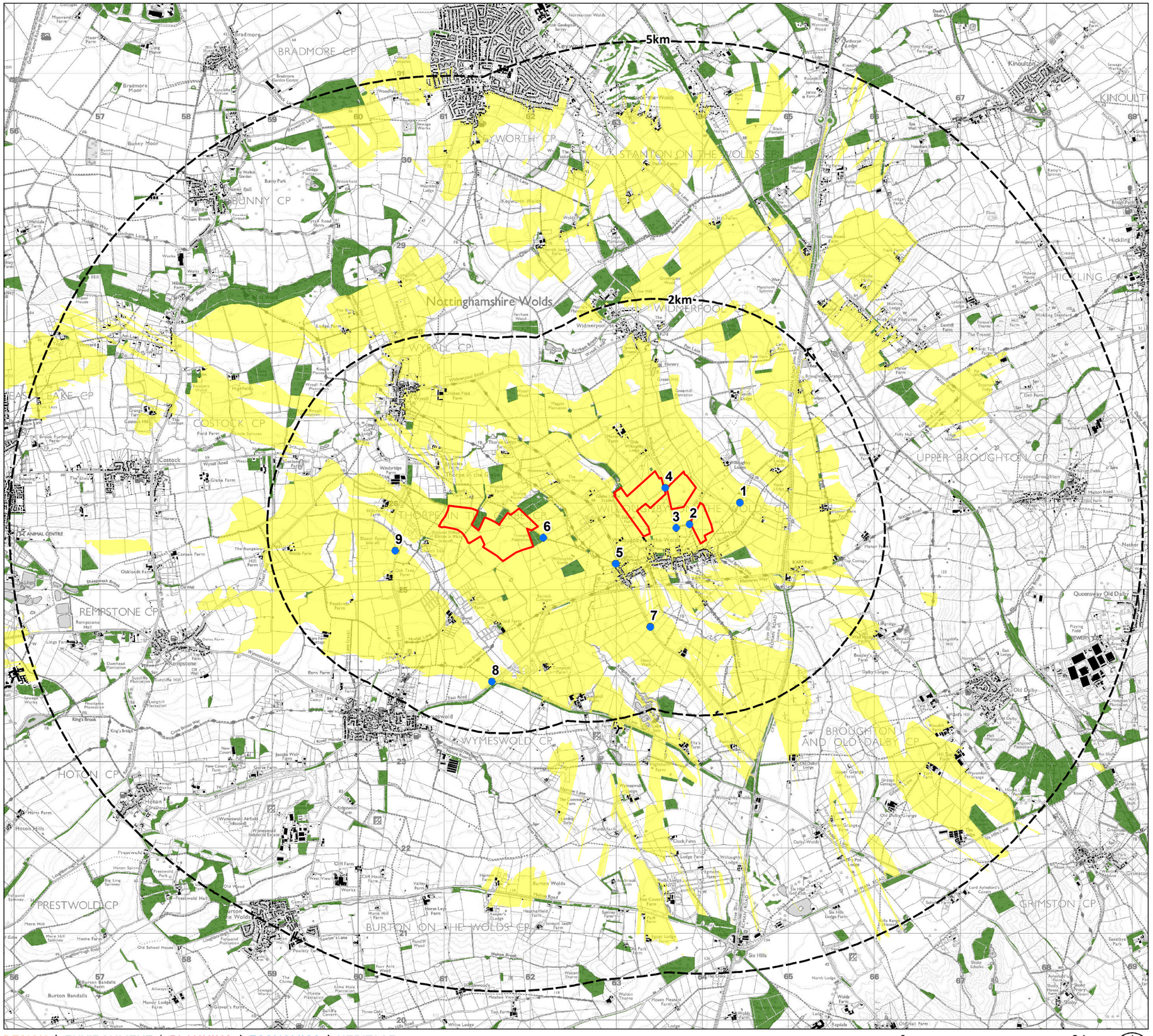
FIGURE 4: SCREENED ZONE OF THEORETICAL VISIBILITY AND VIEWPOINT LOCATIONS PLAN



KEY

- Site Boundary
- OS Open Map Local Buildings
- OS Open Map Local Woodland
- ZTV - 3m High Development Visible
- Viewpoint Location

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 building heights are modelled at 15m and 8m respectively.
- Viewer height set at 1.7m (in accordance with para 6.11 of GLVIA Third Edition)
- Calculations include earth curvature and light refraction

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

Revisions:
First Issue- 26/01/2022 AD

Screened Zone of Theoretical Visibility & Viewpoint Location Plan

Willoughby 1

Client:	Exagen Developments Ltd		
DRWG No:	**P21-2532_01**	Sheet No: **-**	REV: **-**
Drawn by:	AD	Approved by:	RCH
Date:	26/01/2022		
Scale:	1:45,000 @ A3		

Pegasus Environment

0 2 km

N

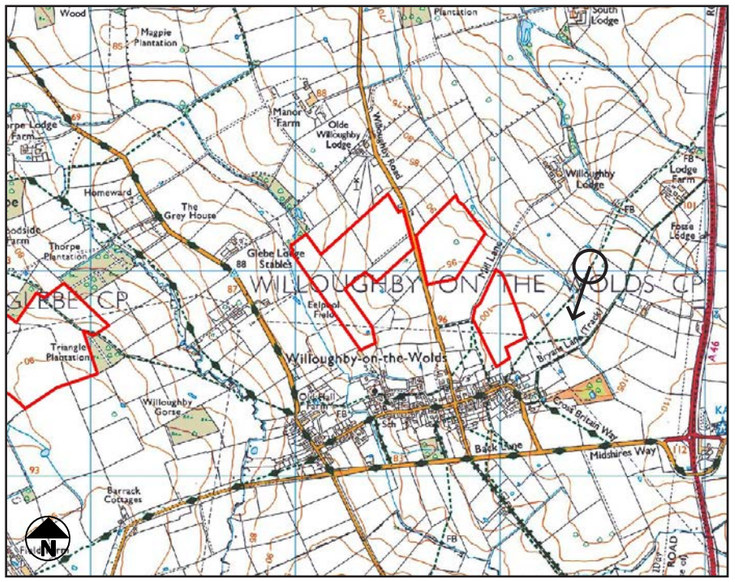
DESIGN | ENVIRONMENT | PLANNING | ECONOMICS | HERITAGE

Copyright Pegasus Planning Group Ltd. © Crown copyright and database rights 2021 Ordnance Survey 0100031673. Emapsite Licence number 0100031673. Promap License number 100020449.
Pegasus accepts no liability for any use of this document other than for its original purpose, or by the original client, or following Pegasus' express agreement to such use. T 01285 641717 www.pegasusgroup.co.uk

FIGURE 5: BASELINE PANORAMAS

CONTEXT BASELINE VIEWPOINT 1A

xxxxxxxxxxxxx



Copyright Pegasus Planning Group Ltd. © Crown copyright and database rights 2021 Ordnance Survey 0100031673. Emapsite Licence number 0100031673.

