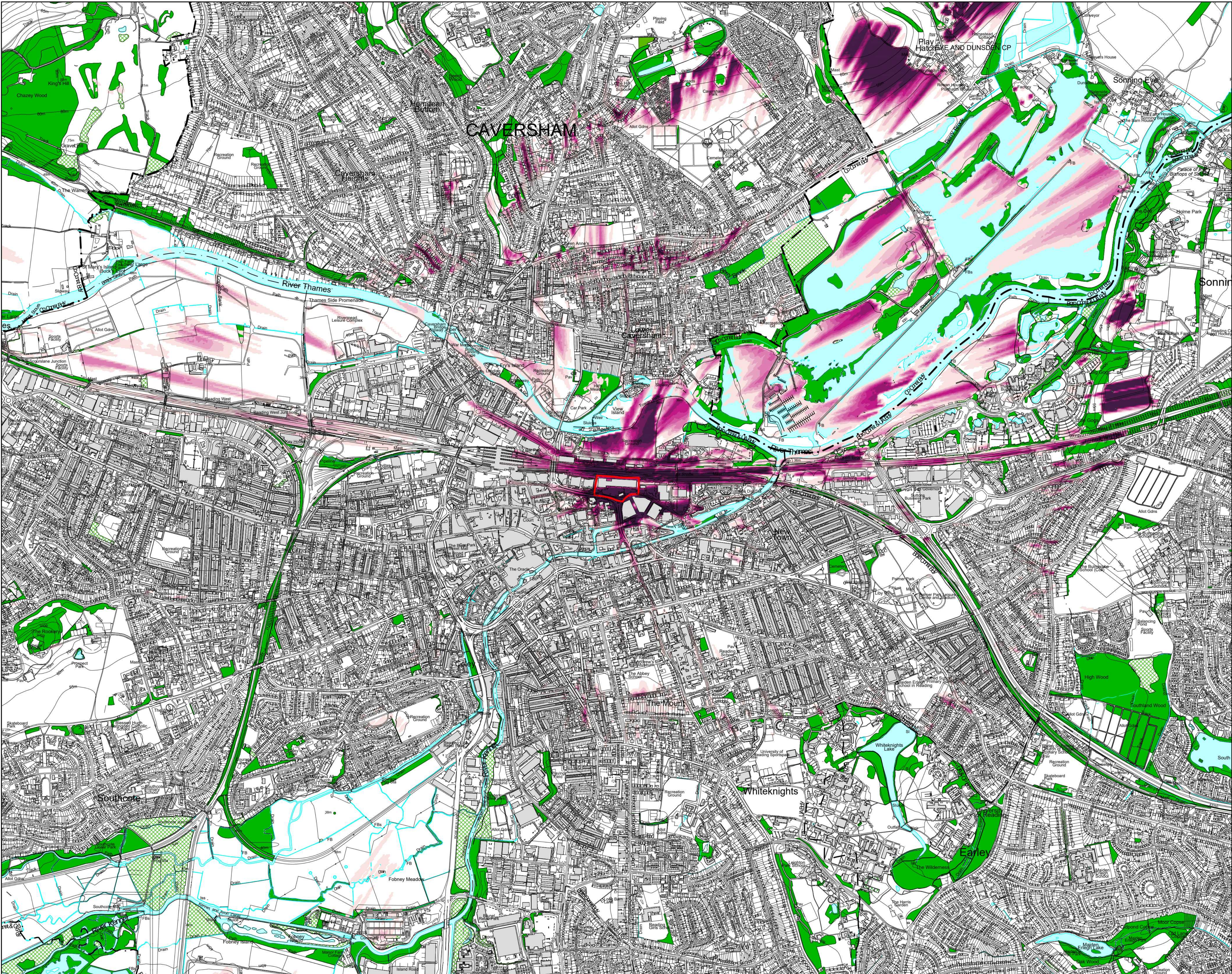




The scaling of this drawing cannot be assured

Revision Date Dm Cld

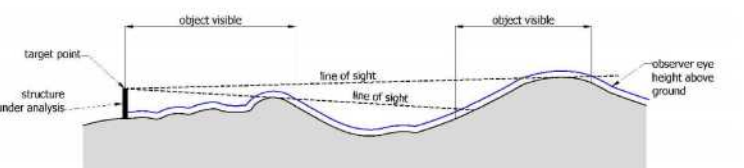
LEGEND

- Site Boundary
- Existing Woodlands, Copes and Tree Belts ^
- Existing Scrub ^
- Existing Water Courses and Features ^
- Contours/Spot Heights (Metres AOD) ^

Zone of Theoretical Visibility

- Up to 100% of Proposals Potentially Visible
- Up to 90% of Proposals Potentially Visible
- Up to 80% of Proposals Potentially Visible
- Up to 70% of Proposals Potentially Visible
- Up to 60% of Proposals Potentially Visible
- Up to 50% of Proposals Potentially Visible
- Up to 40% of Proposals Potentially Visible
- Up to 30% of Proposals Potentially Visible
- Up to 20% of Proposals Potentially Visible
- Up to 10% of Proposals Potentially Visible

Notes:
The Zone of Theoretical Visibility (ZTV) provides an approximate portrayal of the greatest possible extent of visibility of the Proposed Development, on the basis of a digital ground model (DTM). The extent and nature of specific views towards the Proposed Development is to be verified through fieldwork to take account of other visual barriers, such as existing buildings, woodland, trees and infrastructure.
• The ZTV is produced using the specialised software package Key-Terra Firma which is an AutoCAD based application.
• The ZTV is produced by calculating the 'line of sight' from target points to analysis end.



- Parameters:
- The study area for the ZTV is 7.0 x 5.5 km;
 - The ZTV accounts for ground topography on the basis of a model made from Environment Agency 1m Lidar data in the form of 3D points data on a 1m grid, re-interpolated to a 2m grid;
 - The ZTV accounts for existing features, including infrastructure, woodland, trees and hedgerows, and built forms, using a Digital Surface Model (DSM) derived from Environment Agency 1m Lidar data;
 - The ZTV is based on 112 target points at the top of each building/unit;
 - The ZTV assumes an observer height of 1.7m above ground level; and
 - The ZTV portrays the extent of visibility of the Proposed Development on the basis of if a target point is visible within a given 10m grid square.

Sources:
• OS Mapping
Data collected for constraints and analysis mapping is based on publicly available sources at the time of preparation inserted using the British National Grid and may itself not be accurate. Stantec shall not be liable for the accuracy of data derived from external sources.

FIGURE 13.1

Project:
Kings Meadow View,
Reading
Drawing Title:
Study Area and Zone of Theoretical
Visibility (ZTV) Plan
Date:
05.09.2025
Project No:
333100907
Scale:
1:10,000 @A1
1:20,000 @A3
Drawing No:
LN-LP-10
Drawn by:
ML
Check by:
GM
Revision:
-