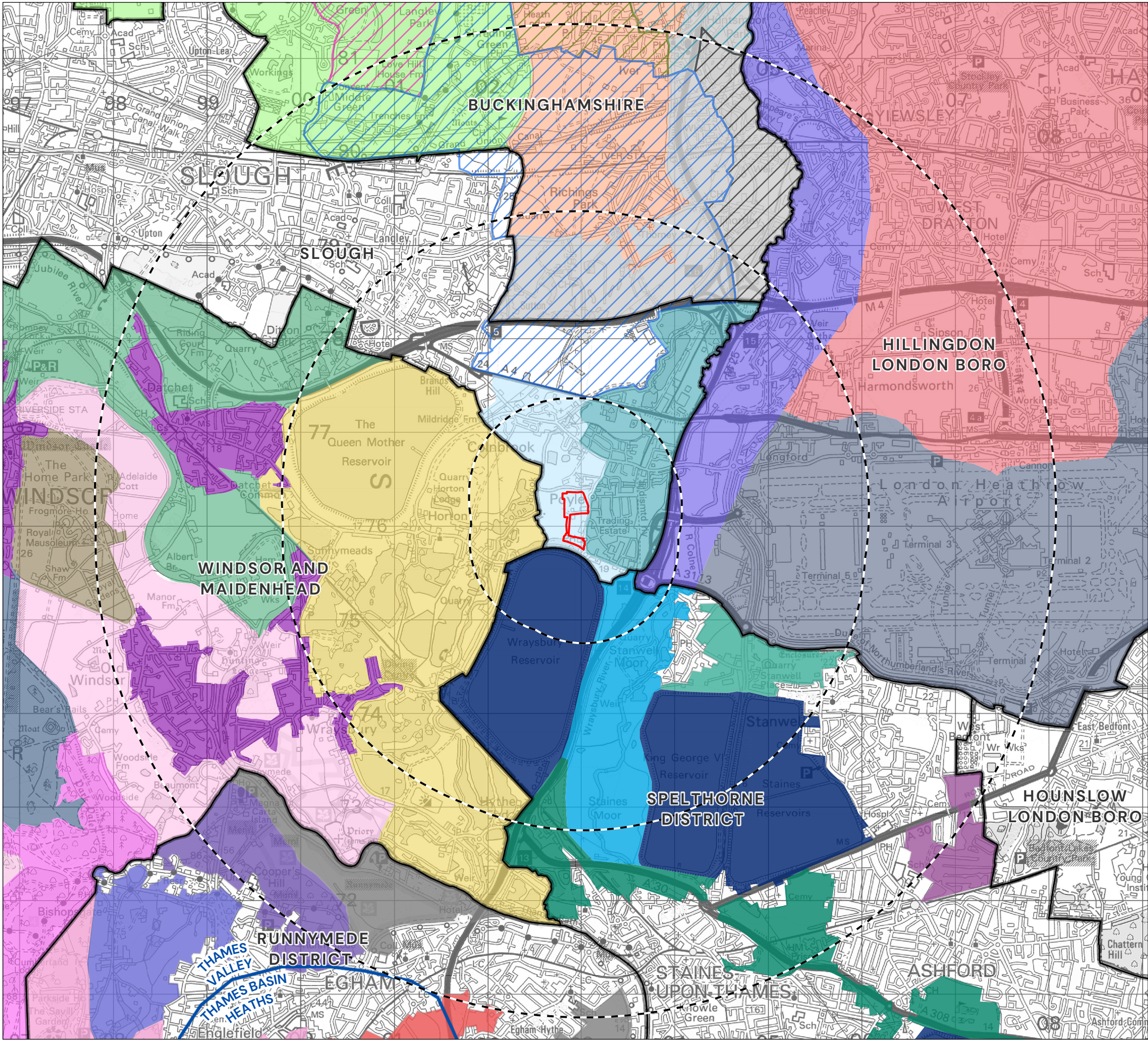


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KEY

Site Boundary

1km, 3km and 5km Study Areas

District Boundary

National Landscape Character Assessment

Windsor & Maidenhead Landscape Character Assessment

Estate Parkland

Farmed Parkland

Open Parkland

Settled Developed Floodplain

Settled Farmed Floodplain

Urban

Wooded Heathland

Hillingdon London Borough Landscape Character Assessment

Colne River Valley

Hayes Gravels

Hounslow Gravels

Colne Valley Regional Park Landscape Character Assessment (2017)

Black and Langley Parks

Colne Valley: A412 to Iver

Colne Valley: Cowley to West Drayton

Colne Valley: Harmondsworth to Stanwell Moor

Horton and Wraysbury Lowlands

Iver Heath Terrace

Richings Lowland

Landscape Character Assessment (Direct from Buckinghamshire Council)