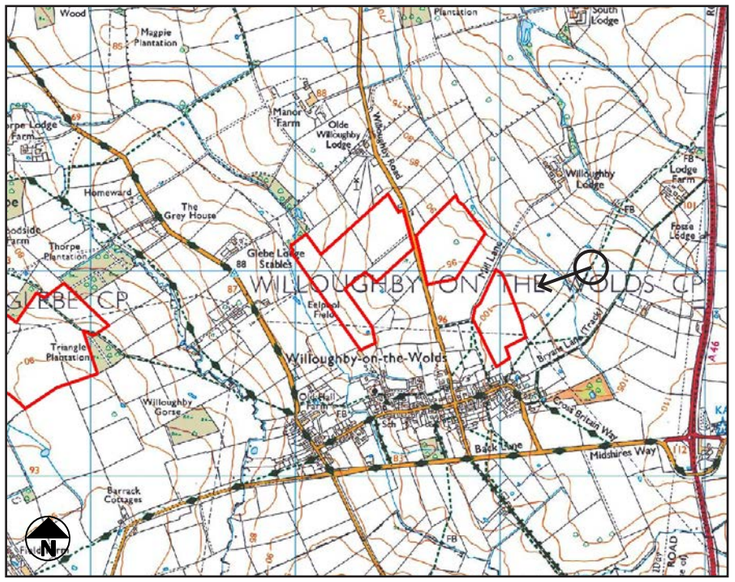
Camera make & model	- Canon EOS 5D, FFS	Viewpoint height (AOD)	- 99m
Date & time of photograph	- 27/01/2022 @ 13:03	Distance from site	- 405m
OS grid reference	- 464437, 326013		

DESIGN | ENVIRONMENT | PLANNING | ECONOMICS | HERITAGE

Pegasus Environment

CONTEXT BASELINE VIEWPOINT 1B

xxxxxxxxxxxxx

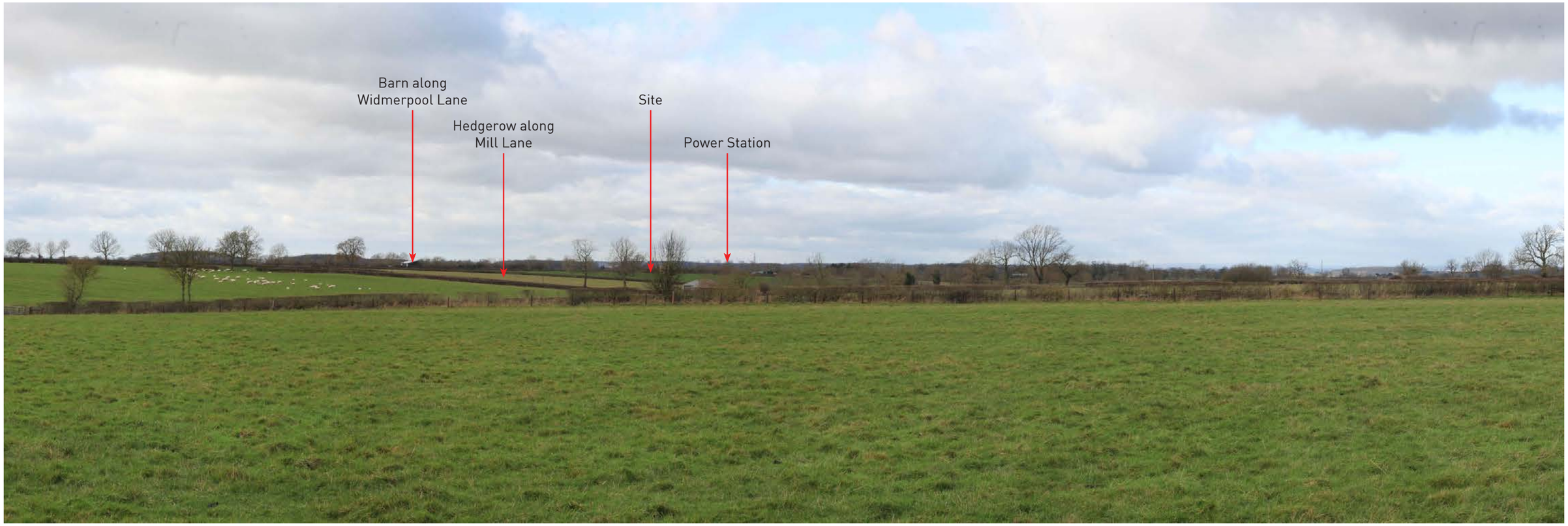


Copyright Pegasus Planning Group Ltd. © Crown copyright and database rights 2021 Ordnance Survey 0100031673. Emapsite Licence number 0100031673.

Camera make & model	- Canon EOS 5D, FFS	Viewpoint height (AOD)	- 99m
Date & time of photograph	- 27/01/2022 @ 13:03	Distance from site	- 405m
OS grid reference	- 464437, 326013		

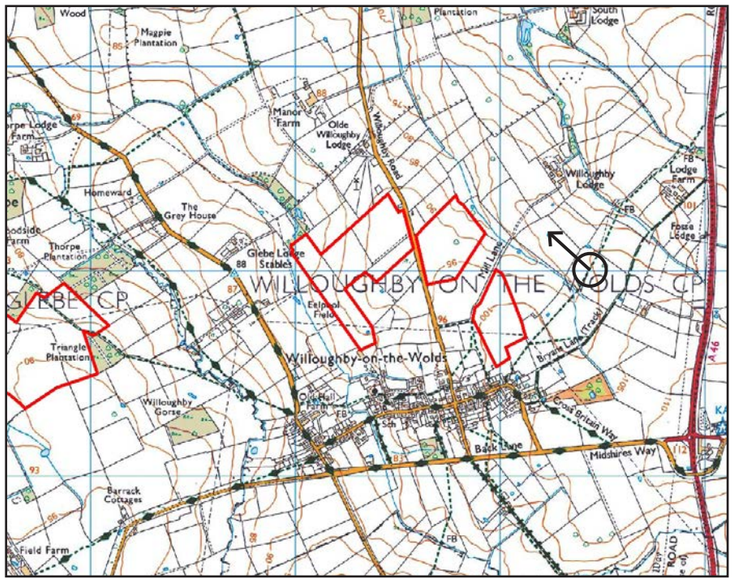
DESIGN | ENVIRONMENT | PLANNING | ECONOMICS | HERITAGE

Pegasus Environment



CONTEXT BASELINE VIEWPOINT 1C

xxxxxxxxxxxxx



Copyright Pegasus Planning Group Ltd. © Crown copyright and database rights 2021 Ordnance Survey 0100031673. Emapsite Licence number 0100031673.

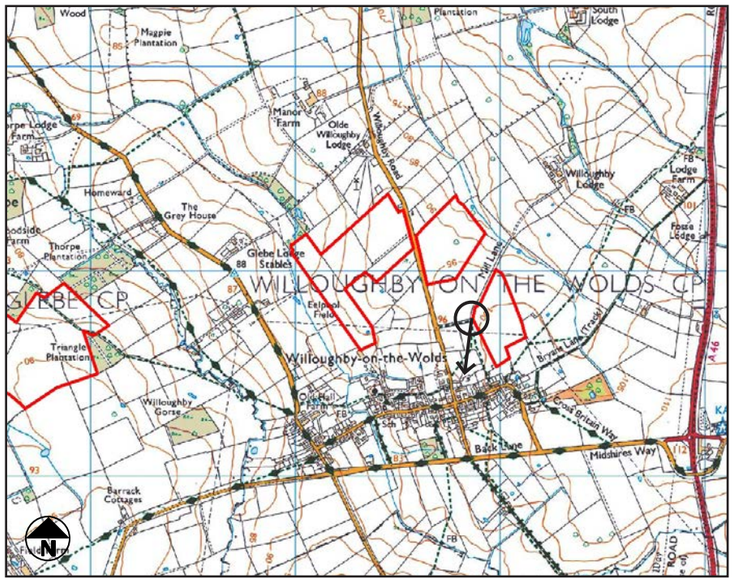
Camera make & model	- Canon EOS 5D, FFS	Viewpoint height (AOD)	- 99m
Date & time of photograph	- 27/01/2022 @ 13:03	Distance from site	- 405m
OS grid reference	- 464437, 326013		

DESIGN | ENVIRONMENT | PLANNING | ECONOMICS | HERITAGE

Pegasus Environment

CONTEXT BASELINE VIEWPOINT 2A

xxxxxxxxxxxxx



Copyright Pegasus Planning Group Ltd. © Crown copyright and database rights 2021 Ordnance Survey 0100031673. Emapsite Licence number 0100031673.

