



LEGEND

- Application Site
- Distance - 1km intervals
- Local Planning Authority boundary
- Zone of Theoretical Visibility (DSM)
- Viewpoint Location

- VIEWPOINTS**
- 1 - MoD Sealand site
 - 2 - Green Lane East / PRoW 309/7/20 (FCC)
 - 3 - Footway / cycleway along A548
 - 4 - Chester Millenium Greenway
 - 5 - PRoW 309/13/10 (FCC)
 - 6 - PRoW 267/3/1 Shotwick Park 3 (CW&C)

The ZTV is based on a digital surface model (DSM) which takes account of barriers in the landscape such as existing buildings and distinct areas of vegetation (hedgerows, woodland blocks etc) as well as the underlying topography which would influence the visibility of the development (proposed development height 2.8m agl and viewing height 1.6m agl)



Figure Number:
Figure 1

Client:
EMCOR UK

Project:
**DECA Sealand - Solar PV Scheme
 Landscape and Visual Appraisal**

Title:
**Zone of Theoretical Visibility &
 Proposed Viewpoint Locations**

Date: Nov 2025 Produced by: SB/DM
 Scale: 1:25,000@A3 Checked by: SB

Rev A: January 2026. Viewpoint references amended following site visit.

Notes:
 © This plan is the copyright of Ground Control Ltd and cannot be reproduced in any form without the express consent of the company.
 Ground Control Ltd, Kingfisher House, Radford Way, Billericay, Essex, CM12 0EQ

Contains: OS data © Crown copyright and database rights 2025. Ordnance Survey ACO000808122. © Environment Agency copyright and/or database right 2022. All rights reserved; information from DataMapWales: public sector information licensed under the terms of the Open Government Licence v3.0.