

**Key:**



Hotel & Office Development  
Junction 11, Banbury

**Layout Information**

Proposed Masterplan Phase 3 Site Plan,  
Campbell Driver partnership

The terrain data used is Ordnance Survey Terrain 5 DTM

Max Height of proposed:

240 Bed Hotel 119.19m AOD

4 Storey Office Block 113.9m AOD

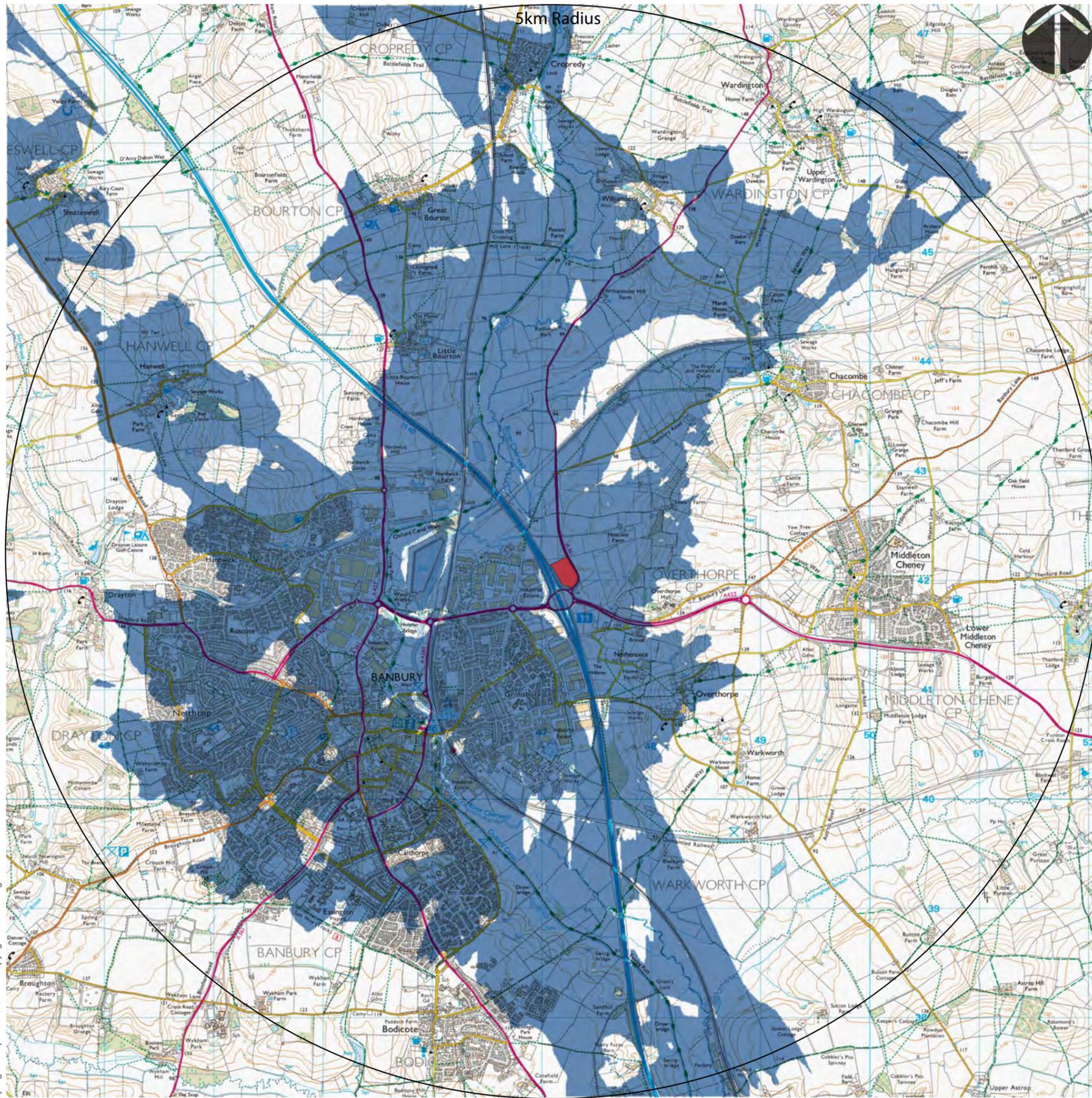


**Zone of Visual Influence Proposed Hotel & Office Block (Landform)**

SCALE: As Shown      DRAWING NO: xxx-01      CHECKED BY: MS  
 REV: /      DRAWN BY: GS      DATE: 22.06.2021

Junction 11, Banbury  
Landscape and Visual Appraisal





**Key:**



Hotel & Office Development  
Junction 11, Banbury

**Theoretical visibility of:**



Hotel & Office

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240 Bed Hotel 119.19m AOD

4 Storey Office Block 113.9m AOD

Viewer height used in calculation 1.60m.

