

Landscape and Visual Proof of Evidence

Patshull Road, Albrighton, Shropshire.

On behalf of Boningale Developments Ltd.

Volume 2: Appendices

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KEY

Site Boundary

2km Radius Study Area

Development Parcels

Screening Features (+1m)

Screened Zone of Theoretical Visibility - 2 Storey / 9m Development Height - Existing Vegetation

0 - 20% Visible

20 - 40% Visible

40 - 60% Visible

60 - 80% Visible

EA LiDAR Screened ZTV Production Information

EA LiDAR Data (Environment Agency Open Data Release) has been utilised; combining the Digital Terrain Model (DTM) and Digital Surface Model (DSM) to derive screening features.

This method of ZTV takes into account the varied heights of screening features as derived from historic LiDAR surveys, and is therefore representative of the time of survey for that area. Any changes in vegetation cover or building addition/removal will not be taken into account after this date.

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.

Date of LiDAR survey data: 2019

FIGURE 1: LIDAR ZTV WITH 2 STOREY BUILDINGS AT YEAR 1

LAND AT PATSHULL ROAD, ALBRIGHTON

BONINGALE DEVELOPMENTS LTD

DATE	SCALE	DRAWN	APPROVED
27/06/2026	1:20,000@A3	EN/RL	NF
SHEET	REV	N	0
-	A	▲	0.5KM

DRAWING NUMBER

P24_0225_EN_12

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KEY

Site Boundary

2km Radius Study Area

Development Parcels

Proposed Woodland Belts

Screening Features (+1m)

Screened Zone of Theoretical Visibility - 2 Storey / 9m
Development Height - Including Proposed Woodland Belts 0-20% Visible 20-40% Visible 40-60% Visible 60-80% Visible

EA LiDAR Screened ZTV Production Information

EA LiDAR Data (Environment Agency Open Data Release) has been utilised; combining the Digital Terrain Model (DTM) and Digital Surface Model (DSM) to derive screening features.

This method of ZTV takes into account the varied heights of screening features as derived from historic LiDAR surveys, and is therefore representative of the time of survey for that area. Any changes in vegetation cover or building addition/removal will not be taken into account after this date.

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.