Floodplain

Lowland Fringe

Mixed Use Terrace

Surrey Landscape Character Assessment

Thames Valley Reservoirs

Thames River Floodplain

Thames River Valley Floor

Ash River Floodplain

Colne River Floodplain

Colne River Valley Floor

Cooper's Hill Settled and Wooded Sandy Farmland

Englefield Green West Settled and Wooded Sandy Farmland

Princes Lakes Significant Greenspace within Urban Areas

Virginia Water Sandy Woodland

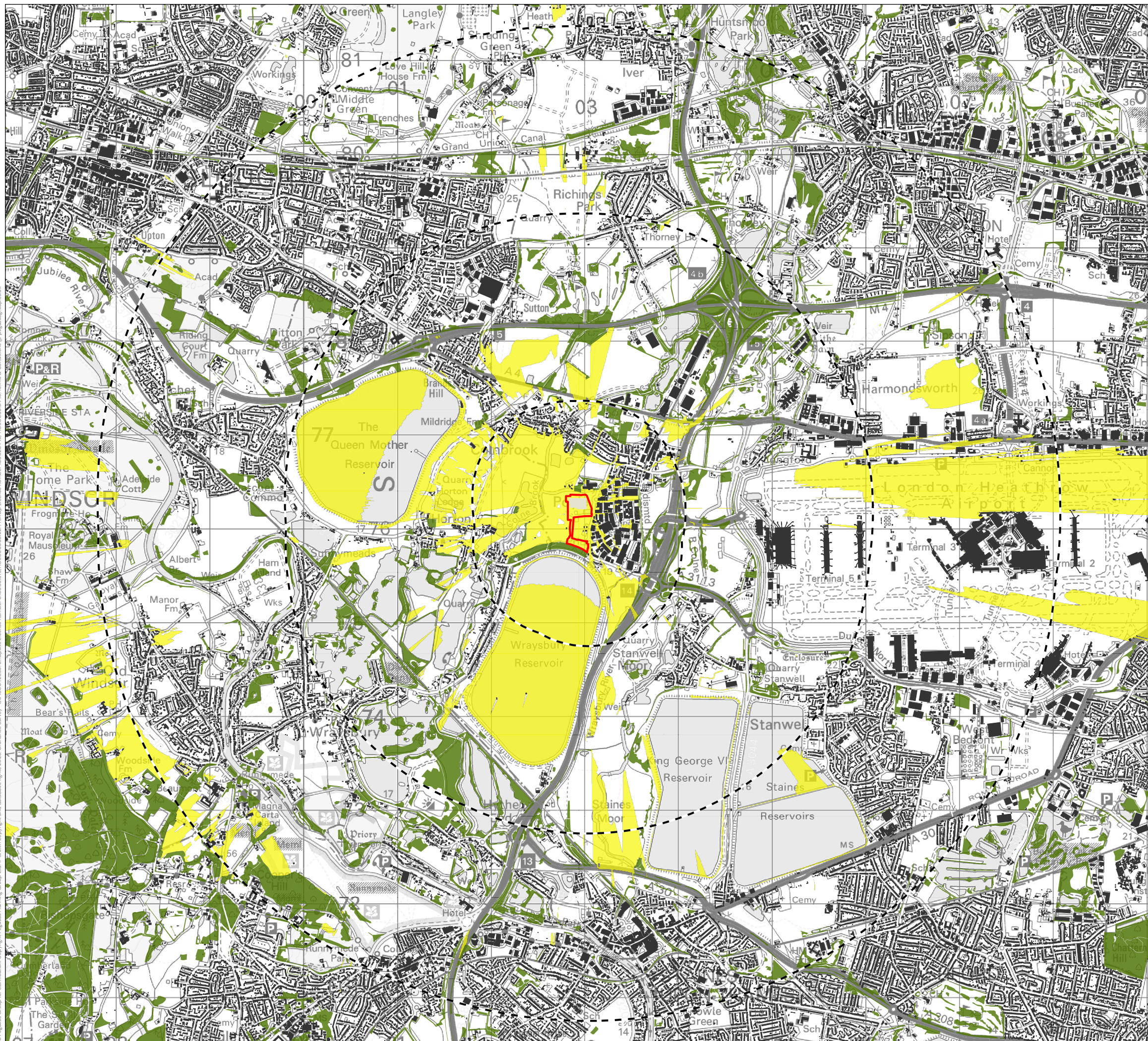
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FIGURE 5: LANDSCAPE CHARACTER ASSESSMENT PLAN

LAND AT MANOR FARM, POYLE

MANOR FARM PROPCO LIMITED

DATE	SCALE	DRAWN	APPROVED
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KEY

	Site Boundary
	1km, 3km and 5km Study Areas
	OS Local Buildings
	OS Local Woodland
	MF1 Development Area - 30m Height
	Screened Zone of Theoretical Visibility

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. Existing buildings within the Site Boundary were removed.

- 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.

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FIGURE 6: SCREENED ZONE OF THEORETICAL VISIBILITY PLAN

LAND AT MANOR FARM, POYLE

MANOR FARM PROPCO LIMITED

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