This ZTV does not include the screening effects of buildings or vegetation in the study area.

The calculation takes into account the effects of the curvature of the earth and light refraction. The calculation does not use mathematically approximate methods.



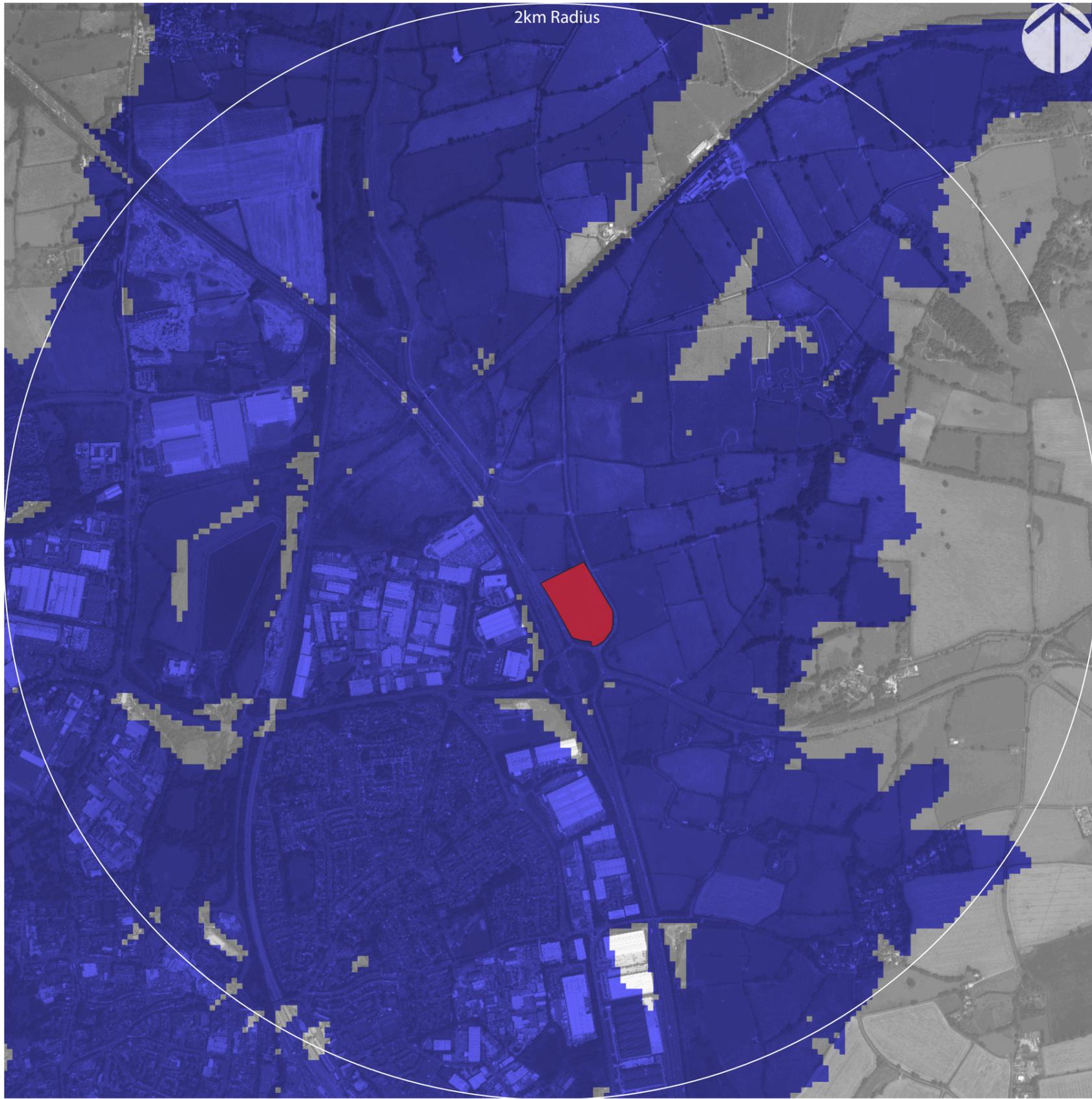
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**Zone of Visual Influence Proposed Hotel & Office Block (Bare Earth Calculation)**

