



Legend

- Planning Application Boundary
- Distance from Site Boundary
- Viewpoint Locations

Zone of Theoretical Visibility

- upto 25% Theoretical Visibility
- upto 50% Theoretical Visibility
- upto 75% Theoretical Visibility
- upto 100% Theoretical Visibility

ZTV Parameters

Zone of Theoretical Visibility is generated using 'OS Terrain 5' (digital terrain data at 5 m resolution), based on the following heights:

- Proposed Residential Properties : 10.0m
- Viewer eye-level: 1.7m

The heights of existing vegetation/ structures are estimated using combination of online aerial imagery and field observations.

Visual barriers less than 4 m high have not been modeled.

The ZTV identifies those areas from which the development would be theoretically visible.

Due to the frequency of buildings, hedgerows and low-level vegetation the actual visibility is likely to be less extensive than the drawing indicates.

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Client				
VH Land Partnerships Ltd				
Project				
Highmoor Farm Clitheroe Proposed Residential Development				
Title				
Zone of Theoretical Visibility (ZTV)				
Size	Scale	Date	Created by	Reviewer
A3	1:15,000	19.11.19	RB	NR
Drawing No.				
02				
			DRaW (UK) Ltd Morwick Hall York Road Leeds LS15 4TA t: 0113 8232871 e: info@draw-ltd.com www.draw-ltd.com	