

- Legend:**
- SITE BOUNDARY
 - NATIONAL CYCLE ROUTE
 - LONG DISTANCE PATH
 - BYWAY
 - BRIDLEWAY
 - FOOTPATH
 - RESTRICTED BYWAY
 - CRoW / ACCESS LAND
 - ANCIENT WOODLAND
 - CONSERVATION AREA
 - LISTED BUILDING
 - NATIONAL PARK
 - REGISTERED PARKS AND GARDENS
 - SCHEDULED MONUMENT

- THE LOCAL PLAN (PART 2): HOUSING AND EMPLOYMENT ALLOCATIONS (ADOPTED APRIL 2016)**
- FOUR MARKS AND SOUTH MEDSTEAD HOUSING ALLOCATION
 - SETTLEMENT POLICY BOUNDARY
- MEDSTEAD & FOUR MARKS NEIGHBOURHOOD PLAN 2015-2028 (MADE JANUARY 2016)**
- LOCAL GAP (POLICY 2)
 - LOCAL GREEN SPACES (POLICY 7)
- DRAFT LOCAL PLAN 2021-2040 (REGULATION 18)**
- PROPOSED AMENDMENTS TO SETTLEMENT POLICY BOUNDARY (S2)
 - PROPOSED ALLOCATION SITES
 - LOCAL GAPS (NEB11)

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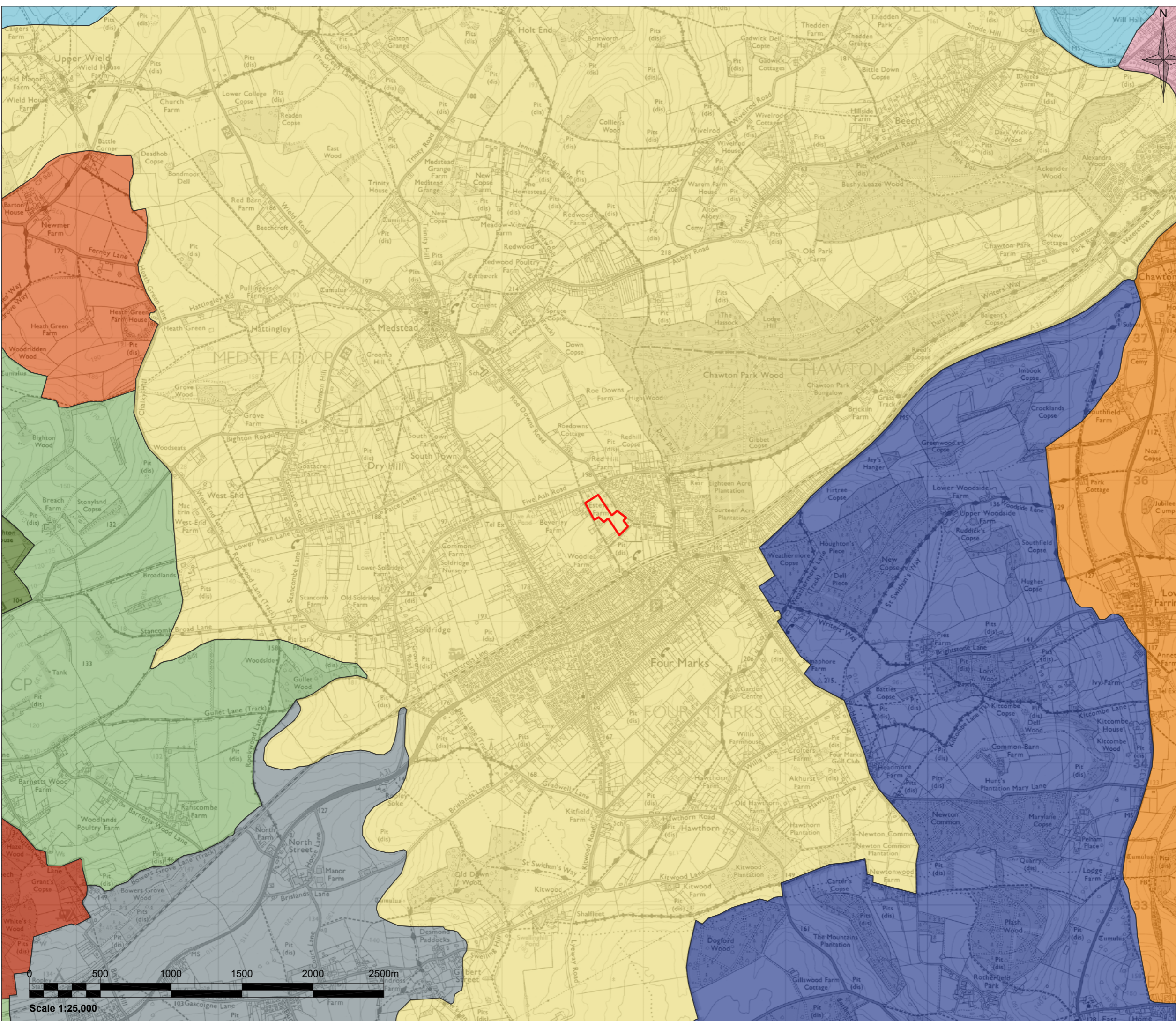


