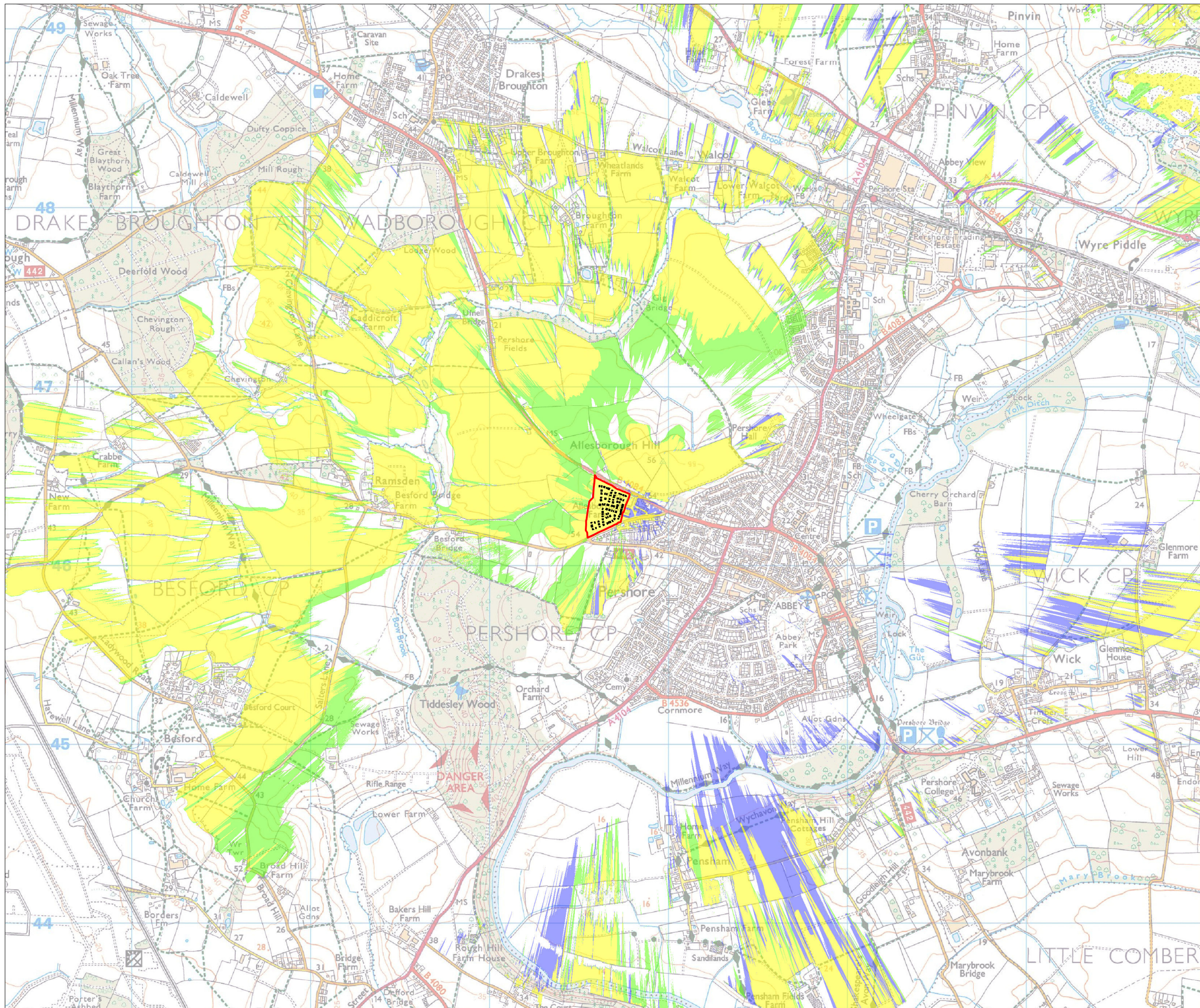




Appendix 10 – Zone of Theoretical Visibility



- Key**
- Site Boundary
 - Proposed Development - Ridge Heights of 8.5m - 9.5m
 - ZTV - Proposed Development Theoretically Visible
 - ZTV - Adjacent Development Theoretically Visible
 - ZTV - Both Developments Theoretically Visible