Date of LiDAR survey data: 2019

FIGURE 2: LIDAR ZTV WITH 2 STOREY BUILDINGS AT YEAR 15

LAND AT PATSHULL ROAD, ALBRIGHTON

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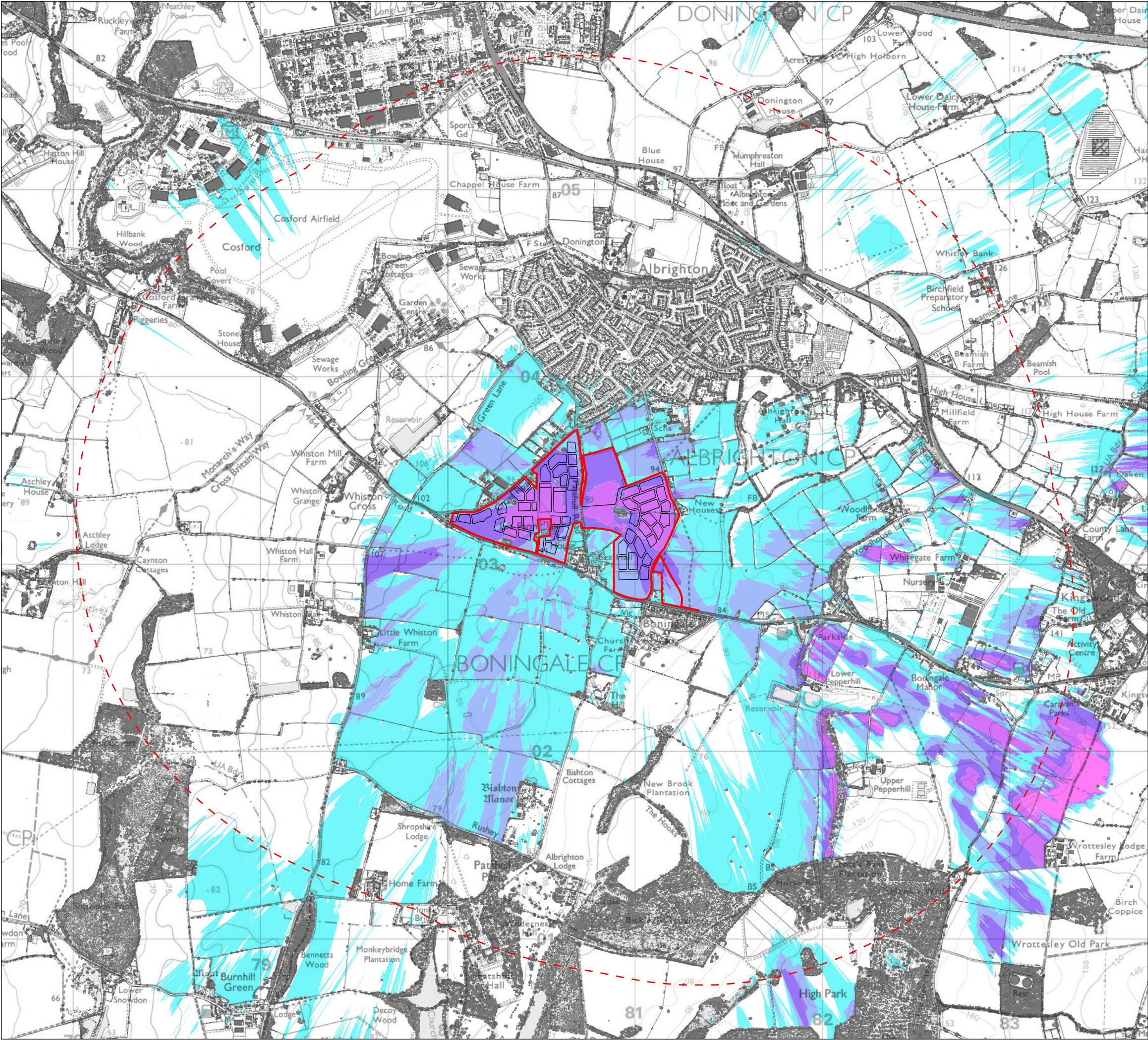
DATE	SCALE	DRAWN	APPROVED
27/06/2026	1:20,000@A3	EN/RL	NF
SHEET	REV	N	0
-	A	▲	0.5KM

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KEY

- Site Boundary
- 2km Radius Study Area
- Development Parcels
- Screening Features (+1m)

Screened Zone of Theoretical Visibility - 3 Storey / 12.3m Development Height - Existing Vegetation

- 0 - 20% Visible
- 20 - 40% Visible
- 40 - 60% Visible
- 60 - 80% Visible
- More than 80% Visible

EA LiDAR Screened ZTV Production Information

EA LiDAR Data (Environment Agency Open Data Release) has been utilised; combining the Digital Terrain Model (DTM) and Digital Surface Model (DSM) to derive screening features.

This method of ZTV takes into account the varied heights of screening features as derived from historic LiDAR surveys, and is therefore representative of the time of survey for that area. Any changes in vegetation cover or building addition/removal will not be taken into account after this date.

Viewer height set at 1.7m (in accordance with para 6.11 of GLVIA Third edition)