Client
BARGATE HOMES LIMITED (BARGATE)

Project
BEECHLANDS ROAD, MEDSTEAD

Figure Title
DESIGNATIONS PLAN

Scale 1:25,000 @ A3		SLR Project No. 433.000068.00002	
Designed HD	Drawn HD	Checked RP	Authorised JS
Date APRIL 24	Date APRIL 24	Date APRIL 24	Date APRIL 24
Figure Number M-01	Rev 00		



Legend:

- SITE BOUNDARY

EAST HAMPSHIRE LANDSCAPE CHARACTER ASSESSMENT (2005-2006)

LANDSCAPE CHARACTER TYPE 2: CLAY PLATEAU

- LCA 2A - FROXFIELD
- LCA 2B - FOUR MARKS

LANDSCAPE CHARACTER TYPE 3: DOWNLAND MOSAIC

- LCA 3C - NEWTON VALENCE DOWNLAND MOSAIC
- LCA 3D - LASHAM DOWNLAND MOSAIC
- LCA 3E - ROPLEY DOWNLAND MOSAIC

LANDSCAPE CHARACTER TYPE 4: CHALK VALLEY SYSTEMS

- LCA 4B - NORTHERN WEY VALLEY

WINCHESTER LANDSCAPE CHARACTER (APRIL 2022)

LANDSCAPE CHARACTER TYPES WITHIN LANDSCAPE CHARACTER AREA 10 - BIGHTON WOODLANDS:

- CHALK AND CLAY FARMLAND
- CLAY PLATEAU OPEN
- CHALK AND CLAY WOODLAND
- PARKLAND

NOTES:
 1. THE SITE IS LOCATED WITHIN NATIONAL CHARACTER AREA 130: HAMPSHIRE DOWNS.

