



DCO Submission

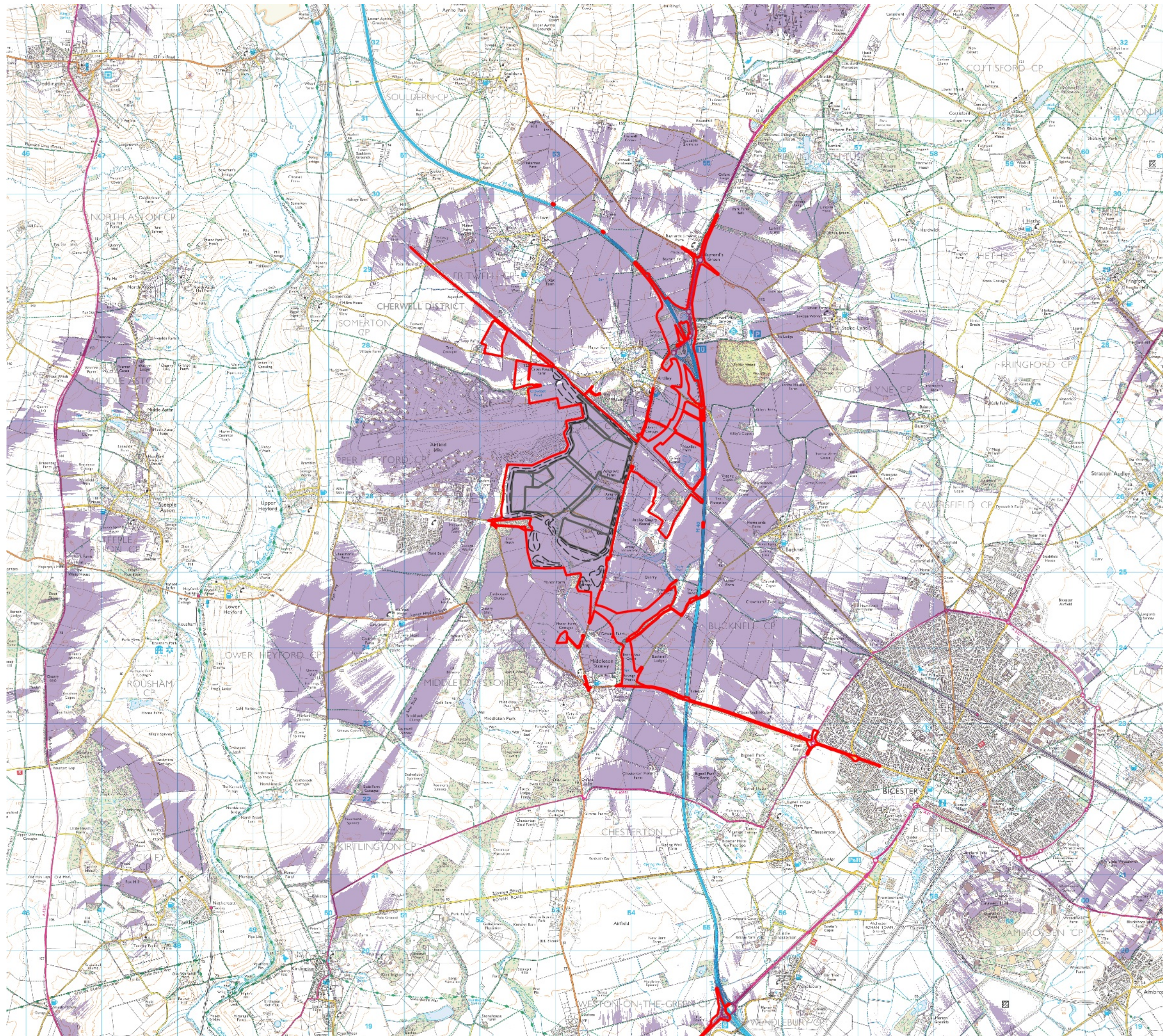
Environmental Statement

Chapter 7: Landscape and Visual Impact Assessment
Appendix 7.4: Zone of Theoretical Visibility – Operation and Construction Stages

Document 6.7D

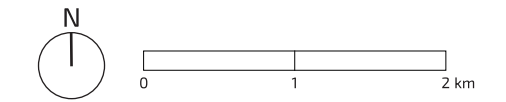
On behalf of
Oxfordshire Railfreight Limited

Prepared by FPCR Ltd.
February 2026



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- Draft Order Limits
- ZTV-Parameters and Highways
- Development Zones
(See Parameters Pan for Max Levels)
- Strategic Mounding

Notes:

A ZTV is a digitally produced plan showing areas of land within which development may theoretically be visible. The ZTV takes into account screening effects of landform, significant vegetation, and built form. The ZTV does not take into account any containment/screening created by the Proposed Development's landscape mitigation (ie structural landscape planting).

Site surveys and fieldwork provide a more accurate assessment of visibility of the Site and the expected views (full, partial, glimpsed) of the Proposed Development during the construction stage, on full completion (year 1), and in the longer term (year 15) after completion.

The ZTV is based on drawing 08308-FPCR-ZZ-XX-DR-L-0012-Parameters Plan and Highways Drawing.