Calculations include earth curvature and light refraction

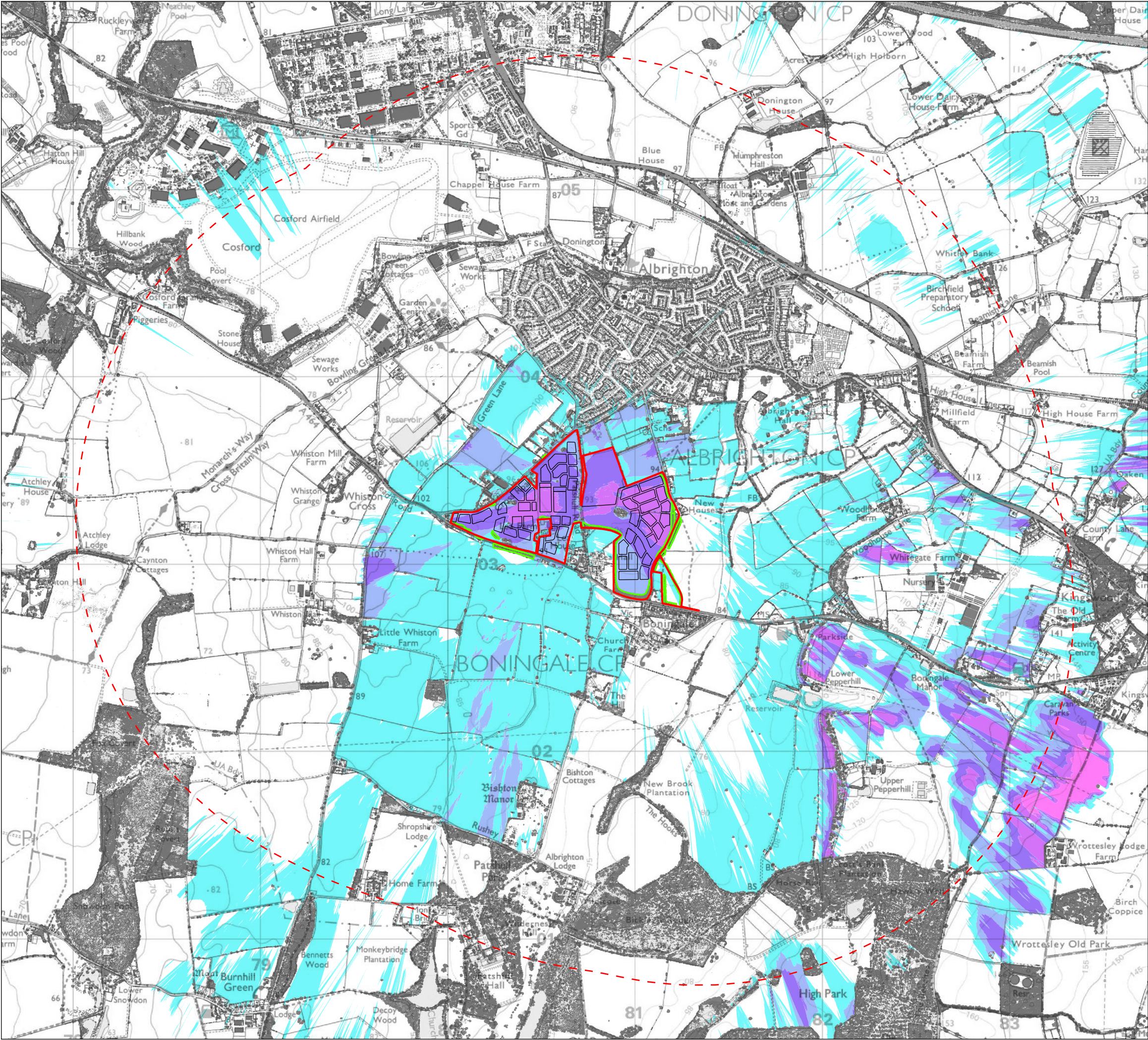
N.B. This Zone of Theoretical Visibility (ZTV) image illustrates the theoretical extent of where the development may be visible from, assuming 100% atmospheric visibility.

Date of LiDAR survey data: 2019

FIGURE 3: LIDAR ZTV WITH 3 STOREY BUILDINGS AT YEAR 1

LAND AT PATSHULL ROAD, ALBRIGHTON				
BONINGALE DEVELOPMENTS LTD				
DATE	SCALE		DRAWN	APPROVED
27/06/2026	1:20,000@A3		EN/RL	NF
SHEET	REV	N	0	0.5 KM
-	A			
DRAWING NUMBER				
P24_0225_EN_14				

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KEY

Site Boundary

2km Radius Study Area

Development Parcels

Proposed Woodland Belts

Screening Features (+1m)

Screened Zone of Theoretical Visibility - 3 Storey / 12.3m Development Height - Including Proposed Woodland Belts

0 - 20% Visible

20 - 40% Visible

40 - 60% Visible

60 - 80% Visible

More than 80% Visible

EA LiDAR Screened ZTV Production Information

EA LiDAR Data (Environment Agency Open Data Release) has been utilised; combining the Digital Terrain Model (DTM) and Digital Surface Model (DSM) to derive screening features.

This method of ZTV takes into account the varied heights of screening features as derived from historic LiDAR surveys, and is therefore representative of the time of survey for that area. Any changes in vegetation cover or building addition/removal will not be taken into account after this date.

