

24/01861/FUL Chipping Norton Road, Little Tew, Oxfordshire

Planning Application 24/01861/FUL Land at E 437424 N 228877 Chipping Norton Road,
Little Tew:

Landscape and Visual Matters: Review of Development proposals

Landscape Review Technical Note

Introduction and Purpose of Note

1. I am Paul Harris a Chartered Member of the Landscape Institute since January 1990 and the director of MHP Design Ltd Chartered Landscape Architects and a registered Landscape Practice with the Landscape Institute.
2. I have been instructed through the Little Tew Conservation Group to review the application proposals and provide observations on landscape and visual effects of the above application. I have reviewed the suite of supporting application documents including the Landscape and Visual Impact Assessment prepared for the current proposals by Gain Consulting Ltd.
3. In September 2022 I prepared a review of landscape and visual matters arising from the previous proposals (22/01785/FUL) for which planning permission was subsequently refused. I am therefore familiar with the site and its contextual landscape.

Structure of note

4. My note first considers the previous application and it's planning reason for refusal and comments raised in the delegated officers report that underpinned the reason for refusal. I then consider what changes have been made to the current proposals and how these might address landscape and visual harm that was identified. I then review the landscape and visual impact assessment (LVIA) prepared for the proposals by Gain Consulting and provide my observations on the effects of the proposed development on the character and appearance of the landscape. I consider these effects in the context of compliance with both national and local landscape policies. I do not provide a formal landscape and visual impact assessment (LVIA) but use my experience and knowledge of the LVIA process to identify potential harm to the character and appearance of the landscape arising from landscape and visual effects of the development proposals.

Previous Planning Application 22/01785/FUL and Reason for Refusal

5. The reason for refusal stated within the Delegated Officers Report of 15th December 2022 stated that the proposals were:

'adversely urbanising and transformative in the landscape, failing to significantly enhance its immediate setting, or be sensitive to the defining characteristics of the local area.'

6. In summary, the delegated report identified harm to the setting of Little Tew due to the introduction of new development at a distance of only 217 metres from the nearest existing village dwelling. The village being identified as a 'closed village' in the way it has evolved and remained contained. The development would not be isolated but experienced as part of the village causing harm to its distinct pattern of settlement and character. The introduction of a new estate parkland formed as part of the new development would conflict with the historic settlement hierarchy, the historic estate and parkland being at Tew Park.

Review of Development proposals

7. The new application development proposals consist of the 'Construction of country house and gardens, stable courtyard, new highway accesses, solar array, drainage works and landscape proposals, including new lake.' The proposals are illustrated within the application documents through plans and sketches. The Design and Access Statement including the Landscape Statement provide a background to the design rational and justification for the layout.
8. I identify that the differences between the original refused application and the current application, appears to be changes to the architectural design, introduced to achieve the innovative and exemplar design required of an NPPF paragraph 84 dwelling.
9. This is slightly surprising given that the design statement for the revised scheme makes specific reference to the reason for refusal and acknowledges that the original scheme failed to significantly enhance its immediate setting or be sensitive to the defining characteristics of the local area. However, I can only identify changes to the detailing of the architecture rather than other broader changes that might address the wider implications of the proposals identified in the delegated officers report.
10. I conclude that the changes to the new scheme are therefore limited and that broadly the scheme mirrors that of the original application in its footprint, scale, mass and extent and nature of supporting ancillary buildings and features including the gardens and parkland.
11. In terms of harm to character and appearance of the landscape, no reference is made in the supporting documentation (that I can identify) of how changes incorporated into the new scheme have addressed previously identified harm through changes to the design or through new mitigation measures.
12. I was critical of the previous scheme for not being supported by a landscape and visual impact assessment (LVIA) which I felt should have informed the design approach to achieve greater landscape and visual sensitivity. An LVIA has now been prepared for the current scheme and whilst I welcome this, it appears that its role is to justify the current proposals (which appear based on the previous proposals) rather than to have taken the opportunity to inform the approach to a new design which may have been able to address the fundamentals which resulted in the refusal of the previous scheme.

Landscape and Visual Impact Assessment (Gain Consulting)

13. I have read the LVIA prepared by Gain Consulting and make the following observations on the landscape and visual baseline.

Landscape Baseline

14. The LVIA states that the site lies about 1km northwest of the village of Little Tew. However, the Council identifies that the edge of the site lies at a distance of 217 metres from the edge of the nearest dwelling within Little Tew. The distance of 217 metres is significantly closer than the approximately 1km identified in the LVIA. Distance is important to the baseline because of the pattern of settlement of this 'closed' village.
15. The LVIA at 5.2.2 identifies that the site falls within two landscape character types identified within the Oxfordshire Wildlife and Landscape Study (OWLS). These are the 'Farmland Plateau' and the 'Wooded Pasture Valleys and Slopes'. The LVIA states clearly that the Farmland Plateau is 'characterised by a high limestone plateau with distinctive elevated and exposed character, broad skies and long-distance views..' From my visit to the area, I agree with this description which are distinctive landscape characteristics identifiable locally. The LVIA identifies key characteristics which it underlines to show relevance to that location but fails to acknowledge the broad landscape characteristics which clearly contribute to the distinctive landscape of the site and its context.
16. The published landscape strategy for the Farmland Plateau landscape character type includes:

 'Conserve the open, spacious character of the landscape by limiting woodland planting on the more exposed ridge tops..' and 'Maintain the sparsely settled rural character of the landscape by concentrating new development in and around existing settlements. The exposed character of the plateau is particularly sensitive to visually intrusive development, large buildings...'
17. A key published recommendation for this landscape type states:

 'Safeguard and enhance the open, sparsely settled character of the landscape whilst maintaining and strengthening its pattern of hedgerows, stone walls, small woodlands and tree belts.'
18. The Wooded Pasture Valleys and Slopes landscape character type is associated with the steep slopes and valleys of small streams and main rivers. A published key characteristic is the 'small, intact villages and hamlets'. The published landscape strategy includes:

 'Conserve the characteristic mosaic of woodland and grassland along the valley sides and bottoms, as well as the unspoilt vernacular character of the villages.'

19. I note that the LVIA gives relevance to the key strategy to 'Safeguard, maintain and enhance the characteristic landscape features of existing parklands including veteran trees, avenues of trees, lakes, woods and walls.' This strategy refers to existing parklands, usually historic and long established hence the reference to veteran trees. There is no parkland on or adjoining the site. It is farmland with a distinctive elevated and exposed character, broad skies and long distance views.
20. The West Oxfordshire Landscape Character Assessment unsurprisingly identifies similar landscape characteristics. The site is located within the Ironstone Valleys and Ridges landscape character area which comprises a number of local landscape types, three of which fall within the footprint of the site. These comprise:

Open Valleys and Ridges LCT – key characteristics include open, exposed character and high intervisibility.

Semi Enclosed Limestone Wolds LCT – key characteristics include thin, well drained calcareous soils and natural vegetation cover and a somewhat impoverished 'upland' character, distinctive elevated and expansive character in higher areas, with dominant sky and with moderate intervisibility.

Semi Enclosed Valleys and Ridges LCT- key characteristics include an intimate and enclosed patchwork landscape formed by complex landform, mixed land use and strong landscape structure.
21. These are deeply rural, agricultural landscapes that are generally more contained within the lower valley but potentially open and exposed on ridges and elevated land creating a distinctive landscape that is intact and important to the setting of the distinctive small scale settlements such as Little Tew.
22. The variety of landscape character types that converge on the location of the site indicate that this is a complex landscape that forms an area of transition in correlation with the changing topography. This is I consider increases the distinctiveness of the landscape in the location of the proposed development.
23. The LVIA also makes reference to the Parkland and Estate Farmland landscape character type which generally lies around the village of Great Tew. This is illustrated in Figure 2 of the LVIA (page 16) and I provide as an extract below.

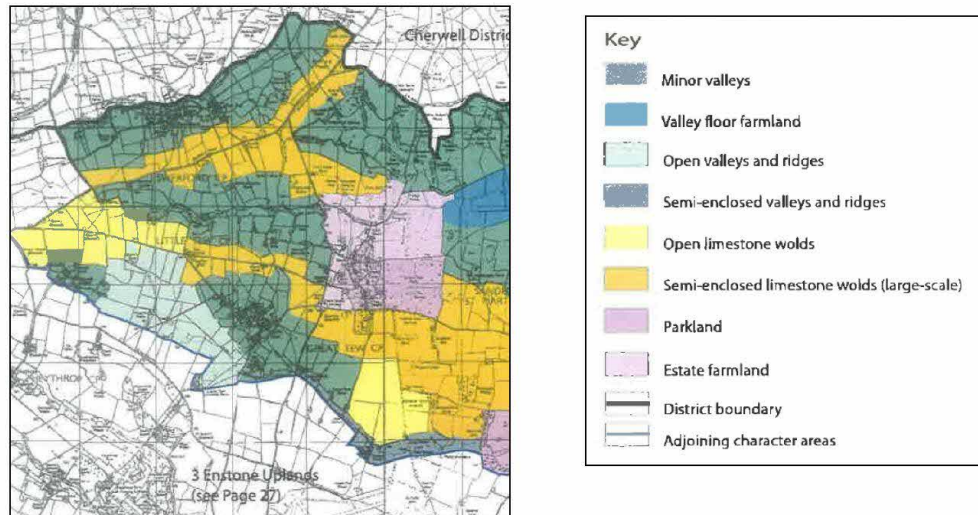
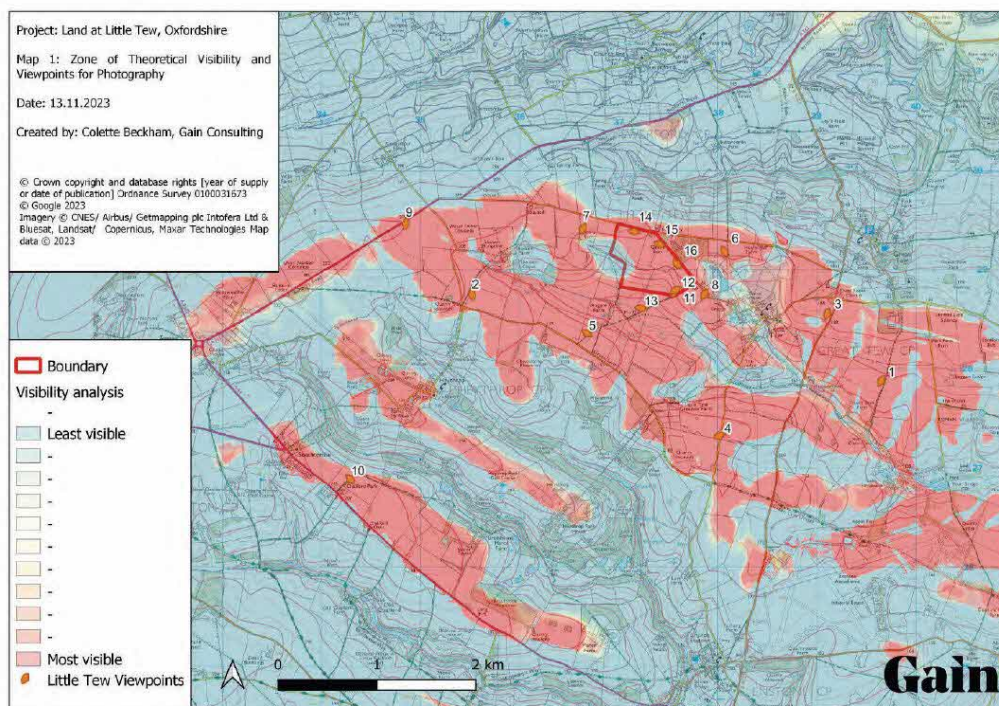