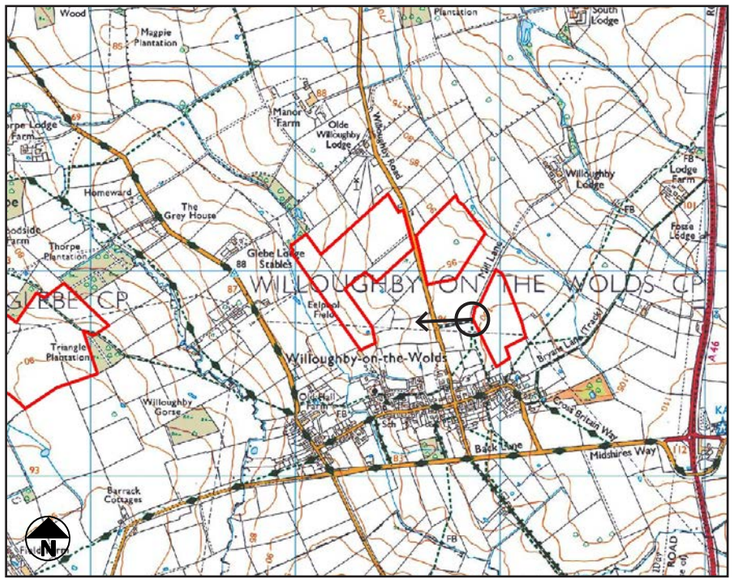
Camera make & model	- Canon EOS 5D, FFS	Viewpoint height (AOD)	- 99m
Date & time of photograph	- 27/01/2022 @ 13:26	Distance from site	- 10m
OS grid reference	- 463853, 325762		

DESIGN | ENVIRONMENT | PLANNING | ECONOMICS | HERITAGE

Pegasus Environment

CONTEXT BASELINE VIEWPOINT 2B

xxxxxxxxxxxxx



Copyright Pegasus Planning Group Ltd. © Crown copyright and database rights 2021 Ordnance Survey 0100031673. Emapsite Licence number 0100031673.

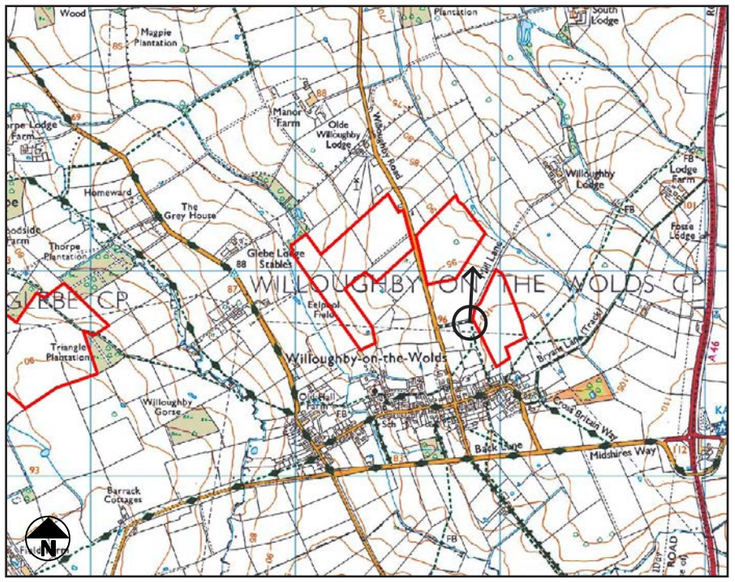
Camera make & model	- Canon EOS 5D, FFS	Viewpoint height (AOD)	- 99m
Date & time of photograph	- 27/01/2022 @ 13:26	Distance from site	- 10m
OS grid reference	- 463853, 325762		

DESIGN | ENVIRONMENT | PLANNING | ECONOMICS | HERITAGE

Pegasus Environment

CONTEXT BASELINE VIEWPOINT 2C

xxxxxxxxxxxxx



Copyright Pegasus Planning Group Ltd. © Crown copyright and database rights 2021 Ordnance Survey 0100031673. Emapsite Licence number 0100031673.

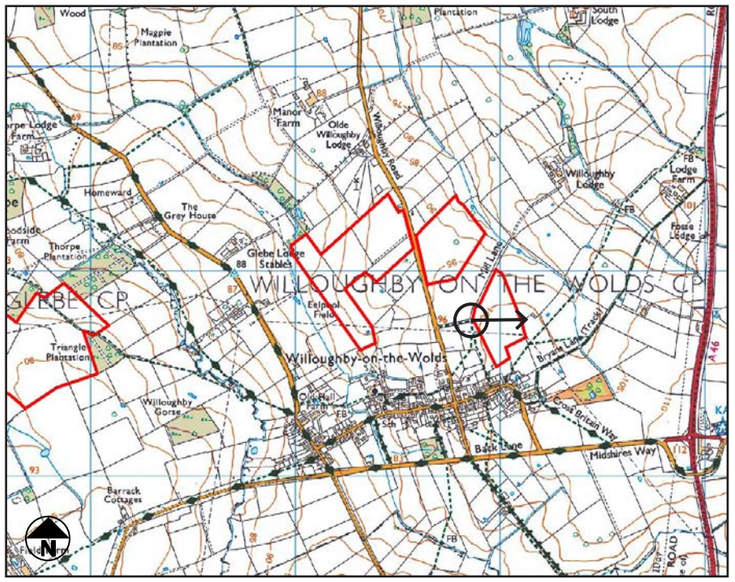
Camera make & model	- Canon EOS 5D, FFS	Viewpoint height (AOD)	- 99m
Date & time of photograph	- 27/01/2022 @ 13:26	Distance from site	- 10m
OS grid reference	- 463853, 325762		

DESIGN | ENVIRONMENT | PLANNING | ECONOMICS | HERITAGE

Pegasus Environment

CONTEXT BASELINE VIEWPOINT 2D

xxxxxxxxxxxxx



Copyright Pegasus Planning Group Ltd. © Crown copyright and database rights 2021 Ordnance Survey 0100031673. Emapsite Licence number 0100031673.