Rev	Amendments	Date	By	Chk	Auth
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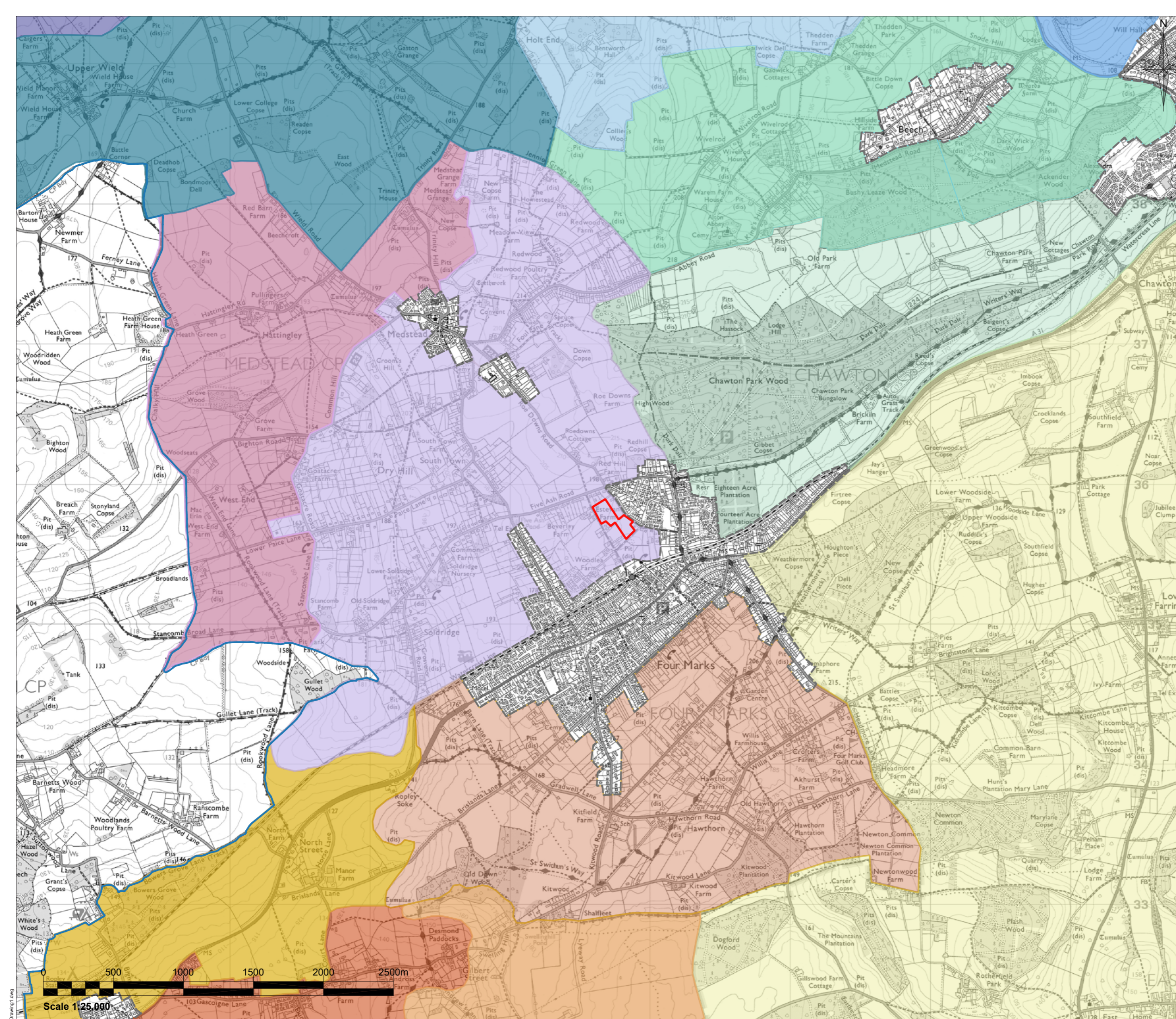
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Client
BARGATE HOMES LIMITED (BARGATE)

Project
BEECHLANDS ROAD, MEDSTEAD

Figure Title
LANDSCAPE CHARACTER PLAN

Scale 1:25,000	@ A3	SLR Project No. 433.000068.00002
Designed HD	Drawn HD	Checked RP
Date APRIL 24	Date APRIL 24	Date APRIL 24
Figure Number M-02A	Rev. 00	



Legend:

- SITE BOUNDARY
- LOCAL AUTHORITY DISTRICT BOUNDARY

EAST HAMPSHIRE LANDSCAPE CAPACITY ASSESSMENT (TERRA FIRMA, 2018)

LOCAL AREAS:

- 2B.1 - BENTWORTH CLAY PLATEAU
- 2B.2 - UPPER WIELD CLAY PLATEAU
- 2B.3 - BEECH CLAY PLATEAU
- 2B.4 - HATTINGLEY CLAY PLATEAU
- 2B.5 - MEDSTEAD CLAY PLATEAU
- 2B.6 - CHAWTON PARK CLAY PLATEAU
- 2B.7 - FOUR MARKS AND HAWTHORN CLAY PLATEAU
- 2B.8 - MONKWOOD CLAY PLATEAU
- 2D.3 - SHALDEN TO HOLYBOURNE DOWNLAND MOSAIC
- 3D.1 - LOWER WIELD DOWNLAND MOSAIC
- 3E.1 - ROPLEY DEAN DOWNLAND MOSAIC
- 3E.2 - ROPLEY DOWNLAND MOSAIC
- CAPACITY SETTLEMENT POLICY BOUNDARY
- SOUTH DOWNS NATIONAL PARK

