



**KEY**

- Viewpoint Location
- Application Boundary
- Existing and Approved Development (up to September 2017)
- Maximum Building Height up to 18m Above Future Ground Level (+1.5m)
- Maximum Building Height up to 10.5m Above Future Ground Level (+1.5m)
- Maximum Building Height up to 13m Above Future Ground Level (+1.5m)
- Proposed Sports Pitch - Area of 18m High Floodlights
- ▲ Maximum Building Height up to 5m Above Future Ground Level (+1.5m)
- ▲ 30m Viewing Tower
- Registered Park & Garden
- Screened ZTV - 13m Development Visible

**NOTES-**

Ground level allows a maximum of 1.5m above the existing ground level (this establishes appropriate drainage, balancing of cut and fill and alignment of street buildings to consistent levels)

Maximum heights assume the principal heights and massing of the building. Projections (i.e. chimneys and/or plant) are excluded.

Building heights relate to proposed buildings only. Existing retained building height will remain unchanged.

Screened ZTV Production Information -  
 - DTM data used in calculations is OS Terrain 5 that has been combined with OS Open Map Local data for woodland and buildings to create a Digital Surface Model (DSM).

- Indicative Woodland and existing Building heights are modelled at 15m and 8m respectively.
- Viewer height set at 1.7m
- Calculations include earth curvature and light refraction

N.B. This Zone of Theoretical Visibility (ZTV) image illustrates the theoretical extent of where the development will be visible from, assuming 100% visibility, and includes the screening effect from vegetation and buildings, based on the assumptions stated above.

Revisions:

- First Issue- 18/09/2017 AD
- A - (21/02/2018 AD) Revised Layout
- B - (18/02/2020 AD) Revised Layout

**Screened Zone of Theoretical Visibility Plan - 13m Development Upper Heyford**

Client: Dorchester Group  
 DRWG No: P16-0631\_45 Sheet No: - REV: B  
 Drawn by: AD Approved by: AS  
 Date: 18/02/2020 **Pegasus**  
 Scale: 1:50,000 @ A3 Environment