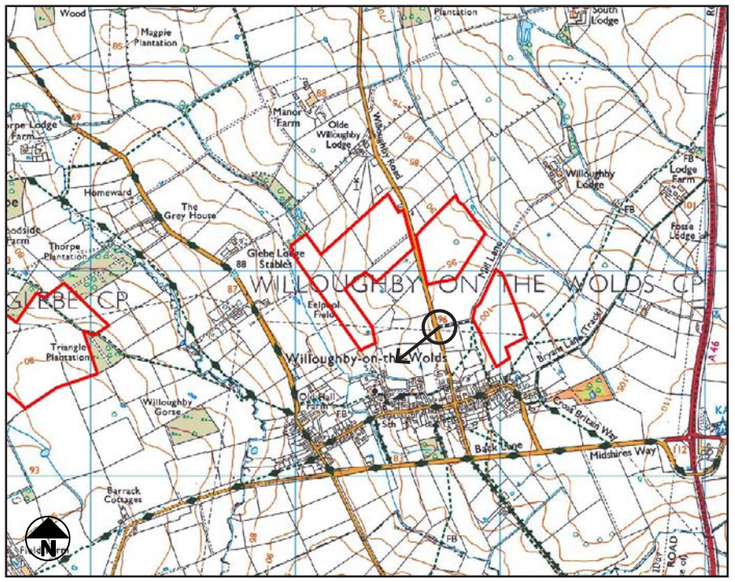
Camera make & model	- Canon EOS 5D, FFS	Viewpoint height (AOD)	- 99m
Date & time of photograph	- 27/01/2022 @ 13:26	Distance from site	- 10m
OS grid reference	- 463853, 325762		

DESIGN | ENVIRONMENT | PLANNING | ECONOMICS | HERITAGE

Pegasus Environment

CONTEXT BASELINE VIEWPOINT 3A

xxxxxxxxxxxxx

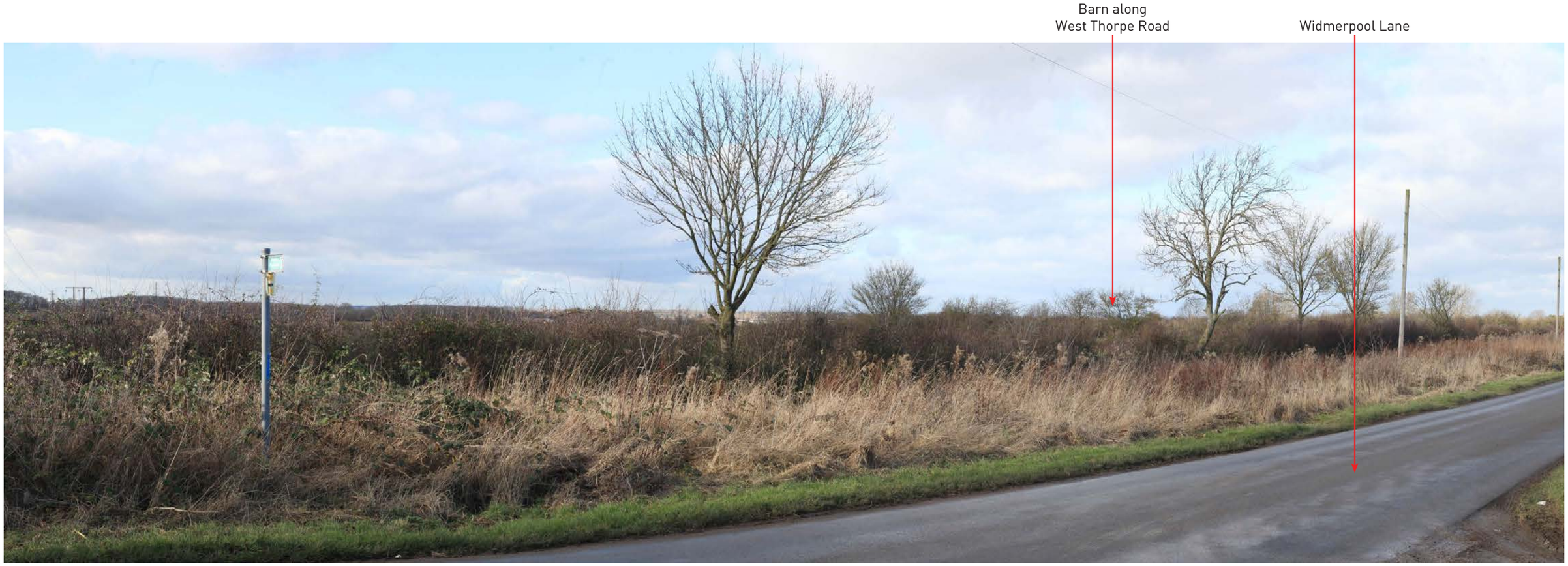


Copyright Pegasus Planning Group Ltd. © Crown copyright and database rights 2021 Ordnance Survey 0100031673. Emapsite Licence number 0100031673.

Camera make & model	- Canon EOS 5D, FFS	Viewpoint height (AOD)	- 97m
Date & time of photograph	- 27/01/2022 @ 13:30	Distance from site	- 170m
OS grid reference	- 463698, 325723		

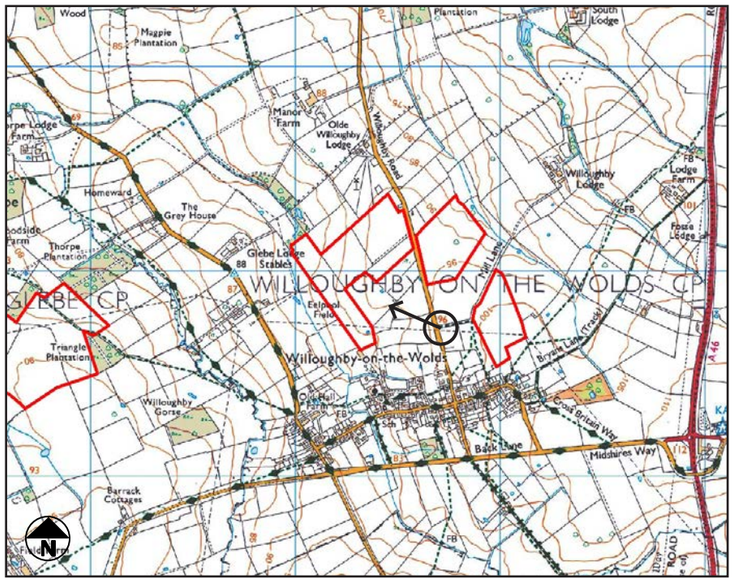
DESIGN | ENVIRONMENT | PLANNING | ECONOMICS | HERITAGE

Pegasus Environment



CONTEXT BASELINE VIEWPOINT 3B

xxxxxxxxxxxxx



Copyright Pegasus Planning Group Ltd. © Crown copyright and database rights 2021 Ordnance Survey 0100031673. Emapsite Licence number 0100031673.