Figure 2. Landscape types in Character Area 'Ironstone Valleys and Ridges, West Oxfordshire Landscape Character Assessment

24. Whilst this LCT is found within the wider landscape it is not relevant to the landscape of the site or the landscape setting of Little Tew. This can be seen clearly in Figure 2. The LVIA identifies that the Parkland and Estate LCT are 'highly distinctive landscapes associated with large country houses and estates where a formal or designed character has been imposed upon the underlying landscape.' These are historic estates and parklands and clearly of value for both heritage and landscape reasons. Their existence is not coincidental but derives from the historic evolution of the landscape. They are therefore complex landscapes with strong associations with wider farmland and settlements. Although the historic estates and parklands are stated to have been imposed upon the underlying landscape, I consider it more accurate to say that they have evolved as a result of culture and land use over centuries as have all of the local landscapes. Parkland is therefore a landscape characteristic that cannot be added to a landscape to achieve enhancement any more than a new dwelling built in the vernacular style and in local materials can be dropped into the landscape.
25. In 5.4 the LVIA correctly identifies that the landscape is not designated but then fails to assess the correct value to the landscape of the site and its contextual area. The table at 5.4.1 sets out assessed value of the landscape receptors which should draw on the published assessments to understand the importance of landscape elements to the distinctiveness of the landscape character.
26. The large scale patchwork of fields is given a low value, yet the landscape clearly is intact with field pattern preserved. The open, exposed character of the plateau is given a low value, yet it is the key characteristic of the Farmland Plateau LCT and one which makes it a distinctive landscape.
27. Overall, the LVIA assesses that the landscape is a 'low grade, low quality agricultural landscape'. I consider this to be quite incorrect given the intact condition of the landscape, its distinctiveness and its representativeness of the published landscape character types that inform the character of the local landscape at Little Tew.

Visual Baseline

28. The elevated location of the northern half of the site is recognised in published assessment to be exposed and with potential for long views and high to moderate intervisibility. To assist with understanding where views maybe experienced, a Zone of Theoretical Visibility (ZTV) is produced. The implications of established landcover in the form of trees, hedges and buildings will not be shown on a bare earth ZTV so these can only be used as a guide to potential visibility where landcover does provide screening. ZTV's are useful to understand where views might be available in a winter landscape through deciduous vegetation which may be seen to provide screening during summer months.
29. The LVIA has produced a ZTV which is illustrated in Figure 5 (page 28) and reproduced below.



30. The ZTV illustrates the potential visibility of a new building up to 10 metres tall. The LVIA states in 6.2 that the 10m scenario is deemed the worst-case scenario. However, elevations within the application documents state that the building is 10.737m in height excluding chimney and pedestal on which the main house is located (illustrated by a number of steps). When these are taken into account, I consider that it may have been more helpful and realistic to produce a ZTV based on a 12m tall building. However, it remains clear that the ZTV produced illustrates a significant potential for built form to be seen in views from the wider landscape.
31. The LVIA ZTV clearly identifies that there are potential views over a wide area to the east, west and to the south. As the building is designed to take advantage of these potential long views, this is perhaps not surprising, Views from the north appear quite limited and I generally consider that these views would be limited to the road and local residences off the road. Overall, the LVIA concludes that views of built form will be highly limited and restricted

to a number of locations in the immediate vicinity of the site. I do not agree that these are limited to the immediate vicinity but will be experienced from a much longer distance from the south, south east and from the south west. I also do not agree with the LVIA where it states that where the views will be seen, they will be positive changes. This implied positive change is based on the value attributed by published assessment to parkland within the existing landscape and that seeing new parkland will be as positive of views of historic and long established parkland. This assessment is incorrect. Introducing views of a house and its parkland into a landscape distinctive for its exposed, sparsely settled and representative rural characteristics would be harmful as the parkland and house would have no historic context and be meaningless in a landscape where they have not evolved as part of the wider agricultural landscape.