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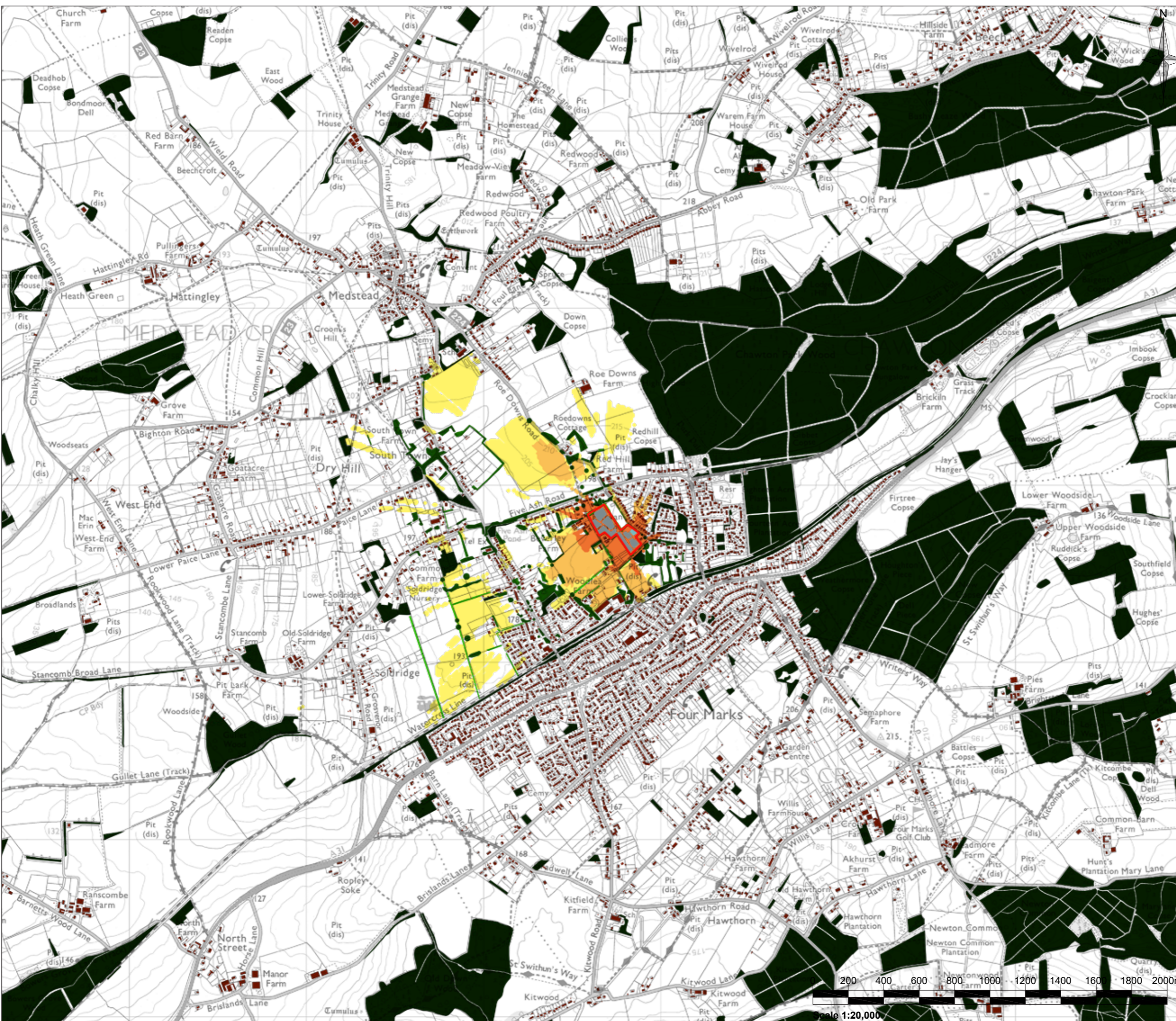
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Client
BARGATE HOMES LIMITED (BARGATE)

