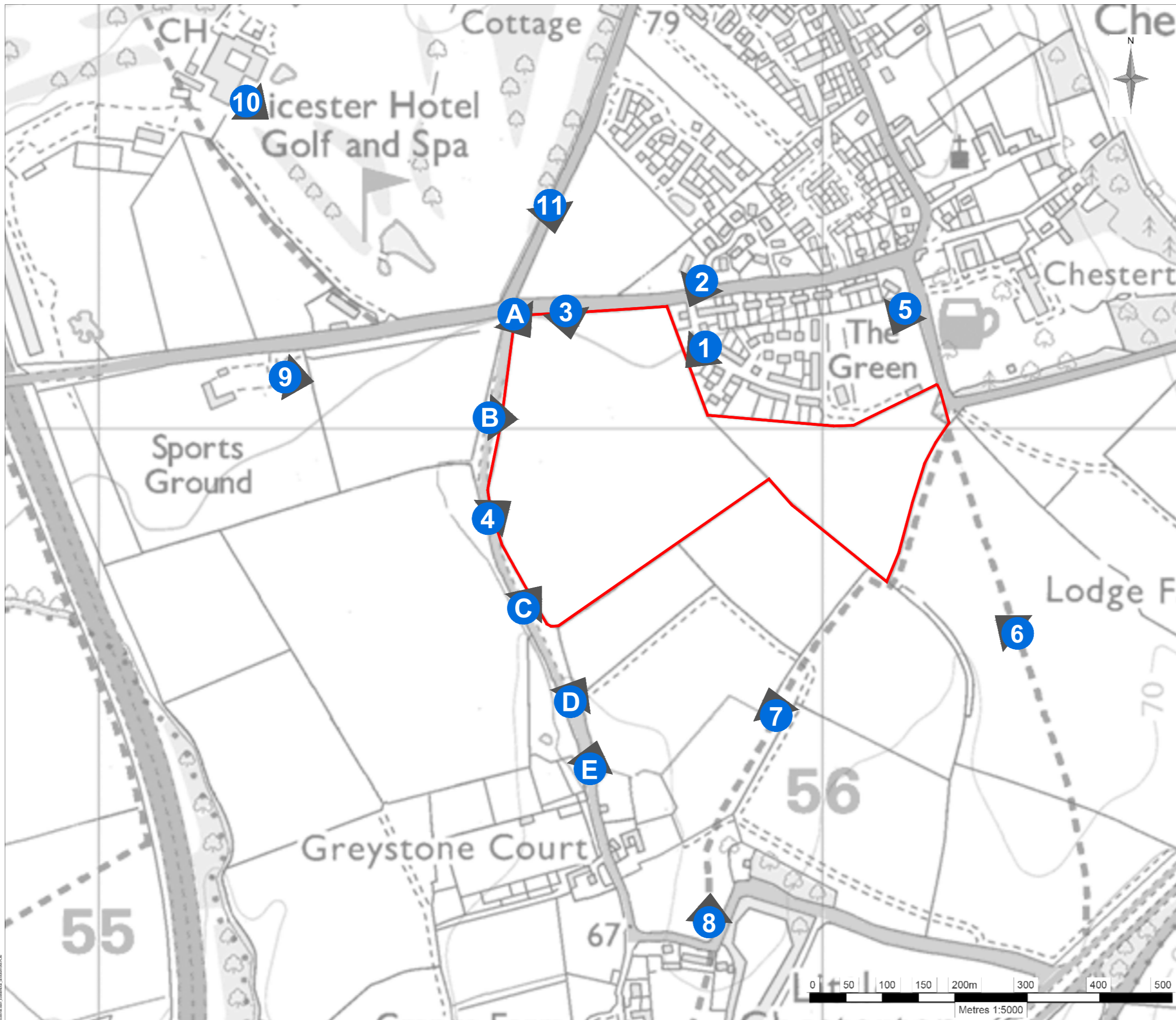
Project
Land South of Green Lane, Chesterton
Evidence of Jeremy Smith

Figure Title
Zone of Theoretical Visibility (ZTV)

Scale 1:25,000	@ A3	SLR Project No. 403.065091.00001	
Designed DB	Drawn DB	Checked JS	Authorised JS
Date DEC 23	Date DEC 23	Date DEC 23	Date DEC 23
Figure Number GLC-2b	Rev. -		



403.065091.00001.GLC-2b.GLC-2b.ZTV



Legend:

- APPEAL SITE BOUNDARY
- VIEWPOINT LOCATION

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Client
WATES DEVELOPMENTS LTD

Project
LAND SOUTH OF GREEN LANE,
CHESTERTON: PROOF OF EVIDENCE OF
JEREMY SMITH

Drawing Title
VIEWPOINT LOCATION PLAN

Scale 1:5,000	@ A3	SLR Project No. 403.65091.00001	
Designed N/A	Drawn EW	Checked JS	Authorised JS
Date N/A	Date DEC 2023	Date DEC 2023	Date NOV 2023
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