32. The proposed landscaping illustrated in the masterplan would assist with screening views of the development seen from the north, west and east but this will take many years to establish. Views from the south will remain open to the main house due to the designed vista to the south over the open sloping landscape into the valley. Whilst this will not appear as a modern housing development it will be identifiable as a settled landscape with designed landscaping and lighting seen in open views from the south. With reference to the CPRE Light Pollution and Dark Skies mapping, the LVIA confirms at 6.4.3 that the site lies within a 'highly dark sky area indicating high levels of tranquillity. The introduction of any light into the site in this location will therefore be harmful to dark skies in this location and a further deterioration in the setting of Little Tew.

Impact Assessment

33. The masterplan incorporates substantial tree planting in the form of woodland, tree belts, copse and planting of specimen trees. In conjunction with restoration of retained hedgerows, it is not unreasonable to assume that views from the west, north and east can be mitigated over a long number of years. Views from the south, south west and south east will remain open to the house and its landscape which will be seen to displace the distinctive agricultural landscape with one of a settled well treed, parkland landscape.
34. In 8.3 Table 2 sets out the assessment of landscape effects in a complex manner with landscape components being treated separately and overall impacts on the landscape character types being very difficult to extrapolate. However, I use the example of the open and exposed character of the Farmed Plateau LCT which is a key characteristic of the site where elevated above the valley bottom. This is a key feature of the landscape which informs the setting of Little Tew, yet it is given a low value and overall low sensitivity to the proposed changes introduced by the development proposals. The magnitude of change resulting from the replacement of the open farmland with the development proposals is assessed to be minor. This results in a minor neutral landscape effect in Table 2 of the LVIA yet is a loss of a landscape characteristic which is fundamental to the character of the local elevated landscape that forms the enclosing landscape to Little Tew.
35. The introduction of the large country house and its formal gardens, grounds and parkland are assessed to result in major beneficial landscape effect although the key characteristics of the published landscape character types will be totally displaced. The house and parkland

would not have any historic context to justify this displacement and the total transformation of the landscape would result in substantial harm to the character to the site, the immediate landscape context and the character and setting of Little Tew. In 8.4.1 the LVIA draws the conclusion that there are no significant, major or moderate adverse landscape effects due to the proposal. This is simply incorrect and based on the incorrect assessment that a large country house and new formal grounds and parkland are a desirable feature in the wider landscape. The current landscape is not low value but intact and representative of the published landscape character types that create a locally distinctive, deeply rural landscape.

Key landscape effects

36. In summary I assess key adverse landscape effects arising from the proposals to be:

Harm to the rural character of the site through the loss of open countryside that contributes to the desirable characteristics of the local landscape character. The open and exposed character of the landscape being very important to local distinctiveness.

Harm to the character of the adjoining landscape through change of land use, change of character of the site leading to loss of 'dominant sky' and reduction in tranquillity and dark night skies which would be experienced within the contextual landscape to the site.

Although parkland is a recognised characteristic of the wider landscape character area, it is a feature of the landscape that reflects the evolution of that landscape and its land use. It is almost always associated historically with the use of the land from where the wealth was generated to facilitate and sustain non productive use of the land as parkland. The proposed development is imposed on this rural landscape but has not evolved from the landscape. This results in an awkwardness in its relationship with its contextual landscape. This is apparent with the proposed lake which lies not at its natural position within the valley floor associated with a watercourse but set on gently ascending land on the valley side as illustrated in the Estate masterplan submitted as part of the application. Parkland that is imposed onto the landscape does not replicate a desirable feature of the wider landscape but causes harm by displacing the agricultural landscape that forms an important element in the setting of those parklands that have evolved from the historic use of the landscape.

Harm to the setting and settlement pattern of Little Tew due to the development introducing new built form and appearing to create an extension to the village on the ascending valley side through continuation of sense of enclosure that will be experienced along the lane through new tree planting. Little Tew lies within the lower valley but will be seen to extend up the valley slope through the extension to the enclosed character of the lane and through the construction of new gateways and stable buildings which introduce settlement characteristics where presently there are none.

The rural character of the road which leads directly to Little Tew will be significantly changed by the introduction of built form of the stables and proposed gateways. Domestic management of the landscape adjoining the gateways will further add to the sense that the

character of the Site forms part of the settled landscape displacing the open rural agricultural character presently experienced.

The removal of the field hedgerow to the south of the proposed main house will remove part of the existing field pattern which otherwise remains quite intact.