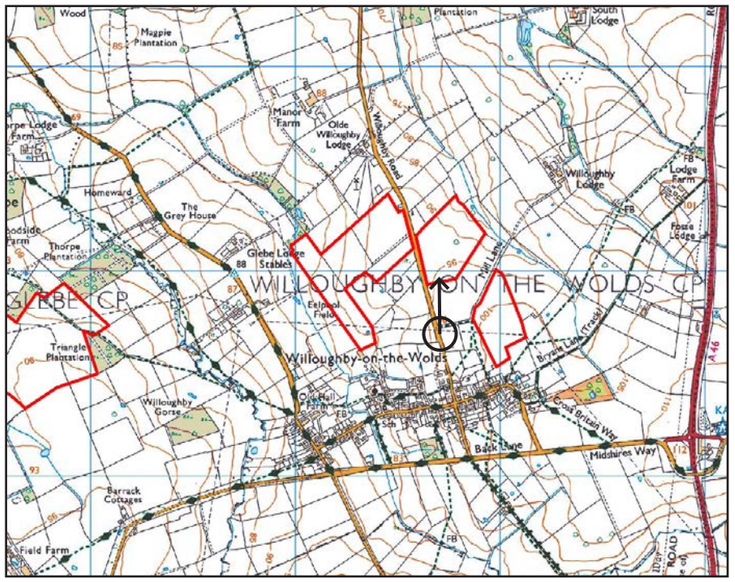
Camera make & model	- Canon EOS 5D, FFS	Viewpoint height (AOD)	- 97m
Date & time of photograph	- 27/01/2022 @ 13:30	Distance from site	- 170m
OS grid reference	- 463698, 325723		

DESIGN | ENVIRONMENT | PLANNING | ECONOMICS | HERITAGE

Pegasus Environment

CONTEXT BASELINE VIEWPOINT 3C

xxxxxxxxxxxxx



Copyright Pegasus Planning Group Ltd. © Crown copyright and database rights 2021 Ordnance Survey 0100031673. Emapsite Licence number 0100031673.

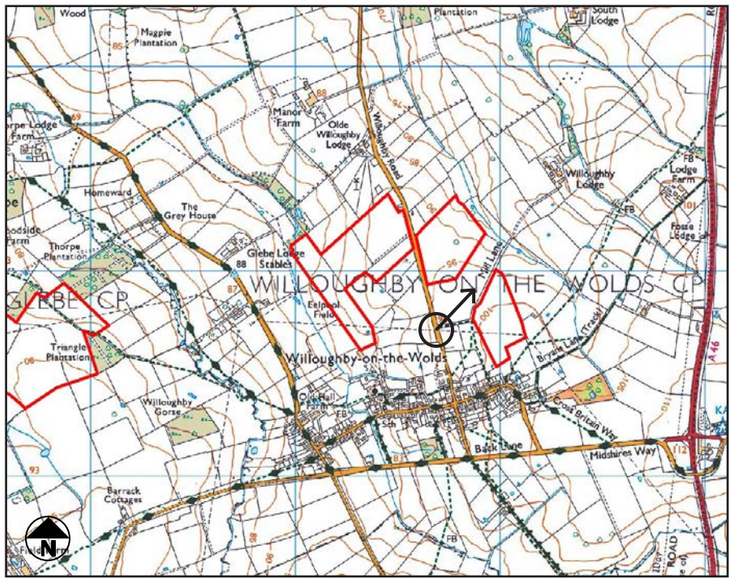
Camera make & model	- Canon EOS 5D, FFS	Viewpoint height (AOD)	- 97m
Date & time of photograph	- 27/01/2022 @ 13:30	Distance from site	- 170m
OS grid reference	- 463698, 325723		

DESIGN | ENVIRONMENT | PLANNING | ECONOMICS | HERITAGE

Pegasus Environment

CONTEXT BASELINE VIEWPOINT 3D

xxxxxxxxxxxxx



Copyright Pegasus Planning Group Ltd. © Crown copyright and database rights 2021 Ordnance Survey 0100031673. Emapsite Licence number 0100031673.

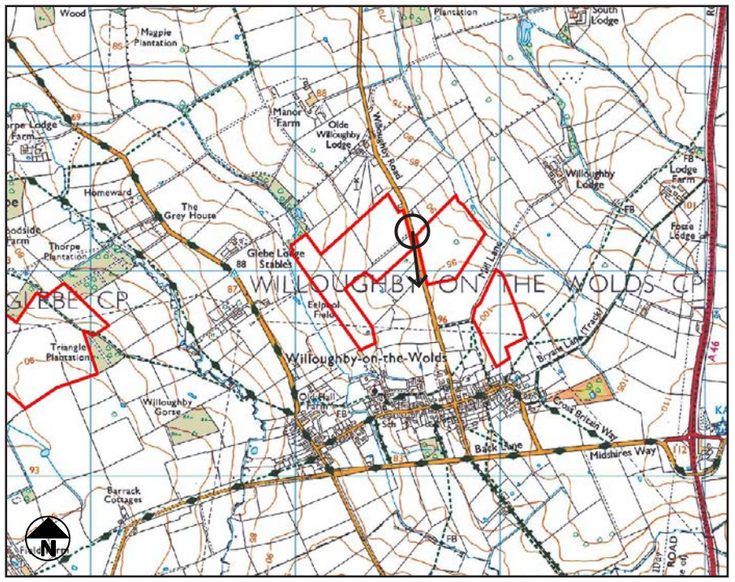
Camera make & model	- Canon EOS 5D, FFS	Viewpoint height (AOD)	- 97m
Date & time of photograph	- 27/01/2022 @ 13:30	Distance from site	- 170m
OS grid reference	- 463698, 325723		

DESIGN | ENVIRONMENT | PLANNING | ECONOMICS | HERITAGE

Pegasus Environment

CONTEXT BASELINE VIEWPOINT 4A

xxxxxxxxxxxxx



Copyright Pegasus Planning Group Ltd. © Crown copyright and database rights 2021 Ordnance Survey 0100031673. Emapsite Licence number 0100031673.

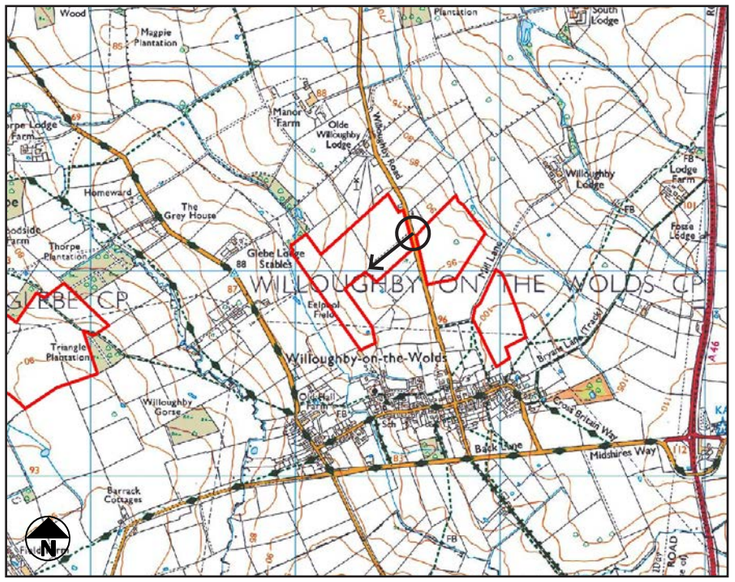
Camera make & model	- Canon EOS 5D, FFS	Viewpoint height (AOD)	- 94m
Date & time of photograph	- 27/01/2022 @ 13:46	Distance from site	- 15m
OS grid reference	- 463570, 326189		

DESIGN | ENVIRONMENT | PLANNING | ECONOMICS | HERITAGE

Pegasus Environment

CONTEXT BASELINE VIEWPOINT 4B

xxxxxxxxxxxxx



Copyright Pegasus Planning Group Ltd. © Crown copyright and database rights 2021 Ordnance Survey 0100031673. Emapsite Licence number 0100031673.

