

VERIFIED VIEWS TECHNICAL NOTE

Refusal of Planning permission: Application reference 20/00683/OUT Cheltenham Borough Council (Decision Dated: 17.09.2020)

Land Adjacent to Oakhurst Rise Cheltenham. Outline application for 43 dwellings including access, layout and scale, with all other matters reserved for future consideration

PINS ref: APP/B1065/B1605/W/20/3261154

PINS ref: APP/B1065/B1605/W/20/3261154 MHP ref: 19216 OAKHURST RISE Page 1 of 6

1 QUALIFICATIONS AND STATEMENT OF TRUTH

Qualifications and Experience

- 1.1.1 My name is Ben Davies, and I am an Associate Director of MHP Design Ltd, a Chartered practice of the Landscape Institute. I hold a bachelor's degree with Honours in Geography (BA) and a post graduate diploma in Landscape Architecture (PGDip). I have been a member of the Landscape Institute since 2010.
- 1.1.2 I have worked in the field of Landscape and Visual Impact Assessment (LVIA) since 2012 and have a wide range of experience relating to private sector development planning, including residential and commercial development.
- 1.1.3 I have visited the appeal site and am familiar with the local landscape.

Statement of Truth

1.1.4 I confirm that the statement I have prepared and provide for this appeal is true and that the opinions expressed are my true and professional opinions irrespective of by whom I am instructed.

2 BACKGROUND AND SCOPE OF TECHNICAL NOTE

- 2.1.1 This technical note provides a summary of matters pertinent to the methodology and production of verifiable images, which include the establishment of a woodland belt, to assist with this planning appeal, reference (APP/B1065/B1605/W/20/3261154).
- 2.1.2 MHP Design (Chartered Landscape Architects) have produced a woodland planting proposals drawing ref: MHP 19216.301 Rev A (refer to Appendix A below), which provides a detailed specification and planting matrix for the establishment of a woodland belt on the eastern boundary of the built form associated with the appeal site.

2.1.3 Andy Maw Design has produced a series of verifiable photographic images which include modelling of the proposed woodland belt at year 1 and year 8. (Document reference, Verified Views and Methodology, Land off Oakhurst Rise, Cheltenham 15th February 2021). A detailed methodology for the production of the images is included in the introductory paragraphs of the document. The visualisations are included in Appendix B below.

3 METHODOLOGY AND PRODUCTION OF VERIFIABLE IMAGES

3.1.1 The work undertaken by Andy Maw Design to produce verifiable images follows a clear and transparent methodology which is stated in full and accompanies the supplied images. Technical details which include descriptions of baseline photography and digital computer processing are referenced in detail as part of the methodology presented. Adherence with good practice guidance is acknowledged in the methodology which confirms that the verified images have been produced in accordance with the Landscape Institutes TGN 06/19 Visual Representation of Development Proposals.

4 WOODLAND PLANTING PROPOSALS AND PLANTING MATRIX

4.1.1 Detailed woodland planting proposals (MHP 19216.301 Rev A) have been produced to provide a robust scheme of native planting which can be accurately modelled into existing photographs of the appeal site. The methodology provided with the verifiable images confirms that the stated planted matrix on the drawing has been used in order to determine the anticipated locations and planting centres (spaces between), the proposed tree and shrub planting.

5 WOODLAND GROWTH RATES AT YEAR 1 AND YEAR 8

5.1.1 The verifiable images include year 1 and year 8 growth of the proposed woodland planting. A table of growth rates is provided in the detailed methodology which is within the parameters of expected growth rates for the proposed native shrubs and trees in favourable growing conditions, with appropriate aftercare and management. I am content that the height parameters stated in the table and subsequently modelled in the images are accurate representations of the expected growth of the proposed vegetation and trees in this location.

6 SUMMARY

6.1.1 The methodology used for the production of the verifiable images including stated rates of potential growth of planting have been produced in accordance with best practice guidance and therefore provide an accurate representation of the proposals and a sound basis for assistance with this appeal.