Key Visual Effects

37. The scale and height of the stable buildings will make the proposed structures potentially visually prominent features in the landscape. Although the planting of the proposed tree belt between the stables and the site boundary will provide some visual mitigation in summer conditions when mature, the scale and height of the stable buildings increases the potential for views of the built form during winter conditions even when established. The introduction of buildings into these existing views experienced by local visual receptors I consider to be harmful. This is because the nature of the views will be notably changed with visual receptors experiencing views of a new settled landscape which displaces the present simple and open, rural agricultural views.
38. The main house is clearly designed to have a prominent and commanding relationship with its parkland landscape to the south. The changes that would be introduced to views are the introduction of new large scale built form and a change to the landscape character of the valley side through the implementation of the proposed parkland landscaping. These I assess to have potential for creating a large magnitude of change when considered against the baseline of a simple agricultural landscape without existing built form or settlement features generally in view. This I assess will result in a high level of change to the appearance of the landscape and result in potential significant visual harm to views enjoyed by walkers, horse riders and road users, using roads, footpaths and bridleways south, south east and south west of the site. These views may not all be direct and open but the house and landscaping will be seen to change the landscape to that of a settled landscape, experienced particularly in sequential winter views.
39. Potential effects on views experienced by local residents are less easy to assess due to the dispersed nature of the local settlement and limitations for access. However, local properties such as Magpie Farm and Little Tew Grounds are located within the designed valley vista of the proposed house. These residents are likely to experience views of the proposed development features which will result in a change in the character of their views through the introduction of prominent new buildings and change of land use to parkland and gardens. Although these views are likely to be longer distance, the potential scale and nature of the changes I assess to be harmful due to the displacement of the simple and undeveloped agricultural landscape which presently forms the setting of these properties. There are also potential seasonal views from residential properties to the immediate north of the Site including Quarry Barn. Although potential views maybe limited by both existing and proposed vegetation, there will be a fundamental change to the character of the landscape through the loss of the simple agricultural farmland which will be experienced from the driveway and access of Quarry Barn.
40. Whilst the main visual effects will be experienced during daylight hours, the development proposals have potential to introduce lighting into a location where none is presently

experienced. Existing settlement features are predominately contained and enclosed by a combination of topography and established vegetation so limiting light spill into the wider areas of the agricultural landscape. Night time lighting associated with the elevated and prominent south elevation of the main building has potential to be visually prominent in an area of existing very dark night sky. Lighting is also likely to be seen when passing the gateways including both lighting associated with the proposed buildings and from entry systems located at the gateway. This introduction of light where none is presently experienced would be harmful to the night time character of the rural landscape.

41. Visual receptors I consider most likely to experience harmful visual effects I set out below:

Users of Bridlepath 282/5/40 to the south of the Site

Users of Bridlepath 282/5/10 to the south west of the Site

Users of Footpath 282/4/20 to the south and south east of the Site

Users of footpath 282/4/10 south west of the Site

Lane users of Green Lane south of the Site

Lane users of the adjoining road to Little Tew to the immediate north east of the Site.

42. I attach a number of viewpoint photographs (Figure 3 to Figure 9) which illustrate summer views from public rights and roads that fall within the zone of theoretical visibility and are likely to have increased views of development proposals in the winter landscape. Viewpoint locations are shown in Figure 2. Please refer to my Appendix A.

Key visual effects

43. I assess key adverse visual effects arising from the proposals to be:

Harm to views experienced by lane users approaching/leaving Little Tew due to greater sense of enclosure, loss of dominant sky and introduction of built form seen from the lane.

Harm to views from footpaths and bridleways south, south west and south east of the Site due to introduction of prominent new built form and parkland character landscape which displace the simple agricultural landscape presently experienced.

Harm to views experienced by lane users on Green Lane south of the Site due to introduction of new built form and parkland character landscaping resulting in a loss of open agricultural character.

Summary of the significance of potential landscape and visual effects

44. Based on my assessment of a medium high sensitivity of the landscape receptors, I consider that the harm arising to the local landscape character would be moderate adverse, with a moderate major adverse effect until the landscape mitigation planting was established. The introduction of an extensive framework of new tree planting cannot mitigate the loss of the open agricultural landscape and creates in itself an adverse effect on the character of the immediately adjoining road that provides a gateway to the village of Little Tew.
45. Although landscape effects would be localised, I assess them to be locally significant and harmful to the character of the local landscape.

46. The ZTV identifies the potential visual envelope from where views of the proposed house may be seen. Walkers and horse riders using local paths are assessed to have a high susceptibility to changes in their views and to experience medium value views. From my assessment I consider that visual receptors using footpaths and bridleways north of Green Lane will experience a medium to high magnitude of change. From my assessment this will result in major to moderate adverse visual residual effect after establishment of landscape mitigation. Residents in properties located to the south east and south of the site are also likely to experience visual effects from the introduction of new settlement features and change of character from the loss of the open farmland.
47. From Green Lane and the lane adjacent to the Site I assess that visual effects will be moderate until mitigation measures have established and reduce to a moderate to slight adverse residual visual effect.
48. Although visual effects would be localised, I assess them to be locally significant and harmful to the appearance of the landscape.

Compliance with National and Local Landscape Policies

49. Although both landscape and visual effects are localised, I consider that the harm identified exceeds the threshold of acceptable harm when considered in the context of both national and local landscape policy. Although the landscape is without designation, the medium high sensitivity of the local landscape character is because of its distinctive rural characteristics and its importance to the setting of the dispersed but historic pattern of settlement. NPPF paragraph 180 states that policies and decisions should contribute to and enhance the natural and local environment by b) 'recognising the intrinsic character and beauty of the countryside'. The application proposals fundamentally change the character of the countryside across the Site and to a lesser extent to the contextual local landscape. The proposals do not enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside but impose a new landscape onto the underlying landscape.
50. Policy EH2 Landscape Character of the West Oxfordshire Local Plan requires to conserve and where possible enhance the intrinsic character, quality and distinctive natural and man-made features of the local landscape. Proposals which would result in the loss of features, important for their visual, amenity or historic value will not be permitted, unless the loss can be justified by appropriate mitigation. It is my opinion that the loss of rural openness cannot be mitigated through the planting of a substantial tree framework. I therefore consider that the application proposals conflict with this policy.
51. Policy EH2 also requires that proposed development should avoid causing pollution, especially noise and light, which has an adverse impact upon landscape character and should incorporate measures to maintain or improve the existing level of tranquillity and dark-sky quality, reversing existing pollution where possible. Again, the introduction of activity and light to the Site through the large scale nature of the proposal clearly conflicts with this element of the policy in my opinion.