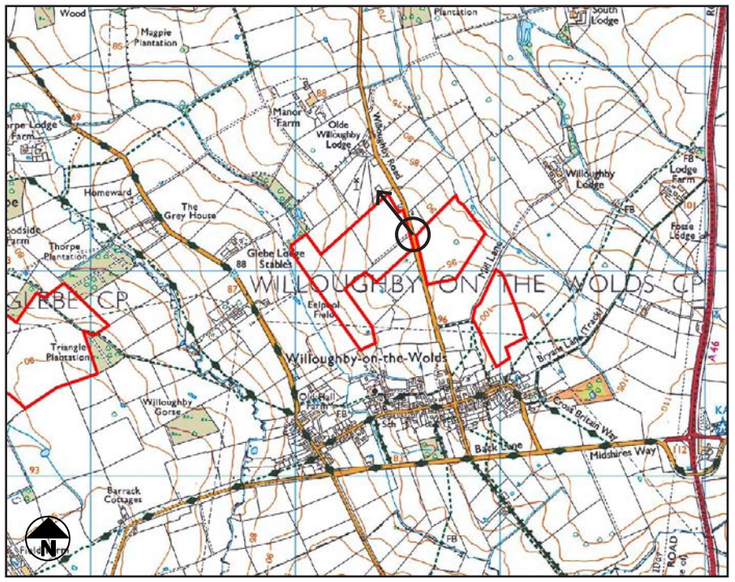
Camera make & model	- Canon EOS 5D, FFS	Viewpoint height (AOD)	- 94m
Date & time of photograph	- 27/01/2022 @ 13:46	Distance from site	- 15m
OS grid reference	- 463570, 326189		

DESIGN | ENVIRONMENT | PLANNING | ECONOMICS | HERITAGE

Pegasus Environment

CONTEXT BASELINE VIEWPOINT 4C

xxxxxxxxxxxxx



Copyright Pegasus Planning Group Ltd. © Crown copyright and database rights 2021 Ordnance Survey 0100031673. Emapsite Licence number 0100031673.

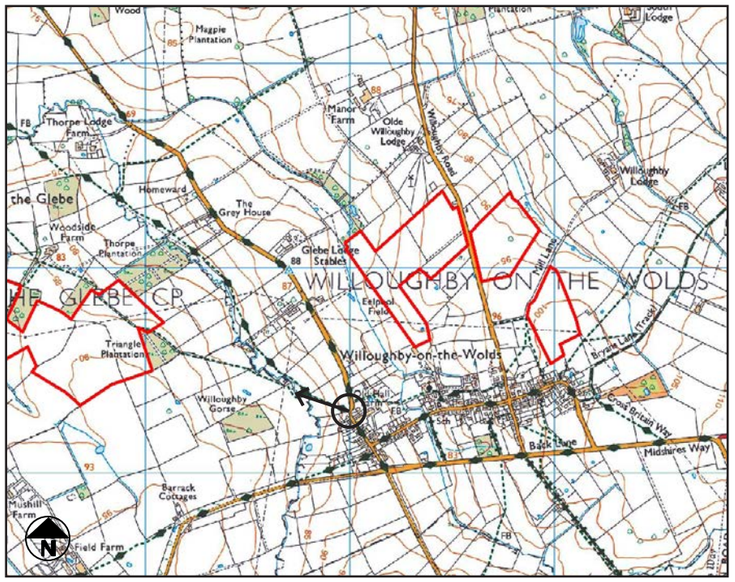
Camera make & model	- Canon EOS 5D, FFS	Viewpoint height (AOD)	- 94m
Date & time of photograph	- 27/01/2022 @ 13:46	Distance from site	- 15m
OS grid reference	- 463570, 326189		

DESIGN | ENVIRONMENT | PLANNING | ECONOMICS | HERITAGE

Pegasus Environment

CONTEXT BASELINE VIEWPOINT 5A

xxxxxxxxxxxxx



Copyright Pegasus Planning Group Ltd. © Crown copyright and database rights 2021 Ordnance Survey 0100031673. Emapsite Licence number 0100031673.

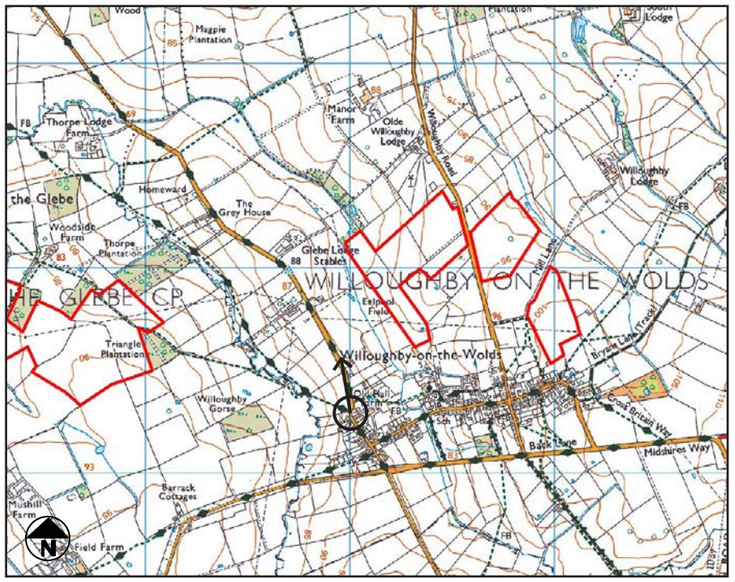
Camera make & model	- Canon EOS 5D, FFS	Viewpoint height (AOD)	- 86m
Date & time of photograph	- 27/01/2022 @ 13:57	Distance from site	- 345m
OS grid reference	- 462994, 325306		

DESIGN | ENVIRONMENT | PLANNING | ECONOMICS | HERITAGE

Pegasus Environment

CONTEXT BASELINE VIEWPOINT 5B

xxxxxxxxxxxxx



Copyright Pegasus Planning Group Ltd. © Crown copyright and database rights 2021 Ordnance Survey 0100031673. Emapsite Licence number 0100031673.

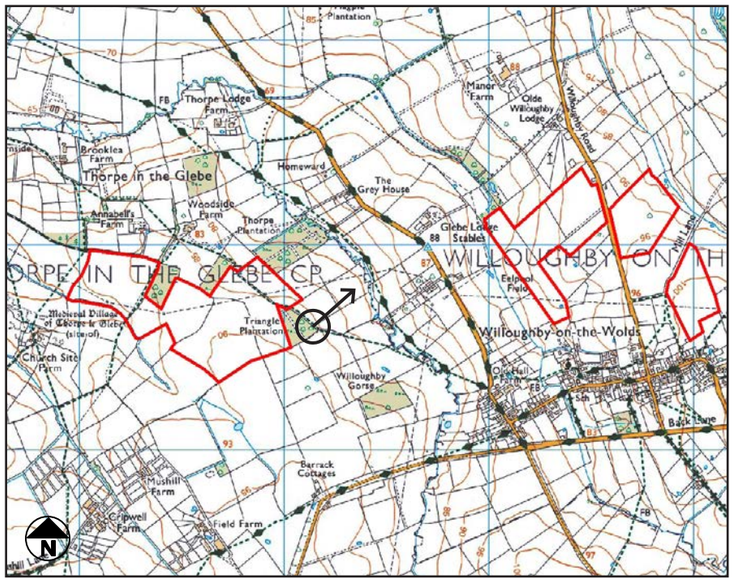
Camera make & model	- Canon EOS 5D, FFS	Viewpoint height (AOD)	- 86m
Date & time of photograph	- 27/01/2022 @ 13:57	Distance from site	- 345m
OS grid reference	- 462994, 325306		

DESIGN | ENVIRONMENT | PLANNING | ECONOMICS | HERITAGE

Pegasus Environment

CONTEXT BASELINE VIEWPOINT 6A

xxxxxxxxxxxxx



Copyright Pegasus Planning Group Ltd. © Crown copyright and database rights 2021 Ordnance Survey 0100031673. Emapsite Licence number 0100031673.