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.

Date of LiDAR survey data: 2019

FIGURE 4: LIDAR ZTV WITH 3 STOREY BUILDINGS AT YEAR 15

LAND AT PATSHULL ROAD, ALBRIGHTON

BONINGALE DEVELOPMENTS LTD

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27/06/2026	1:20,000@A3	EN/RL	NF
SHEET	REV	N	0
-	A	▲	0.5KM

DRAWING NUMBER

P24_0225_EN_15

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Figure 5: Summer and Winter photos (Viewpoints 1-20)



WINTER VIEW



Camera make & model
~ NIKON D600
Lens make & focal length
~ NIKKOR 50mm
Date & time of photograph
~ 07/03/2024 @ 10:40
OS grid reference
~ 380685, 303732

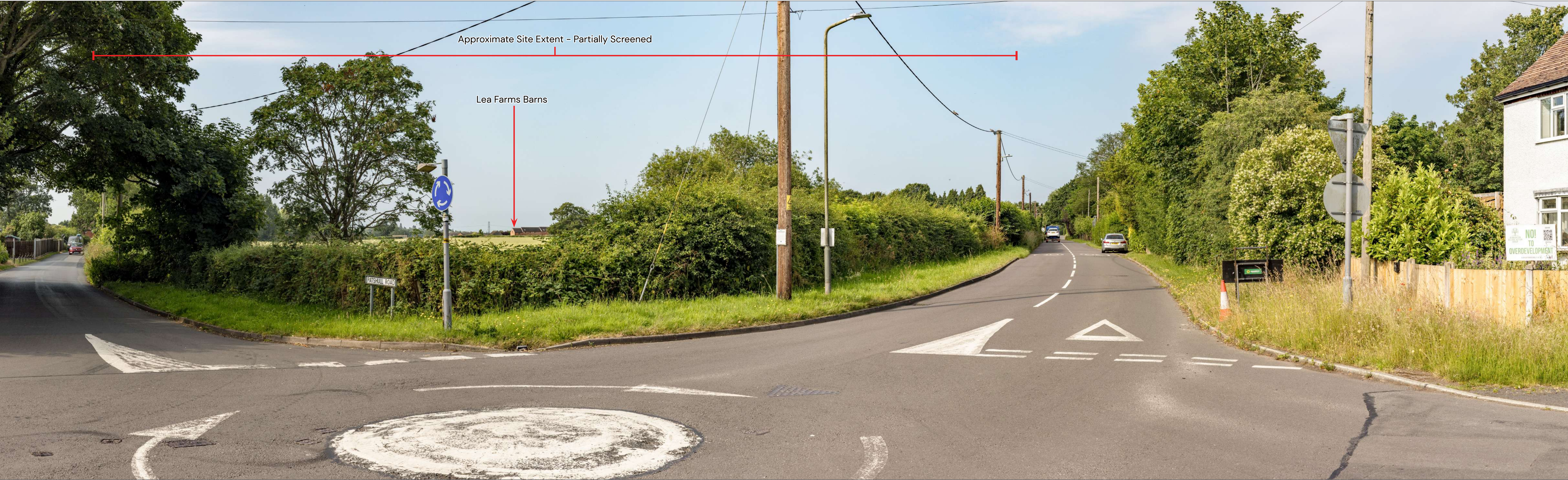
Viewpoint height (AOD)
~ 95m
Distance from site
~ 15m
Projection
~ Cylindrical
Sheet Size
~ A1

Visualisation Type
~ Type 1
Horizontal Field of View
~ 90°
Height of camera AGL
~ 1.5m
Page size / Image size (mm)
~ 841 x 297 / 820 x 260

FIGURE 7 : ANNOTATED PHOTOVIEWPOINTS 1-20

VIEWPOINT 1

Cross Road at junction with Patshull Road



SUMMER VIEW



Camera make & model
Lens make & focal length
Date & time of photograph
OS grid reference

- Canon R5
- RF 50mm
- 23/06/2026 @ 07:51
- 380685, 303732

Viewpoint height (AOD)
Distance from site
Projection
Sheet Size

- 95m
- 15m
- Cylindrical
- A1

Visualisation Type
Horizontal Field of View
Height of camera AGL
Page size / Image size (mm)