APPENDIX A - 19216.301 REV A WOODLAND PLANTING PLAN

Woodland Planting Schedule

The woodland planting area includes areas of tree and shrub planting, all are native species. Within the woodland planting mix 30% of plant stock is to be planted as Extra heavy standards (4-4.5m high, 14-16cm girth) in order to provide screening value from the outset. The remaining plants are supplied as cell-grown plants, these are fast to establish as they are supplied with a protected root network.

Extra heavy standard trees will be double staked (See tree pit detail). All other plants will be protected with a biodegradable shrub shelter/guard 60cm in height and a cane. The whole woodland is to be surrounded with deer-proof fencing to prevent damage by deer. All new woodland planting requires regular maintenance and shall follow the guidance for post-planting management and maintenance outlined in BS 8545:2014 and detailed 10 year Landscape and Biodiversity management plan.

WOODLAND: PLANTING MIX 1

					Quan	tity
Code	Species	Specification	Pec of r	centage / nix	Area A	Area B
AC	Acer campestre	1+0 100cc Cell grown	10)	71	25
BPU*	Betula pubescens*	EX HVY STD 14-16cm girth				
		400-450cm high, rootballed	10)	71	25
BP	Betula pendula	1+0 100cc Cell grown	15	5	106	37
CB	Carpinus betulus	1+0 100cc Cell grown	5		35	13
Ca	Corylus avellana	1+0 100cc Cell grown	10)	71	25
Cm	Crataegus monogyna	1+0 100cc Cell grown	5		35	13
FS*	Fagus sylvatica*	EX HVY STD 14-16cm girth				
		400-450cm high, rootballed	10)	71	25
la	llex aquilifolium	30-40-60cm 3L	5		35	12
Ms	Malus sylvestris	1+0 100cc Cell grown	5		35	12
PA	Prunus avium	1+0 100cc Cell grown	5		36	13
Ps	Prunus spinosa	1+0 100cc Cell grown	5		36	13
QR*	Quercus robur*	EX HVY STD 14-16cm girth				
		400-450cm high, rootballed	10)	71	25
QR	Quercus robur	1+0 100cc Cell grown	5		35	12
			Totals: 10	0%	708	<u>250</u>

* Larger trees to make up 30% of the overall mix.

Mix 1 is to be planted at 2m centres with the larger trees spread out evenly throughout the area.

WOODLAND EDGE AND EASEMENT: PLANTING MIX 2

Code	e Species	Specification	l	Percentage of mix	Quantity Area C
Cs	Cornus sanguinea	1+0 100cc Cell grown		15	80
Ca	Corylus avellana	1+0 100cc Cell grown		20	107
Cm	Crataegus monogyna	1+0 100cc Cell grown		10	53
Ee	Euonymus europaeus	1+0 100cc Cell grown		15	80
la	llex aquilifolium	30-40-60cm 3L		20	107
Rc	Rosa canina	1+0 100cc Cell grown		10	53
Vo	Viburnum opulus	1+0 100cc Cell grown		10	53
			Total	1000/2	E22

Mix 2 is to be planted at 1.5m centres with species spread out evenly throughout the area.

Planting Matrix: Mix 1



Planting matrix 1 10mx10m planting area demonstrating staggered planting pattern at 2m centres with standard trees and cell grown trees and shrubs.

Tree species and extra heavy standard trees all to be mixed evenly throughout planting area as shown.

Planting Matrix: Mix 2



Planting matrix 2 5mx5m planting demonstrating staggered planting pattern at 1.5m centres with cell grown shrubs.

Matrix Key:







Key Proposed native woodland planting Proposed woodland edge planting Deer-proof fence Existing tree to be retained Proposed trees to development (indicative locations) Existing hedges Proposed grass areas Proposed attenuation basin with wetland grass mix

Notes

1) Do not scale directly from this drawing.

2) This drawing is to be read in conjunction with all other relevant drawings drawings and information supplied by other consultants.

3) All tree planting in proximity to buildings to be checked by engineers to ensure foundation detailing is appropriate.

4) Please refer to the arboriculture drawing for further details of the existing vegetation on site.

5) Refer to the location plan for red and blue line boundaries.