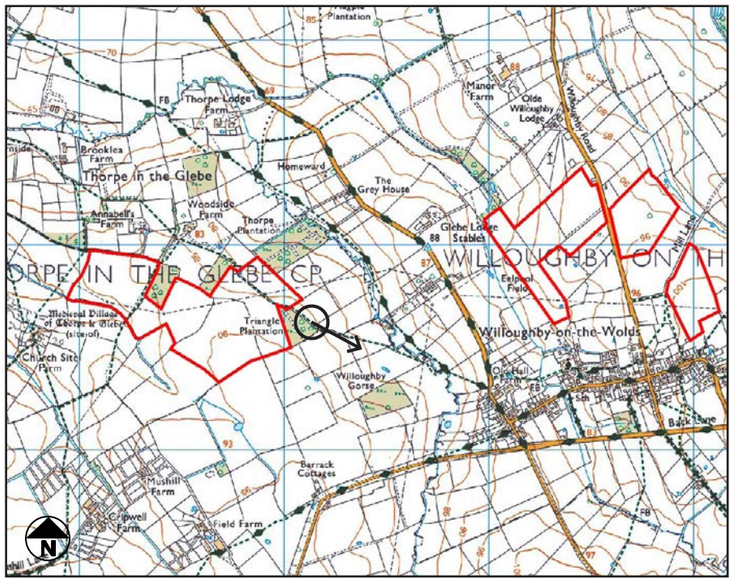
Camera make & model	- Canon EOS 5D, FFS	Viewpoint height (AOD)	- 86m
Date & time of photograph	- 27/01/2022 @ 14:36	Distance from site	- 145m
OS grid reference	- 462152, 325606		

DESIGN | ENVIRONMENT | PLANNING | ECONOMICS | HERITAGE

Pegasus Environment

CONTEXT BASELINE VIEWPOINT 6B

xxxxxxxxxxxxx



Copyright Pegasus Planning Group Ltd. © Crown copyright and database rights 2021 Ordnance Survey 0100031673. Emapsite Licence number 0100031673.

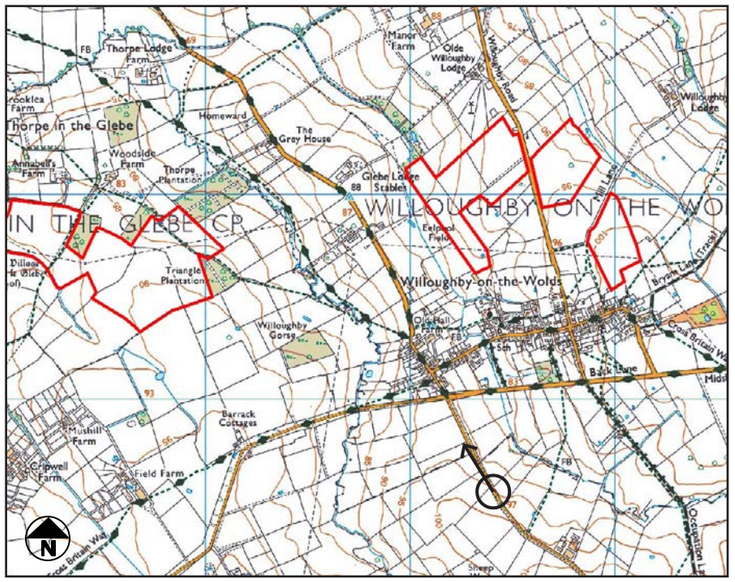
Camera make & model	- Canon EOS 5D, FFS	Viewpoint height (AOD)	- 86m
Date & time of photograph	- 27/01/2022 @ 14:36	Distance from site	- 145m
OS grid reference	- 462152, 325606		

DESIGN | ENVIRONMENT | PLANNING | ECONOMICS | HERITAGE

Pegasus Environment

CONTEXT BASELINE VIEWPOINT 7A

xxxxxxxxxxxxx



Copyright Pegasus Planning Group Ltd. © Crown copyright and database rights 2021 Ordnance Survey 0100031673. Emapsite Licence number 0100031673.

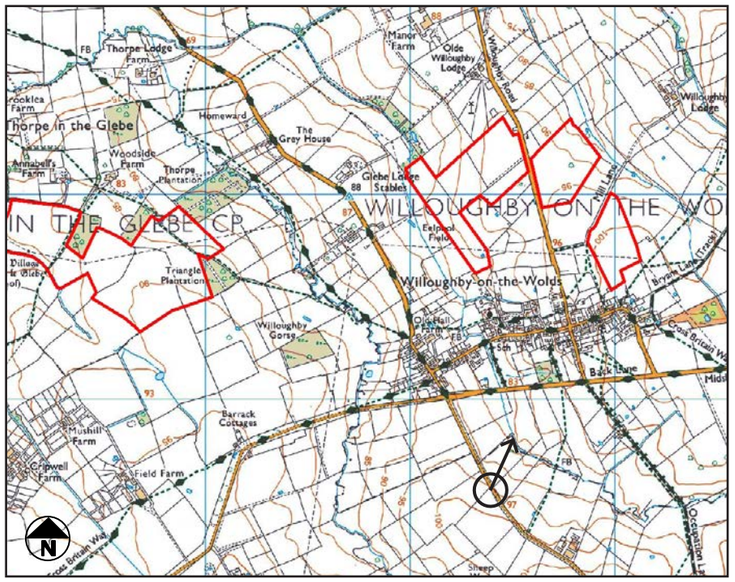
Camera make & model	- Canon EOS 5D, FFS	Viewpoint height (AOD)	- 95m
Date & time of photograph	- 27/01/2022 @ 15:55	Distance from site	- 1050m
OS grid reference	- 463396, 324570		

DESIGN | ENVIRONMENT | PLANNING | ECONOMICS | HERITAGE

Pegasus Environment

CONTEXT BASELINE VIEWPOINT 7B

xxxxxxxxxxxxx



Copyright Pegasus Planning Group Ltd. © Crown copyright and database rights 2021 Ordnance Survey 0100031673. Emapsite Licence number 0100031673.