The surrounding context is modelled using LIDAR Composite First Return DSM (Digital Surface Model) 2022 - 2m published by the Department for Environment Food and Rural Affairs (DEFRA). The first return DSM includes heights of objects, such as buildings and vegetation, as well as the terrain surface where the first or only return was the ground.

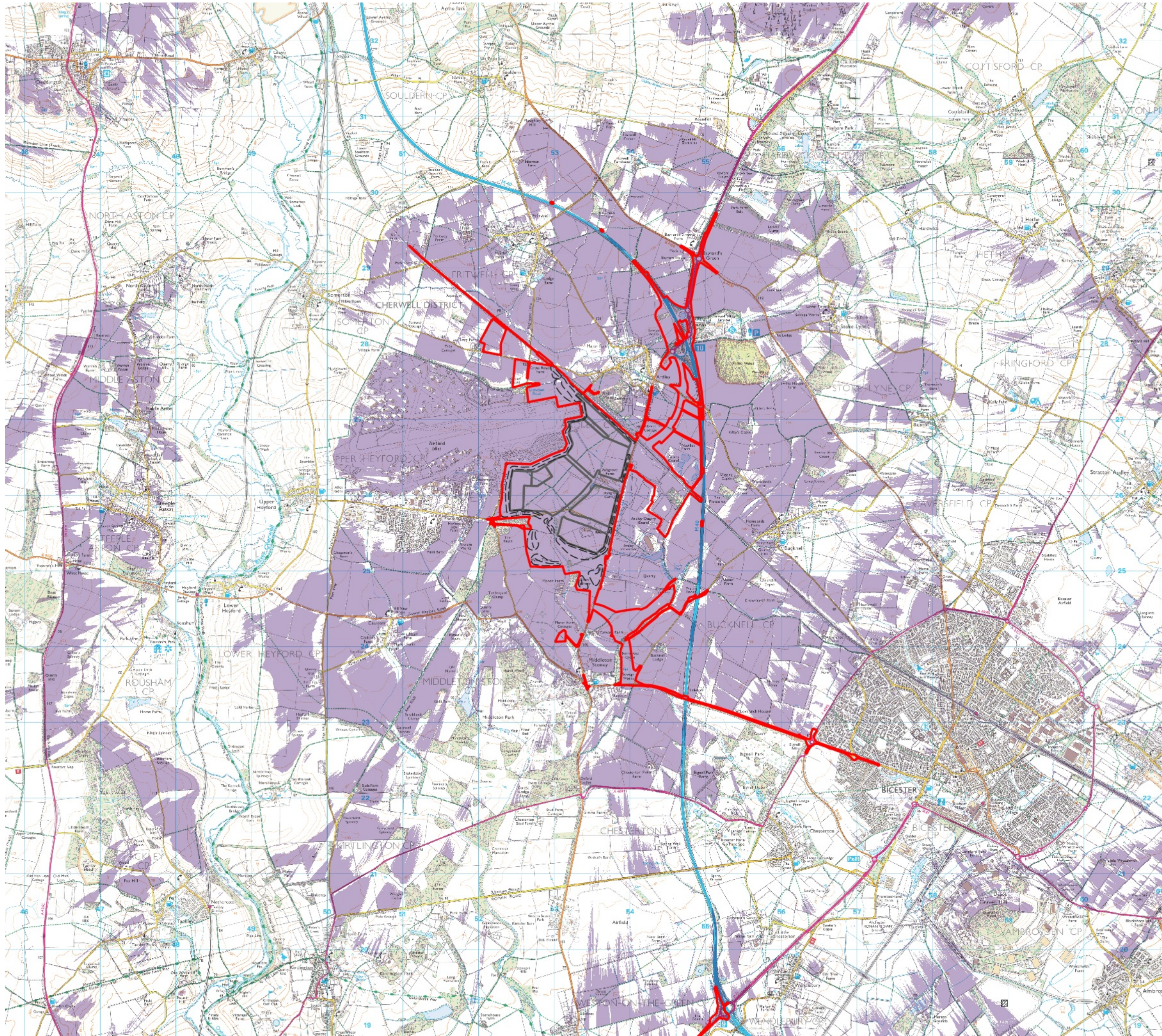
date 13/02/26 drwn/chkd
HT/TRJ

client
Oxfordshire Railfreight Ltd.

project
**Oxfordshire SRFI,
Oxfordshire**

title scale
Zone of Theoretical Visibility (ZTV) Approx
Parameters 1:50,000 @ A3
number rev

APPENDIX 7.4 -



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- ZTV-Parameters Construction And Highways
- Development Zones
(See Parameters Pan for Max Levels)
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The ZTV is based on drawing 08308-FPCR-ZZ-XX-DR-L-0012-Parameters Plan (+12m for construction cranes) and Highways Drawing.

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date 13/02/26 drwn/chkd
HT/TRJ

client
Oxfordshire Railfreight Ltd.

project
**Oxfordshire SRFI,
Oxfordshire**

title scale
Zone of Theoretical Visibility (ZTV) Approx
Parameters Plus 12m [Construction] 1:50,000 @ A3
number rev

APPENDIX 7.4 -