




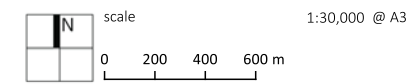
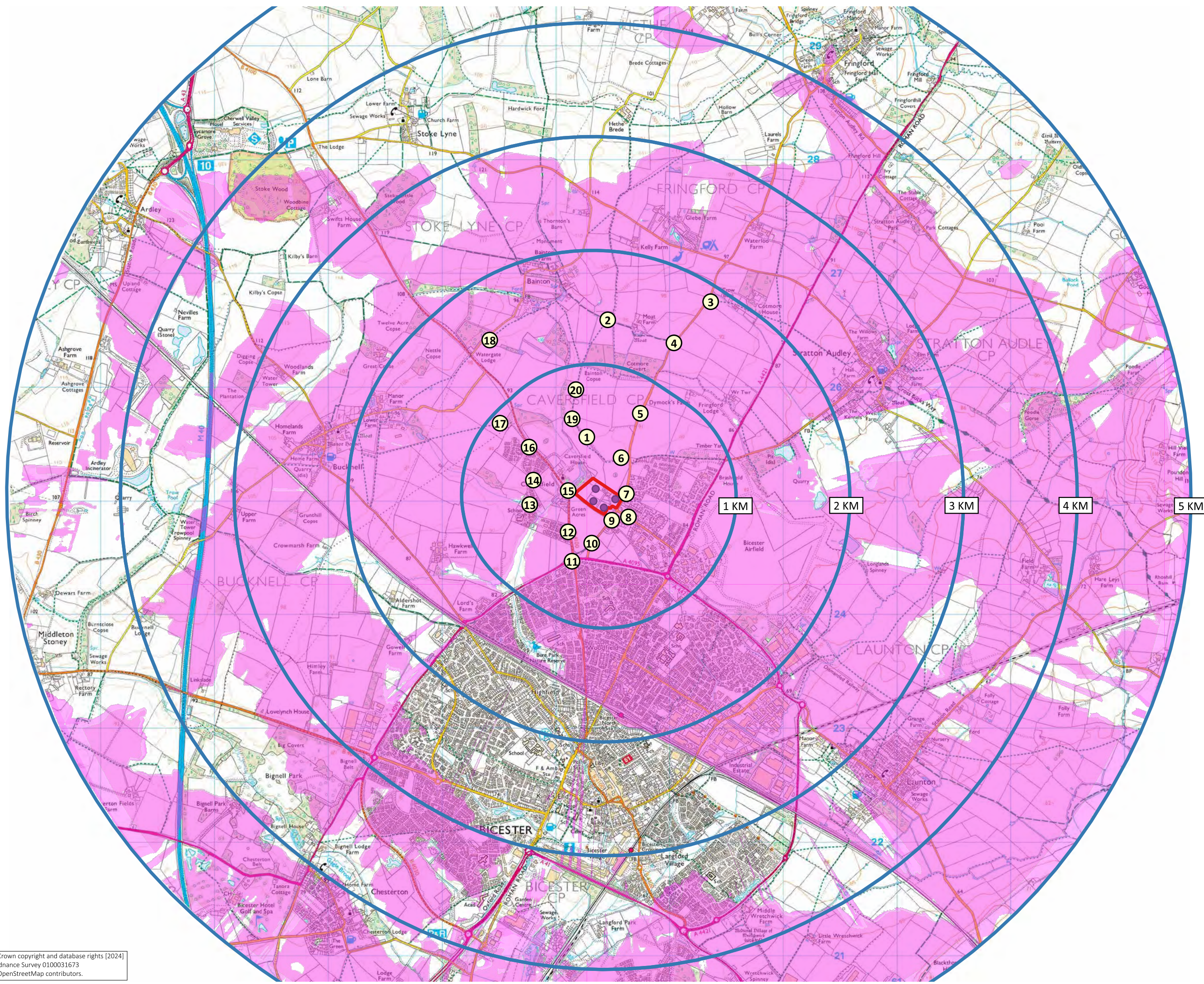


- Key**
-  Application Site
  -  Distance Intervals (1km)
  -  Viewpoints (1-20)
  -  ZTV Reference Points
- ZTV 11.5m
-  Theoretical Visibility (11.5m)

**NOTES:**

This figure is based on the following parameters (height above ground level):  
 Pedestrian height: 1.6m  
 Viewers height: 2.0m  
 Landform data: OS Terrain 5 (5m grid)  
 Height of proposal: 11.5m

This ZTV is based on a bare earth model of the landform and does not illustrate any effects of screening such as buildings and vegetation.