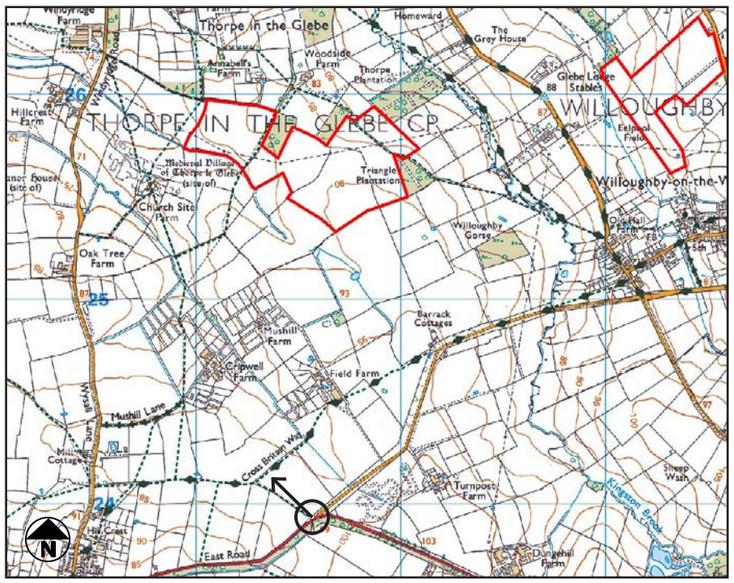
Camera make & model	- Canon EOS 5D, FFS	Viewpoint height (AOD)	- 95m
Date & time of photograph	- 27/01/2022 @ 15:55	Distance from site	- 1050m
OS grid reference	- 463396, 324570		

DESIGN | ENVIRONMENT | PLANNING | ECONOMICS | HERITAGE

Pegasus Environment

CONTEXT BASELINE VIEWPOINT 8A

xxxxxxxxxxxxx



Copyright Pegasus Planning Group Ltd. © Crown copyright and database rights 2021 Ordnance Survey 0100031673. Emapsite Licence number 0100031673.

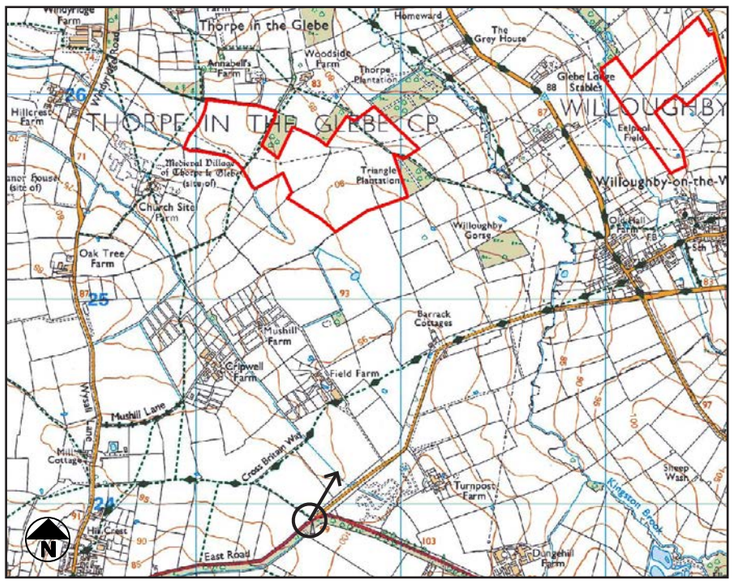
Camera make & model	- Canon EOS 5D, FFS	Viewpoint height (AOD)	- 99m
Date & time of photograph	- 27/01/2022 @ 16:28	Distance from site	- 1400m
OS grid reference	- 461555, 323935		

DESIGN | ENVIRONMENT | PLANNING | ECONOMICS | HERITAGE

Pegasus Environment

CONTEXT BASELINE VIEWPOINT 8B

xxxxxxxxxxxxx



Copyright Pegasus Planning Group Ltd. © Crown copyright and database rights 2021 Ordnance Survey 0100031673. Emapsite Licence number 0100031673.

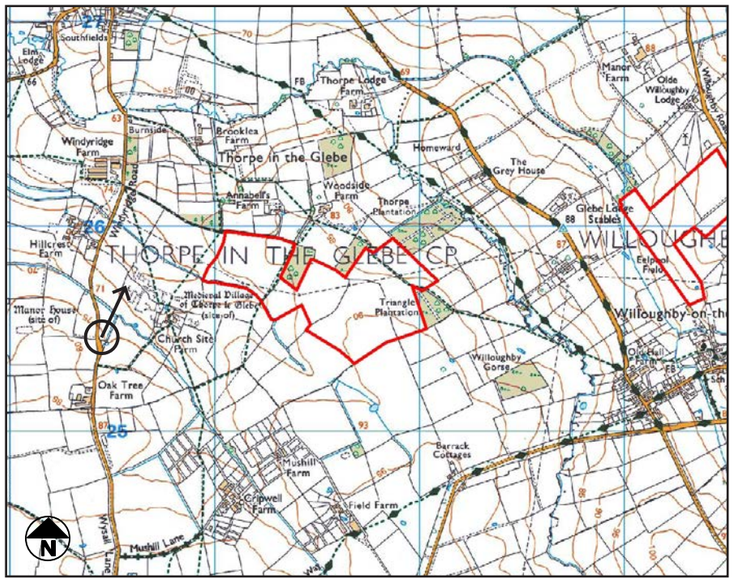
Camera make & model	- Canon EOS 5D, FFS	Viewpoint height (AOD)	- 99m
Date & time of photograph	- 27/01/2022 @ 16:28	Distance from site	- 1400m
OS grid reference	- 461555, 323935		

DESIGN | ENVIRONMENT | PLANNING | ECONOMICS | HERITAGE

Pegasus Environment

CONTEXT BASELINE VIEWPOINT 9A

xxxxxxxxxxxxx



Copyright Pegasus Planning Group Ltd. © Crown copyright and database rights 2021 Ordnance Survey 0100031673. Emapsite Licence number 0100031673.

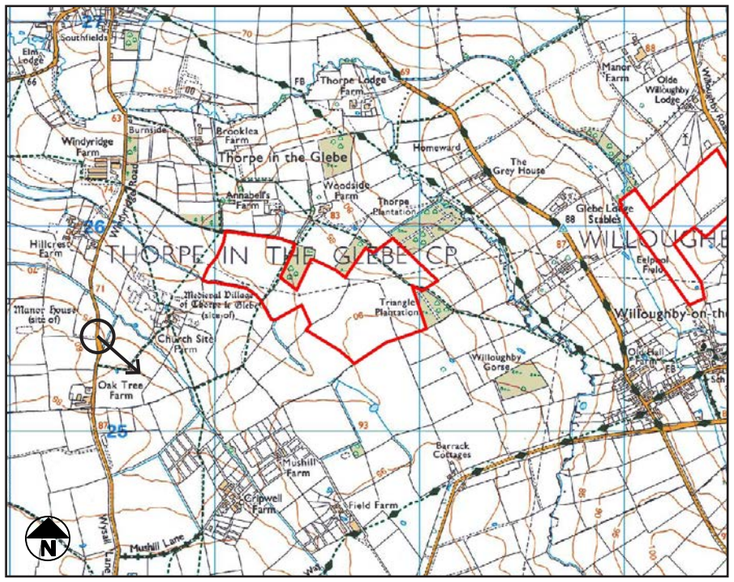
Camera make & model	- Canon EOS 5D, FFS	Viewpoint height (AOD)	- 77m
Date & time of photograph	- 27/01/2022 @ 16:10	Distance from site	- 585m
OS grid reference	- 460429, 325454		

DESIGN | ENVIRONMENT | PLANNING | ECONOMICS | HERITAGE

Pegasus Environment

CONTEXT BASELINE VIEWPOINT 9B

xxxxxxxxxxxxx



Copyright Pegasus Planning Group Ltd. © Crown copyright and database rights 2021 Ordnance Survey 0100031673. Emapsite Licence number 0100031673.

Camera make & model	- Canon EOS 5D, FFS	Viewpoint height (AOD)	- 77m
Date & time of photograph	- 27/01/2022 @ 16:10	Distance from site	- 585m
OS grid reference	- 460429, 325454		

DESIGN | ENVIRONMENT | PLANNING | ECONOMICS | HERITAGE

Pegasus Environment