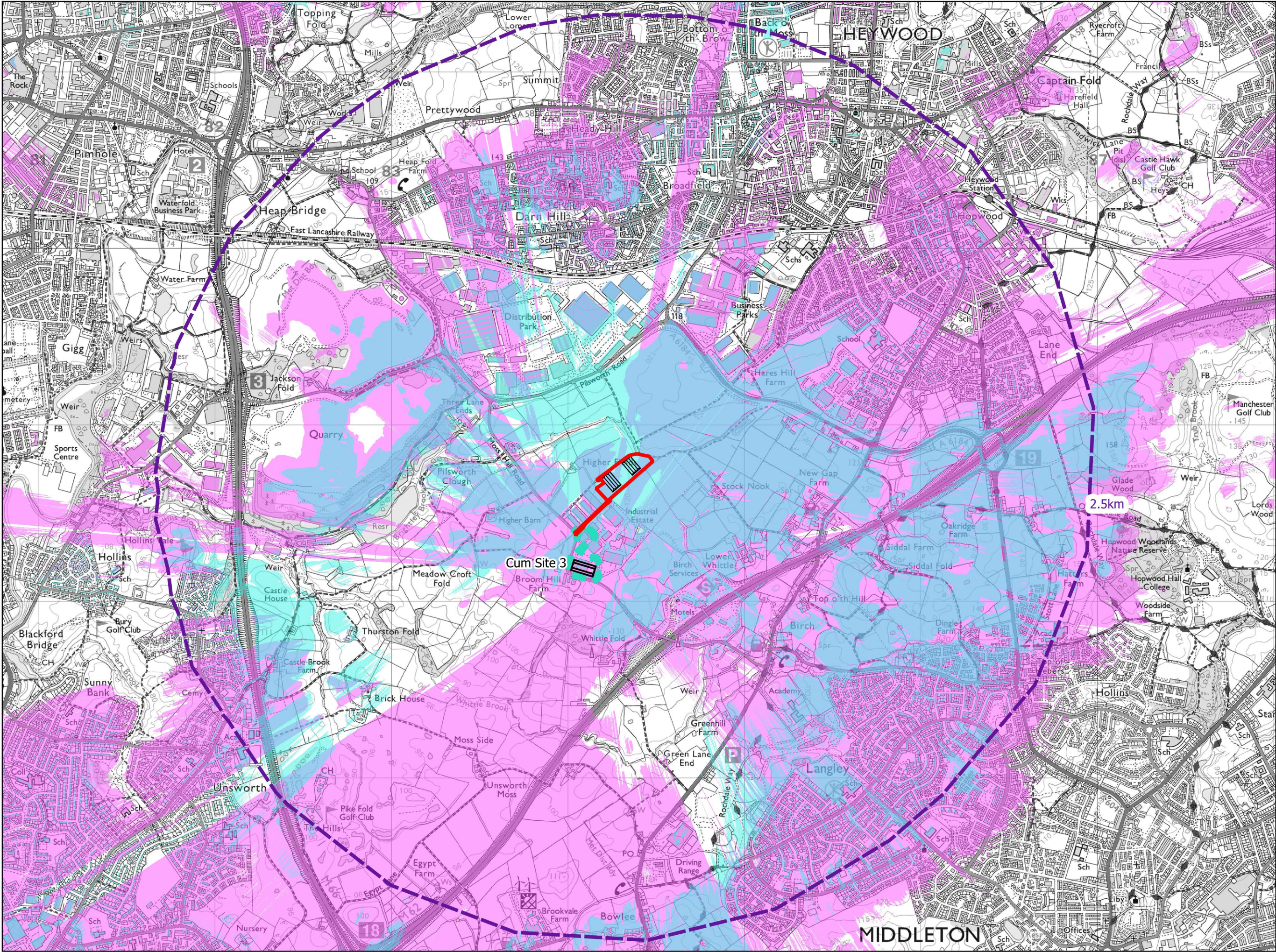




- KEY**
- Site Boundary
 - Proposed Development ZTV (includes Surface Factors)
 - Cumulative Site 3: Birch Business Park - Units B and G (22/01148/FUL)
 - Cumulative Site 3 ZTV (includes Surface Factors)
 - 2.5km Radius Study Area

Both ZTVs were generated using QGIS software. The ZTVs were created using LIDAR composite last return DSM at 1m resolution, produced by the Environment Agency in 2022. LIDAR data sourced from DEFRA © Crown Copyright 2025. Contains public sector information licensed under the Open Government Licence v3.0.

The ZTVs were based on several reference points taken from the ridge locations of proposed built form. Reference points for the proposed development were based at the ultimate ridge height of 18m above finished floor heights. Reference points for cumulative site 3 were based at the ultimate ridge height of 15.16m above ground level. The ZTVs were calculated based on the average eye-level of 1.7m above ground level for surrounding visual receptors.

Cumulative site boundary, built form extent, and heights were digitised from referencing relevant location plans, and site layouts/ masterplans, and sections or documents from public data sourced from the relevant local planning authority's planning portal.

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DO NOT SCALE.
ALL COORDINATES RELATED TO LOCAL GRID.
LOCATED TO NG BY BEST FIT TO DETAIL.
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DRAWING TITLE:
Fig 10.10 Cumulative Site 3
and the Proposed Development

SCALE: NTS@A3	DRAWN BY: DC	DRAWING No: P.2261.25.10.10
DATE: 17/06/26	CHKD BY: CN	REV: -