Project
BEECHLANDS ROAD, MEDSTEAD

Figure Title
LANDSCAPE CAPACITY PLAN

Scale 1:25,000	@ A3	SLR Project No. 433.000068.00002
Designed HD	Drawn HD	Checked RP
Date APRIL 24	Date APRIL 24	Date APRIL 24
Figure Number M-02B	Rev. 00	



Legend:

- Site Boundary
- Proposed Development (Two Storey shown at 8.5m)
- Proposed Development (Single Storey shown at 5.5m)

Zones of Theoretical Visibility:

- Greater than 3 degrees visible vertical angle
- Between 1 and 3 degrees visible vertical angle
- Between 0.25 and 1 degree visible vertical angle

Visual Barriers:

- Existing built development shown at 9m (Outlines taken from Vector Map Local Mapping)
- Existing woodland blocks shown at 10m (Outlines taken from Vector Map Local Mapping)
- Existing woodland blocks shown at 7m (Outlines taken from Vector Map Local Mapping)
- Existing woodland blocks shown at 5m (Outlines taken from Vector Map Local Mapping)
- Existing hedgerow blocks shown at 2.5m (Outlines taken from Vector Map Local Mapping)
- Tree heights taken from Arboricultural report 18206-WIP-2024-Mar.15 (Created by: Barrell Tree Consultancy)

A Zone of Theoretical Visibility (ZTV) has been produced (refer to drawing MR-03) to provide an objective assessment of the potential theoretical visibility of the proposed development. A site layout of the proposed development has been supplied by Thrive. The proposed dwellings have then been computer modelled and placed in a detailed terrain model along with:

- An arboricultural model of existing on-site vegetation (information taken from Barrell Tree Consultancy Tree Schedule 2024 - 18206-LandinBeechlandsRoad&BoyneswoodLane-CA and 18206-WIP-2024-Mar.15);
- Proposed platform levels appended to OS Terrain 5 data;
- Existing buildings and significant areas of vegetation outside of the site taken from Vector Map Local Mapping; and
- Additional vegetation shown at a conservative estimate of 2.5m to 10m respectively within 2km of the site which has been recognised through desk top and on site assessment.

The ZTV includes existing vegetation but does not include any proposed trees. Therefore, the extent of visibility is defined by topography, existing/proposed buildings and vegetation.

Existing Features
Topographic data for the landform is derived from OS Terrain 5 data. For barriers offsite, vegetation and building heights are given arbitrary heights providing an approximation of existing land features.

Proposed Development
The ZTVs have been based on a site layout provided by Thrive. To generate the ZTV the receptor point grid interval was set to a 10m grid with an eye height of 1.5m. This means that LSS was able to calculate, for every point at 10 metre intervals in the surrounding landscape, whether the proposed development would be visible. In addition to the grid intervals representative target points (up to 40) were selected across the target area. The ZTV output file from LSS calculates, for every receptor point, not just whether the development can be seen, but also what vertical angle of the development can be seen. This provides a useful guide as to what the likely magnitude of visual impact will be at any point around the site. For comparison, a two-storey house, at an average height of 8m, would subtend a vertical angle of 4.58° at 100m, 2.29° at 200m, 0.92° at 500m and 0.46° at 1km.

This ZTV assessment includes all visible angles over 0.25 degrees. Field survey identified that visibility was only likely to be possible for angles over 0.25 degrees.

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Rev	Amendments	Date	By	Chk	Auth



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Client
BARGATE HOMES LIMITED (BARGATE)

Project
BEECHLANDS ROAD, MEDSTEAD

Figure Title
ZONE OF THEORETICAL VISIBILITY (ZTV)

Scale	1:20,000	@ A3	SLR Project No.	433.000068.00002
Drawn	SH	DB	Checked	RP
Authorised	JS		Authorised	JS
Date	04/24	04/24	Date	04/24
Figure Number	M-03		Rev.	-