A Amendments to plan following co Revisions Project: Land Off Oakhurst Rise Client: William Morrison (Cheltenham) Ltd. Title: Woodland Planting Plan Drawing number: Rev: 19216.301 Α Status: FOR PLANNING Drawn By: Checked By: Date: Scale @ A1 HS 10-02-21 1:500 BD CHARTERED LANDSCAPE ARCHITECTS

MHP DESIGN LTD 79 THE PROMENADE CHELTENHAM GL50 1PJ T01242 250 822 Emhp@mhpdesign.com www.mhpdesign.com

APPENDIX B – ANDY MAW DESIGN VISUALISATIONS

Verified Views and Methodology

Land off Oakhurst Rise, Cheltenham

15th February 2021



Overview

A verified photomontage is a visual representation of a proposed development that is as accurate as it is possible to be within the limits of the technology used and the available data. Although it is not possible to achieve 100% accuracy, with the careful implementation of a best practice method, as has been undertaken for this assignment, this will significantly reduce the margin for error.

The photomontage images represent how the proposed development would be perceived from a number of locations on the site.

The methods described in this document are based on current best practise and follow recommendations from 'Guidelines for Landscape and Visual Impact Assessment 3rd edition' (GLVIA3), Landscape Institute and IEMA (2013), alongside the Landscape Institute technical guidance note, 'Visual Representation of Development Proposals, (LI 06/19)

The entities responsible for the preparation of the views that are set out in the following pages comprise:

Photography, production and checking of photomontages & Surveying

Andy Maw Design Rose Cottage Mill Lane Wolverley DY11 5TR

Methodology

Photography

During the field study, a photographic record was made to represent the full range of potential views towards the site from available viewpoints within the study area. These locations are mapped, the visual receptor types recorded and viewpoint context described. All photographs have been taken from within the site itself to which access was granted. The methodology ensures that the combination of camera and lens recreates as close as possible what can be seen by the human eye.

Equipment:

The aim of a verified photomontage is to illustrate what a proposed development may look like to a person standing at a specified photographic viewpoint. In order to create this effect, all photographs are taken with a camera and lens combination, resulting in a 'standard' focal length (equivalent to the cone of human vision). A standard focal length is usually considered to be in the range 45mm to 55mm on a traditional 35mm film camera. On digital cameras, where the image sensor is often smaller than the recorded image on traditional film cameras, the focal length of the lens used must compensate for the effective magnification resulting from the smaller sensor. A Canon 5D Mark IV full frame sensor camera was used for all viewpoints in conjunction with a Canon 50mm prime lens (35mm format equivalent), which is within the 'standard' focal length range. The full frame sensor in the Canon 5D therefore, results in no magnification. To eliminate the parallax error that occurs when taking panoramic images, a sliding plate on the tripod head was employed allowing the camera to be moved back along the line of sight so that the nodal point of the lens was positioned directly over the axis of rotation.

Image capture: The camera was mounted on a tripod using a Nodal Ninja Panoramic tripod head at 1.6m above ground level to simulate the view at eye level and adjusted to suit views to mirror ground and first floor windows of Charlton Manor.

The orientation of the camera was adjusted so that the optical axis and the horizontal axis were aligned with the horizon. This is the 'astronomical' horizon as set by a gravity governed bubble level.

Images were captured in the camera's maximum quality jpeg mode, with a RAW image processed as a backup. Camera settings were chosen carefully for each viewpoint; the camera was set to aperture priority mode, a small aperture of f/11 was used and the focus distance selected specifically to render all parts of the scene in focus whilst retaining image quality.

Panoramas were deemed essential to show the maximum extent of the proposed development and so frames were taken at 20-degree intervals to allow for overlap (discussed below).

Post Production: The panoramas were stitched together using PT Gui Pro specialist panorama creation software, with each photograph being cropped to take only the central portion of each image. These precautions minimise the small amount of optical distortion effect caused by the camera lens. Images were imported as jpeg files and minor tonal and colour adjustments were made which aim to replicate the scene as honestly as possible as it was perceived by the photographer at the time of capture. The stitched cylindrical panorama was then cropped to 90° for use as a baseline 'existing' view.