- Type 1
- 90°
- 1.5m
- 841 x 297 / 820 x 260

FIGURE 7 : ANNOTATED PHOTOVIEWPOINTS 1-20

VIEWPOINT 1

Cross Road at junction with Patshull Road



WINTER VIEW



Camera make & model
Lens make & focal length
Date & time of photograph
OS grid reference

~ NIKON D600
~ NIKKOR 50mm
~ 07/03/2024 @ 10:52
~ 380776, 303759

Viewpoint height (AOD)
Distance from site
Projection
Sheet Size

~ 94m
~ 95m
~ Cylindrical
~ A1

Visualisation Type
Horizontal Field of View
Height of camera AGL
Page size / Image size (mm)

~ Type 1
~ 90°
~ 1.5m
~ 841 x 297 / 820 x 260

FIGURE 7 : ANNOTATED PHOTOVIEWPOINTS 1-20

VIEWPOINT 2
Cross Road



SUMMER VIEW



Camera make & model
Lens make & focal length
Date & time of photograph
OS grid reference

- Canon R5
- RF 50mm
- 23/06/2026 @ 07:46
- 380776, 303759

Viewpoint height (AOD)
Distance from site
Projection
Sheet Size

- 94m
- 95m
- Cylindrical
- A1

Visualisation Type
Horizontal Field of View
Height of camera AGL
Page size / Image size (mm)

- Type 1
- 90°
- 1.5m
- 841 x 297 / 820 x 260

FIGURE 7 : ANNOTATED PHOTOVIEWPOINTS 1-20

VIEWPOINT 2
Cross Road



WINTER VIEW



Camera make & model
Lens make & focal length
Date & time of photograph
OS grid reference

- NIKON D600
- NIKKOR 50mm
- 07/03/2024 @ 12:39
- 380115, 303278

Viewpoint height (AOD)
Distance from site
Projection
Sheet Size

- 98m
- 0m
- Cylindrical
- A1

Visualisation Type
Horizontal Field of View
Height of camera AGL
Page size / Image size (mm)

- Type 1
- 90°
- 1.5m
- 841 x 297 / 820 x 260

FIGURE 7 : ANNOTATED PHOTOVIEWPOINTS 1-20

VIEWPOINT 3A
Cross Road



SUMMER VIEW



Camera make & model
~ Canon R5
Lens make & focal length
~ RF 50mm
Date & time of photograph
~ 23/06/2026 @ 09:34
OS grid reference
~ 380115, 303278

Viewpoint height (AOD)
~ 98m
Distance from site
~ 0m
Projection
~ Cylindrical
Sheet Size
~ A1

Visualisation Type
~ Type 1
Horizontal Field of View
~ 90°
Height of camera AGL
~ 1.5m
Page size / Image size (mm)
~ 841 x 297 / 820 x 260

FIGURE 7 : ANNOTATED PHOTOVIEWPOINTS 1-20

VIEWPOINT 3A
Cross Road



WINTER VIEW



Camera make & model
– NIKON D600
Lens make & focal length
– NIKKOR 50mm
Date & time of photograph
– 07/03/2024 @ 12:39
OS grid reference
– 380115, 303278

Viewpoint height (AOD)
– 98m
Distance from site
– 0m
Projection
– Cylindrical
Sheet Size
– A1

Visualisation Type
– Type 1
Horizontal Field of View
– 90°
Height of camera AGL
– 1.5m
Page size / Image size (mm)
– 841 x 297 / 820 x 260

FIGURE 7 : ANNOTATED PHOTOVIEWPOINTS 1-20

VIEWPOINT 3B
Cross Road



SUMMER VIEW



Camera make & model
Lens make & focal length
Date & time of photograph
OS grid reference

- Canon R5
- RF 50mm
- 23/06/2026 @ 09:34
- 380115, 303278

Viewpoint height (AOD)
Distance from site
Projection
Sheet Size

- 98m
- 0m
- Cylindrical
- A1

Visualisation Type
Horizontal Field of View
Height of camera AGL
Page size / Image size (mm)

- Type 1
- 90°
- 1.5m
- 841 x 297 / 820 x 260

FIGURE 7 : ANNOTATED PHOTOVIEWPOINTS 1-20

VIEWPOINT 3B
Cross Road



WINTER VIEW



SUMMER VIEW