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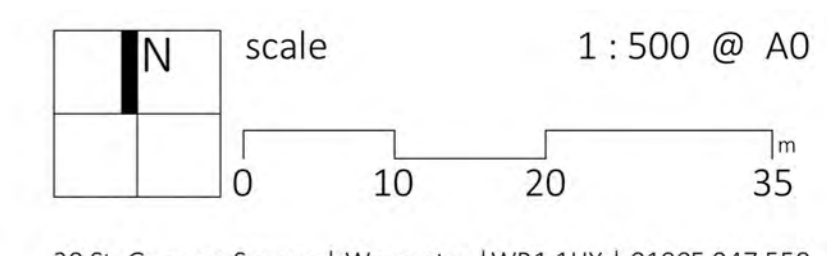
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## APPENDIX ZLA 4





- LEGEND**
- Boundary
  - Existing trees retained
  - Existing trees removed
  - Existing species-rich native hedgerows/scrub including interspersed groups of trees
  - Existing other modified grassland retained
  - Proposed species-rich native hedgerow (170 lin/m)
  - Proposed ornamental non-native hedgerow (368 lin/m)
  - Proposed traditional orchards (25No.)
  - Proposed native trees within native scrub (9No.)
  - Proposed individual native/non-native trees in development area (46No.)
  - Proposed individual native/non-native trees in landscape setting (253No.)
  - Proposed introduced shrub in public space (191sqm)
  - Proposed mixed scrub (455sqm)
  - Proposed vegetated garden (front 1731 sqm)
  - Proposed vegetated garden (rear 7763 sqm)
  - Proposed modified grassland (4463 sqm)
  - Proposed other neutral grassland (EM3 species-rich grassland) (16 681sqm)
  - Proposed Lowland Meadow Grassland (No public access) (6774 sqm)
  - Proposed other neutral grassland (EM8 wetland pond mix) (754 sqm)
  - Proposed other neutral grassland (EP1 pond edge mix) (566sqm)
  - Proposed aquatic marginal vegetation (1883 sqm)
  - Proposed equipped play/LEAP
  - Natural play event



## APPENDIX ZLA 5



Approximate extent of the Application Site



WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

VIEWPOINT 1: View from PRow (LPA ref:153/1/10) situated on the north western edge of Caversfield passing through open countryside

Grid Reference	458274, 225562
Elevation	90m AOD
Distance to nearest Site Boundary	0.35km, N/0 degrees
View Direction	S/180 degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
Photograph Date and Time	05/01/2024 @ 11.59 (24HR CLOCK)

SEE DRAWING ZLA\_1403-L-102



**RICHBOROUGH**  
ZLA 1403

**Caversfield**  
Oxfordshire

**Visual Survey**  
**Viewpoint 1**

January 2024

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Approximate extent of the Application Site



WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

VIEWPOINT 2: View from PRoW (LPA ref:367/16/40) situated on the north to north east of Caversfield with open countryside

Grid Reference	457420, 226414
Elevation	99m AOD
Distance to nearest Site Boundary	1.45 km, N-NE-E/20 degrees
View Direction	S-SW/200 degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
Photograph Date and Time	05/01/2024 @ 12.23 (24HR CLOCK)

SEE DRAWING ZLA\_1403-L-102



**RICHBOROUGH**  
ZLA 1403

**Caversfield**  
Oxfordshire

**Visual Survey**  
**Viewpoint 2**

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