Conclusions

52. The application has been supported by a comprehensive Landscape and Visual Impact Assessment, but the opportunity has not been taken to reconsider the design to address harm to the character and appearance of the landscape identified in the previously refused scheme. The LVIA assess the value of the agricultural landscape to be low and the landscape and visual effects of seeing a new country house and its formal landscape as beneficial. This is a flawed approach that ignores the distinctiveness of the local landscape character and the magnitude of harmful change that would result from its loss.
53. My initial assessment has identified that the scale and nature of the development will result in substantial landscape harm through the loss of rural openness and agricultural character. The landscape character of the site forms a part of the wider agricultural landscape that reflects the published desirable characteristics that inform the setting of the wider dispersed rural settlement. This harm cannot be mitigated through the extensive tree planting proposed as part of the application.
54. The site is on an open and prominent location on the valley slope and the proposed main house has been located in a commanding position within a parkland landscape intended to frame a broad vista to the south over the valley. This increases the visual prominence of the main building to visual receptors to the south, south west and south east. These receptors include users of the bridlepaths and public rights of way who are sensitive to changes in existing rural views. The visual effects on these receptors I assess to result in significant visual harm through the introduction of a prominent settlement features into an otherwise simple and unspoilt rural landscape.
55. The scale and nature of the proposed stable buildings are also assessed to be potentially visually prominent from the adjoining road and to residents local to the Site. Although mitigation planting is likely to reduce views of new structures over time, the proposed tree planting will create a fundamental change to the character of the views enjoyed along the road corridor.
56. Although the landscape is not designated or identified as a 'valued landscape' I have assessed it to be of medium to high sensitivity due to its distinctive rural character, its intactness and its importance in informing the setting of the dispersed small scale, rural settlement. Any development of a greenfield site will give rise to harm but the landscape and visual harm I assess will result from the development proposals and scale of change is substantial and passes above a threshold of acceptable harm in my opinion. I therefore consider the proposals to conflict with both national and local policies that seek to conserve the character and appearance of the countryside. It is my view that considerable weight should be given to this landscape and visual harm when weighed with other considerations in the overall planning balance.

Prepared by:

Paul Harris CMLI



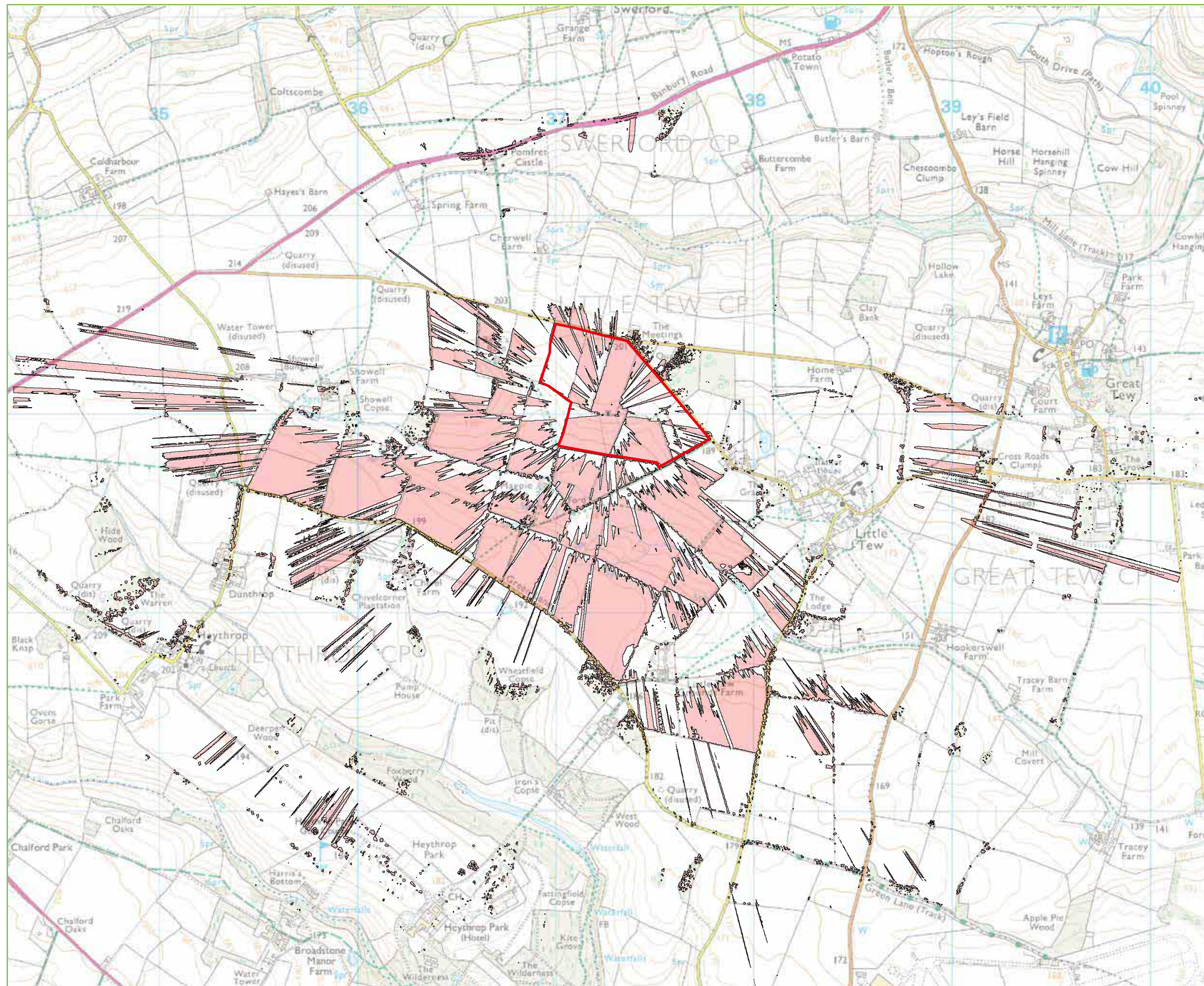
MHP Design Ltd

Chartered Landscape Architects

29th September 2024

Version: Final

Appendix A



KEY

Zone of theoretical Visibility (ZTV)
generated using Digital Surface Model
(DSM) first reserve LiDAR data.

Areas coloured red demonstrate
theoretical visibility of proposed built
form modelled at a height of a 12m
above ground level up to 3km radius
from the site.

Zone of theoretical visibility -
Modelled at 12 metres

Application Site

Base map reproduced from OS Explorer 1:25000

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Project Name:
22/01785/FUL Land at Little Tew, Chipping Norton

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V1 01/01/10

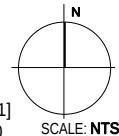


Figure 1 - Zone of Theoretical Visibility (ZTV) - modelled at 12m Ht.
22/01785/FUL Land at Little Tew, Chipping Norton

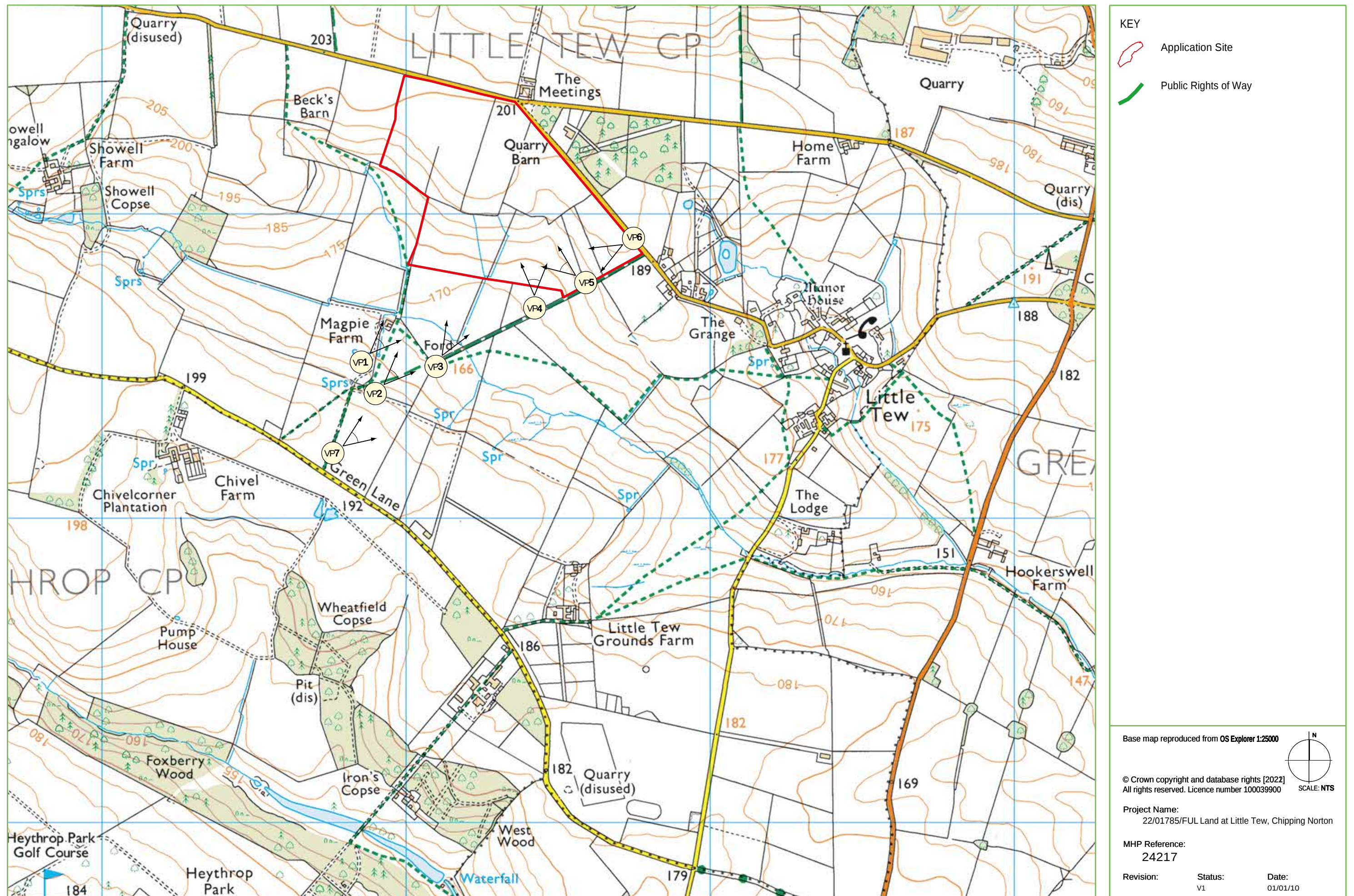


Figure 2 Site Location, Designations and Context



Figure 3 Viewpoint Photograph 1 - Panoramic View for Context

Visualisation Type: Type 1
Projection: Planar
Enlargement factor: 100% @A3
Image captured: 5/11/2022