SCALE: As Shown      DRAWING NO: xxx-01      CHECKED BY: MS  
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Junction 11, Banbury
- Theoretical visibility of:**
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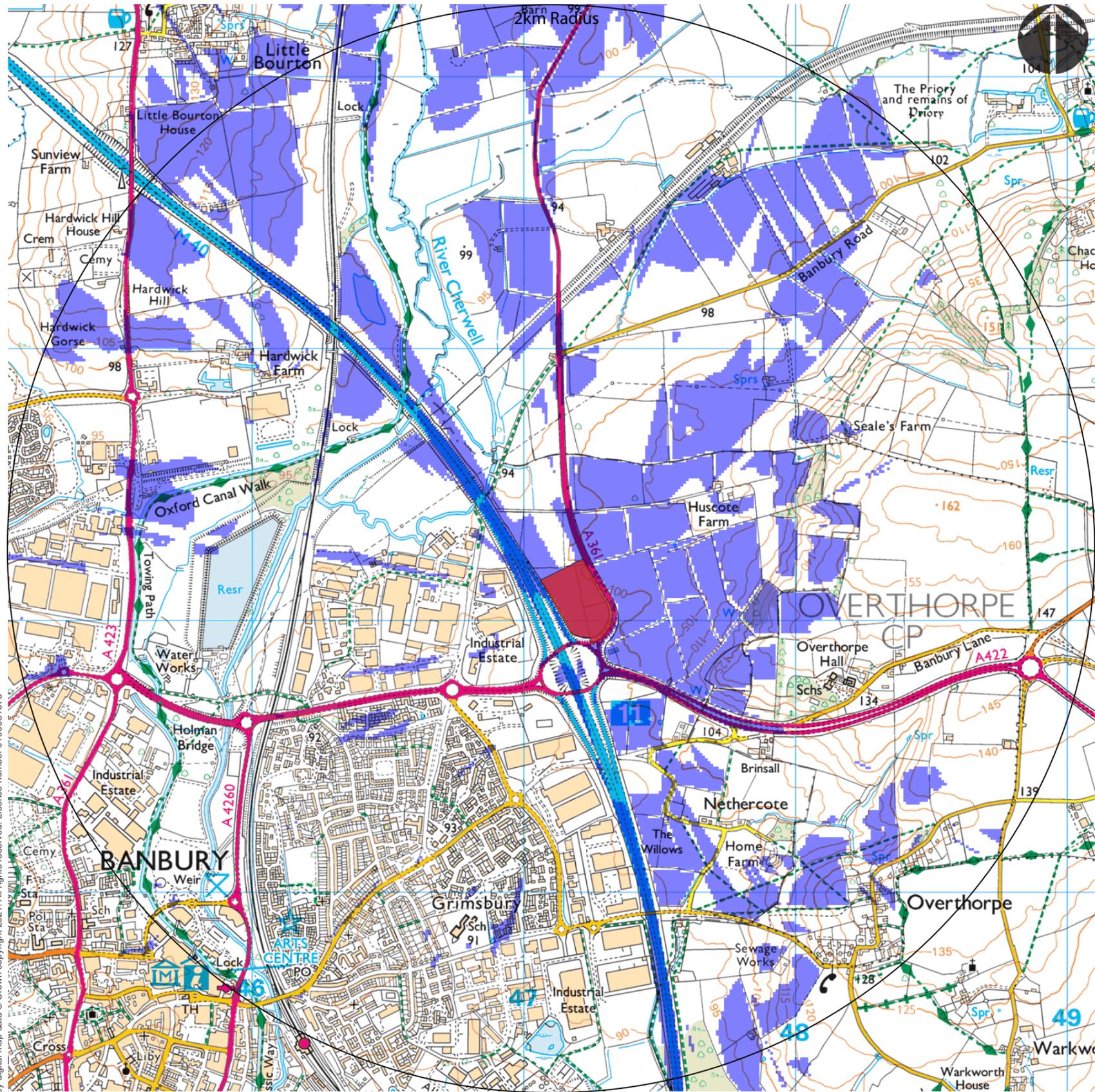


**Zone of Visual Influence Proposed Hotel & Office Block (Bare Earth Calculation)**

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240 Bed Hotel	119.19mAOD
4 Storey Office Block	113.9mAOD

Viewer height used in calculation 1.60m.

This ZTV includes the screening effects of buildings and vegetation across the study area. Field survey identified the following typical heights:

Dwellings (2 storey)	8.5m
Woodland	12m
Hedgerows(Managed)	1.5m
Hedgerows(Unmanaged)	5m
Unit A	17m
Unit B	15m

These features have been digitised from hi-res aerial photography and extruded to the correct height, to illustrate the effects of the visual buffers in reducing visibility within the detailed study area.

The calculation takes into account the effects of the curvature of the earth and light refraction. The calculation does not use mathematically approximate methods.

**Zone of Visual Influence Proposed Hotel & Office Block (Visual Buffers Calculation)**

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