



Figure 1 Site Location and Context Plan



KEY

Site Boundary

1km Study Area

Public Footpaths

Restricted Byway

Residential Properties

Registered Parks and Gardens

NOTES:
REVISIONS:

SITE LOCATION AND CONTEXT PLAN

UPPER CULHAM FARM, HENLEY-ON-THAMES

CLIENT

N

0

0.5 km

DATE

SCALE

TEAM

APPROVED

30/04/2025

1:12,500@A3

NC

RCH

SHEET

REVISION

-

A

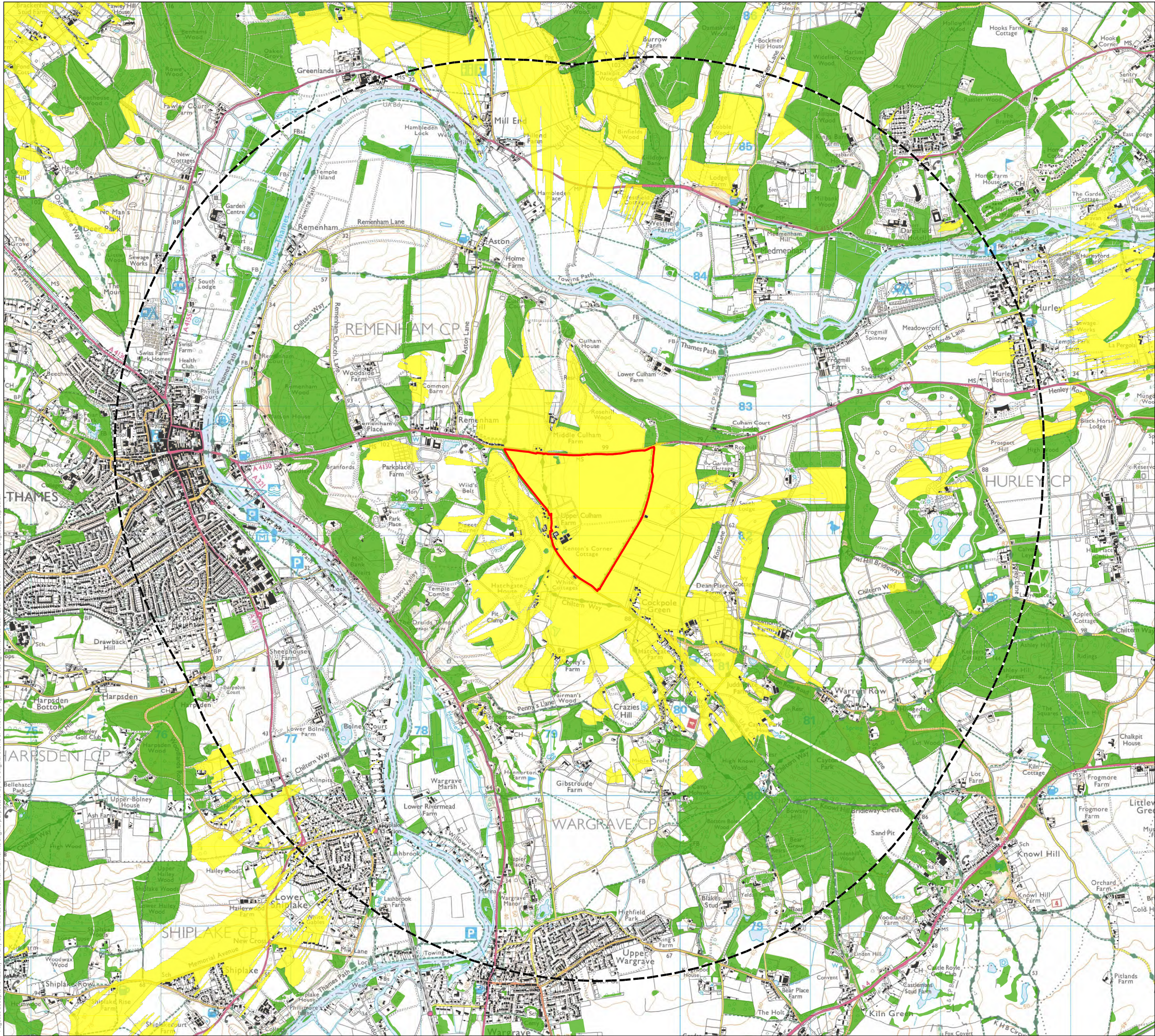
DRAWING NUMBER

PEGASUS GROUP

P24-1859_EN_02



Figure 2 Screened Zone of Theoretical Visibility Plan



KEY

Site Boundary

3km Buffer

OS Local Woodland

OS Local Buildings

Screened Zone of Theoretical Visibility - 6m Development Height

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.
- 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.

NOTES:
REVISIONS:

SCREENED ZONE OF THEORETICAL VISIBILITY

UPPER CULHAM FARM, HENLEY-ON-THAMES

CLIENT

N

0

1 km

DATE	SCALE	TEAM	APPROVED
30/07/2024	1:30,000@A3	NC	RCH

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DRAWING NUMBER
P24-XXXX_EN_01





Figure 3 Site Context Photos



View looking north across the existing paddocks towards the wooded chalk pit within the site (red arrow). Chilterns form a distant backdrop.



View looking north east across the existing paddocks towards the site's plateau. Internal trees control views.



View looking south from the existing paddocks towards the Balsam Poplars near the existing Barn.



View from the existing paddocks looking west towards the hamlet are screened.



Northern perimeter vegetation.



Northern perimeter vegetation.



Views from the north eastern part of the site looking towards the wooded hills to the south east.



Looking north along the site's eastern boundary. Trees along the A4130 visible in the middle ground.



Looking west from the site's eastern edge along the existing track. Upper Culham hamlet is screened.



Existing barns at Upper Culham Farm, seen from within the site.



View looking east towards the wooded hills. Built form in Cockpole Green partially visible (rooftops only).



Existing manège and barn at Upper Culham Farm. Balsam Poplars to the right.

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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