Survey

Precise surveying was essential to gain accurate information of the camera and control point positions. GPS readings were taken from the central tripod position that the camera was placed using a Spectra Precision SP60 GNSS Receiver, which achieved a 25mm degree of tolerance.

Control Points:

Control points are surveyed points/objects that can clearly be identified on the photograph. Since they are included in the 3D model, they can be visually matched with the corresponding points on the photograph.

Control points were identified within each photograph and marked for the survey team to take measurements. A minimum of three control points were chosen, and five where possible of fixed

Cheltenham

Drawing Title Methodology

Client

Project

William Morrison (Cheltenham) Ltd Land off Oakhurst Rise,



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features such as lamp-posts, fences and sign posts. Occasionally if available, control points taken from another viewpoint were also used for even more accurate positioning of the 3D model within the photograph. Due to the rural nature of the viewpoint locations, survey poles were used as temporary control points. These control points were then created within the 3D program in the precise positions.

Control points were taken using the aforementioned Spectra Precision GPS device. All survey measurements were supplied in CAD format for use in the 3D model.

3D Model

3D models were created and supplied which were then aligned within 3DS Max using the site masterplan to determine the X and Y position. Finished floor levels were then used to accurately position the 3D model vertically AOD (above ordnance datum).

Camera Matching and Rendering

The process of camera matching (i.e. correctly assembling the perspective views within the 3D program to match those photographs taken on site) needs meticulous attention to detail. The details of the Ordnance Survey co-ordinates for each viewpoint, and the angle of each view were also checked as part of the verification process.

The survey information was added into the 3D model and aligned precisely with the OS coordinate system. '3D' Cameras (or perspective views) were then created within 3DS Max at each of the viewpoint locations and raised to match the position at eye-level that was achieved during photography.

3D control points were created to match those visible in each of the panoramas and positioned according to the survey data. Any atmospheric conditions experienced at the time of taking the photograph were added to the model. For example, haze or reflected sunlight.

Using the '3D' camera each 90° cylindrical panorama was used as a backdrop and rendered using a VRay camera option that mirrors the distortion exhibited in a cylindrical panorama. Adjustments were then made to the camera angle to align the 3D control points with the real-life equivalents shown in each panorama, thus creating a 'photo-matched' viewpoint with the model aligned at the correct scale and angle.

A daylight system was then created within 3DS Max using the geographic location and time zone, then setting the correct time that the viewpoint was captured. This allows for the accurate creation of shadows as at the time of taking the photograph. For viewpoints taken in full cloud, a High Dynamic Range Image (HDRI) was mapped as a 'dome light' within 3DS Max and used as the main light source. An HDRI is an image format that contains a large amount of shadow and highlight information and can be used to illuminate a 3D scene, providing a good representation of conditions on a cloudy day.

Vegetation

3D vegetation was used to control the vegetation height at years 1 and 8 and used the following table of information as a guide. Whilst it is not possible to accurately predict vegetation height at a given age due to site conditions/weather, the table below helps to give an 'average' growth amount. To provide a level of realism to the images 3D vegetation models were used to correlate with the percentages in the planting schedule on the landscape strategy drawing produced by mhp design Ltd (19216.301 RevA) and the scale allowed to fluctuate between 95 and 105%. Positionally the vegetation model followed the aforementioned plan using a planting matrix with 2m centres for the woodland mix and 1.5m centres for the woodland edge mix.

Planting Type	Year 1	Year 8	Year 15
Feathered Standard Trees	2.5-3m	5.5-6m	8.5m
Selected Heavy Standard Trees	3.5m	5.5-6m	8.5m
Selected Extra Heavy Standard Trees	4-4.5m	6-6.5m	8.5m
Semi-mature Trees	4.5m	7.5m	8.5m
Native Shrub/Scrub	60-90cm	3.5m	5m

Post production

Care was taken in Adobe Photoshop to mask out elements of the 3D model that may be obscured by foreground objects to produce the final visualisations.