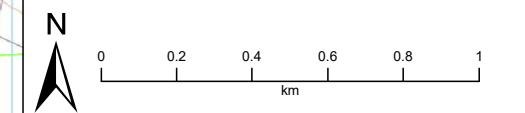
EA LIDAR Screened ZTV Production Information -
 - EA LIDAR Data (Environment Agency Open Data Release) has been utilised; combining the Digital Terrain Model (DTM) and Digital Surface Model (DSM) to derive screening features.

This method of ZTV takes into account the varied heights of screening features as derived from historic LIDAR surveys, and is therefore representative of the time of survey for that area. Any changes in vegetation cover or building addition/removal will not be taken into account after this date.

- 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.

Date of LIDAR survey data: COMPOSITE 2022



REV	DATE	DETAILS	DRAWN	CHECKED
A	18/07/2024 30/09/2024	First issue Amended heights	AD	NH

rappor

Infrastructure and environmental consultants

rappor.co.uk

CLIENT:
LIONCOURT HOMES LTD

PROJECT:
REBECCA ROAD, PERSHORE

TITLE:
ZONE OF THEORETICAL VISIBILITY PLAN

STATUS:
INFORMATION

SCALE @ A3:	DATE:	DRAWN:	CHECKED:	APPROVED:
1:20,000	30/09/2024	AD	NH	NH
DRAWING NO:				REVISION:
240274-RAPP-XX-XX-R-L-8007				A



Appendix 11 – Landscape and Visual Effects Tables

Landscape and Visual Effects Tables

Landscape Effects

Landscape Receptor	Sensitivity	Magnitude of Change	Scale of Effect – adverse unless stated otherwise
Topography	Low	Low	Minor Effect
Trees and Hedgerows	High	Medium	Moderate/Major Effect
Land Cover	Low	High	Moderate Effect
Watercourses and Waterbodies	High	Medium	Moderate/Major (Beneficial) Effect
Public Rights of Way	Medium	No Change	No Change
NCA 106. Severn and Avon Vales	Low	Low	Minor (Beneficial) Effect
Worcester Landscape Character Assessment: LCT Wooded Estatelands	Low	Medium	Minor/Moderate Effect
LDU MW78 Wadborough Wooded Estatelands	Low	Medium	Minor/Moderate Effect
Local Landscape Character	Medium	Medium	Moderate Effect

Visual Effects

Visual Receptor and Representative Viewpoints	Sensitivity	Development Phase	Magnitude of Change	Scale of Effect– adverse unless stated otherwise
Viewpoint 1 From Pavement on Rebecca Road to the east of the Site	Medium	Year 1	Medium	Moderate Effect
		Year 15	Low	Minor/Moderate Effect
Viewpoint 2 From the Junction of Rebecca/Holloway Road to the southwest of the Site	Medium	Year 1	Medium	Moderate Effect
		Year 15	Low	Minor/Moderate Effect
Viewpoint 3 From Allesborough Hill to the north of the Site	Medium	Year 1	Medium	Moderate Effect
		Year 15	Low	Minor/Moderate Effect
Viewpoint 4 From Allesborough Hill to the northwest of the Site	High	Year 1	Medium	Moderate/Major Effect
		Year 15	Low	Moderate Effect
Viewpoint 5 From the elevated ground to the south side of Holloway and Rebecca Road	High	Year 1	Low	Moderate Effect
		Year 15	Low	Moderate Effect

Viewpoint 6 From the Lower Lying Ground around Stoken Orchard	High	Year 1	Medium	Moderate/Major Effect
		Year 15	Low	Moderate Effect
Viewpoint 7 Views from Elevated Ground to the West	High	Year 1	Low	Minor/Moderate Effect
		Year 15	Negligible	Negligible Effect