Camera Make/Model: Nikon D7200
Camera Lens: Nikon DXPrime 35mm
HFoV: N/A
Direction of view: Looking north west



Figure 4 Viewpoint Photograph 2 - Panoramic View for Context

Visualisation Type: Type 1
Projection: Planar
Enlargement factor: 100% @A3
Image captured: 5/11/2022

Camera Make/Model: Nikon D7200
Camera Lens: Nikon DXPrime 35mm
HFoV: N/A
Direction of view: Looking north west



Figure 5 Viewpoint Photograph 3 - Panoramic View for Context

Visualisation Type: Type 1
Projection: Planar
Enlargement factor: 100% @A3
Image captured: 5/11/2022

Camera Make/Model: Nikon D7200
Camera Lens: Nikon DXPrime 35mm
HFov: N/A
Direction of view: Looking north west



Visualisation Type: Type 1
Projection: Planar
Enlargement factor: 100% @A3
Image captured: 5/11/2022

Camera Make/Model: Nikon D7200
Camera Lens: Nikon DXPrime 35mm
HFoV: N/A
Direction of view: Looking north west

Figure 6 Viewpoint Photograph 4 - Panoramic View for Context

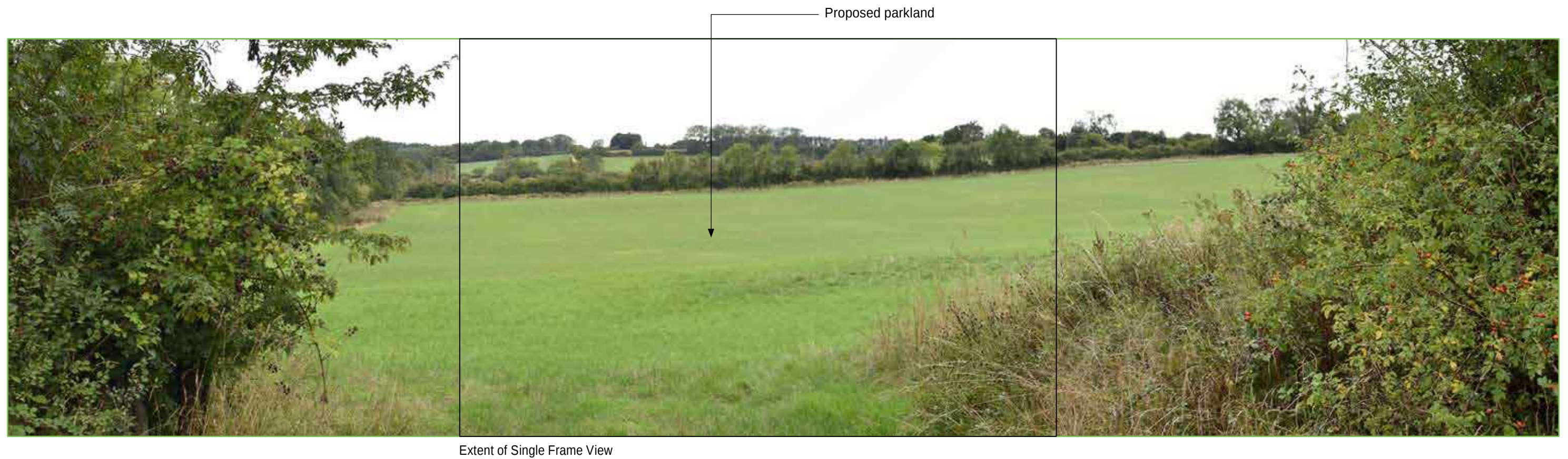


Figure 7 Viewpoint Photograph 5 - Panoramic View for Context

Visualisation Type: Type 1
Projection: Planar
Enlargement factor: 100% @A3
Image captured: 5/11/2022

Camera Make/Model: Nikon D7200
Camera Lens: Nikon DXPrime 35mm
HFoV: N/A
Direction of view: Looking north west



Proposed South Paddock

Figure 8 Viewpoint Photograph 6 - Single Frame View

Visualisation Type: Type 1
 Projection: Planar
 Enlargement factor: 100% @A3
 Image captured: 5/11/2022

Camera Make/Model: Nikon D7200
 Camera Lens: Nikon DXPrime 35mm
 HFoV: 39.6°
 Direction of view: Looking north west



Figure 9 Viewpoint Photograph 7 - Panoramic View for Context

Visualisation Type: Type 1
Projection: Planar
Enlargement factor: 100% @A3
Image captured: 5/11/2022

Camera Make/Model: Nikon D7200
Camera Lens: Nikon DXPrime 35mm
HFoV: N/A
Direction of view: Looking north west