Caveats

A photomontage can never be considered as a 100% accurate representation of what would be seen due to the large number of variables affecting the images from the photography to the limitations of the 3D programs. They should be used as an aid to the decision making process.
Due to the proximity to the site it was decided that the viewpoints would not be magnified to 150% at A1 page width as a significant proportion of the context would be cropped. These have been presented at 90° at A1 as cylindrical panoramas to avoid the distortion that a planar projection at this angle of view would give. To correctly view these photomontages they should be printed at 100% at the given paper size and curved around the viewer at the given 'principal distance' shown in the viewpoint information.

iii. Viewpoint B attempts to recreate the outlook from the ground and first floor windows of Charlton Manor. Access was not possible to take photographs inside or immediately outside the window positions so the photographs were taken as close to the boundary as possible at ground level and, using a scaffolding, at first floor level. Given that the photograph position is approximately 40m from the windows of Charlton Manor, the actual view within the building would naturally differ from that presented but can be considered indicative of the visual impact and the outlook from Charlton Manor within the wider context.

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Project	Land off Oakhurst
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References

All photomontages were created in accordance with recommendations given in the following publications:

Landscape Institute and IEMA (2013) Guidelines for Landscape and Visual Impact Assessment 3rd edition (GLVIA3).

Landscape Institute:

Note 06/19 - Visual Representation of Development Proposals

Note 07/19 - Visual Representation of Development Proposals: Glossary and Abbreviations

Note 08/19 - Visual Representation of Development Proposals: Camera Auto Settings

Scottish Natural Heritage (2017) Visual representation of windfarms: good practice guidance. ('SNH 2017')

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Viewpoint Location

Distance to nearest building:63mBearing to site centre:256°Viewpoint grid reference:39662Viewpoint ground height:123.9Camera Height (AGL)1.6mHorizontal Field of View:90° (CPrincipal Distance:255m

256° 396629.434 E 221624.174 N 123.97m 1.6m 90° (Cylindrical Projection) 255mm Date & time of photo(s): Camera: Lens, FL, max aperture: LI Image Type: 05/02/2021 08:21 Canon 5D MkIV Canon, 50mm, f/1.2L Type 1

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Drawing Title	Viewpoint A - Existing

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Rose Cottage, Mill Lane, Wolverley, DY11 5TR





Photomontage - Proposed Development at Year 1

Distance to nearest building: 63m Bearing to site centre: Viewpoint grid reference: Viewpoint ground height: Camera Height (AGL) Horizontal Field of View: Principal Distance:

256° 396629.434 E 221624.174 N 123.97m 1.6m 90° (Cylindrical Projection) 255mm

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Project	Land off Oakhurst	
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photograph - Proposed development at Year 1



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Photomontage - Proposed Development at Year 8

Distance to nearest building: 63m Bearing to site centre: Viewpoint grid reference: Viewpoint ground height: Camera Height (AGL) Horizontal Field of View: Principal Distance:

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Date & time of photo(s): Camera: Lens, FL, max aperture: LI Image Type:

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Drawing Title	Viewpoint A - Existin	

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photograph - Proposed development at Year 8



Cheltenham) Ltd Rise,

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Rose Cottage, Mill Lane, Wolverley, DY11 5TR



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j: 63m 256° 396629.434 E 221624.174 N 123.97m

Camera Height (AGL): 1.6m Horizontal Field of View: 90° (Cylindrical Projection) Camera: Principal Distance: 522mm

Date & time of photo(s): 05/02/2021 08:21 Lens, FL, max aperture: Canon, 50mm, f/1.2L



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Camera Height (AGL): 1.6m Horizontal Field of View: 90° (Cylindrical Projection) Camera: Principal Distance: 522mm

Date & time of photo(s): 05/02/2021 08:21 Lens, FL, max aperture: Canon, 50mm, f/1.2L





Viewpoint Location

Distance to nearest building:81mBearing to site centre:266°Viewpoint grid reference:39660Viewpoint ground height:122.5Camera Height (AGL)1.95nHorizontal Field of View:90° (0Principal Distance:255m

266° 396639.460 E 221602.547 N 122.53m 1.95m 90° (Cylindrical Projection) 255mm Date & time of photo(s): Camera: Lens, FL, max aperture: LI Image Type:

05/02/2021 08:44 Canon 5D MkIV Canon, 50mm, f/1.2L Type 1

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Fig 6



Rose Cottage, Mill Lane, Wolverley, DY11 5TR





Distance to nearest building: 81m Bearing to site centre: Viewpoint grid reference: Viewpoint ground height: Camera Height (AGL) Horizontal Field of View: Principal Distance:

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Drawing Existing baseline photograph -Proposed development at Year 1 7

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Rose Cottage, Mill Lane, Wolverley, DY11 5TR





Distance to nearest building: 81m Bearing to site centre: Viewpoint grid reference: Viewpoint ground height: Camera Height (AGL) Horizontal Field of View: Principal Distance:

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Rose Cottage, Mill Lane, Wolverley, DY11 5TR



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Camera Height (AGL): 1.95m Horizontal Field of View: 90° (Cylindrical Projection) Camera: Principal Distance: 522mm

Date & time of photo(s): 05/02/2021 08:44 Lens, FL, max aperture: Canon, 50mm, f/1.2L





Viewpoint Location

Distance to nearest building:81mBearing to site centre:266°Viewpoint grid reference:39660Viewpoint ground height:127.2Camera Height (AGL)1.9mHorizontal Field of View:90° (0Principal Distance:255m

266° 396638.983 E 221602.317 N 127.26m 1.9m 90° (Cylindrical Projection) 255mm Date & time of photo(s): Camera: Lens, FL, max aperture: LI Image Type: 05/02/2021 10:36 Canon 5D MkIV Canon, 50mm, f/1.2L Type 1

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Project	Land off Oakhurst
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Rose Cottage, Mill Lane, Wolverley, DY11 5TR





Photomontage - Proposed Development at Year 1

Distance to nearest building: 81m Bearing to site centre: Viewpoint grid reference: Viewpoint ground height: Camera Height (AGL) Horizontal Field of View: Principal Distance:

266° 396638.983 E 221602.317 N 127.26m 1.9m 90° (Cylindrical Projection) 255mm

Date & time of photo(s): Camera: Lens, FL, max aperture: LI Image Type:

05/02/2021 10:36 Canon 5D MkIV Canon, 50mm, f/1.2L Type 4

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Project	Land off Oakhurst		
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Drawing Title	Viewpoint B First Floor		

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Drawing Existing baseline photograph -Proposed development at Year 1 12



Cheltenham) Ltd Rise,

r View -Fig



Rose Cottage, Mill Lane, Wolverley, DY11 5TR





Photomontage - Proposed Development at Year 8

Distance to nearest building: 81m Bearing to site centre: Viewpoint grid reference: Viewpoint ground height: Camera Height (AGL) Horizontal Field of View: Principal Distance:

266° 396638.983 E 221602.317 N 127.26m 1.9m 90° (Cylindrical Projection) 255mm

Date & time of photo(s): Camera: Lens, FL, max aperture: LI Image Type:

05/02/2021 10:36 Canon 5D MkIV Canon, 50mm, f/1.2L Type 4

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William Morrison (Cheltenham) Ltd Land off Oakhurst Rise, Project Cheltenham Drawing Title Viewpoint B First Floor View -Existing baseline photograph -

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Fig Proposed development at Year 8 13



Rose Cottage, Mill Lane, Wolverley, DY11 5TR



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81m 266° 396638.983 E 221602.317 N 127.26m

Camera Height (AGL): 1.9m Horizontal Field of View: 90° (Cylindrical Projection) Camera: Principal Distance: 522mm

Date & time of photo(s): 05/02/2021 10:36 Lens, FL, max aperture: Canon, 50mm, f/1.2L



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Sheet Size:	841 x 297mm	-	Viewpoint ground height:

81m 266° 396638.983 E 221602.317 N 127.26m

Camera Height (AGL): 1.9m Horizontal Field of View: 90° (Cylindrical Projection) Camera: Principal Distance: 522mm

Date & time of photo(s): 05/02/2021 10:36 Lens, FL, max aperture: Canon, 50mm, f/1.2L