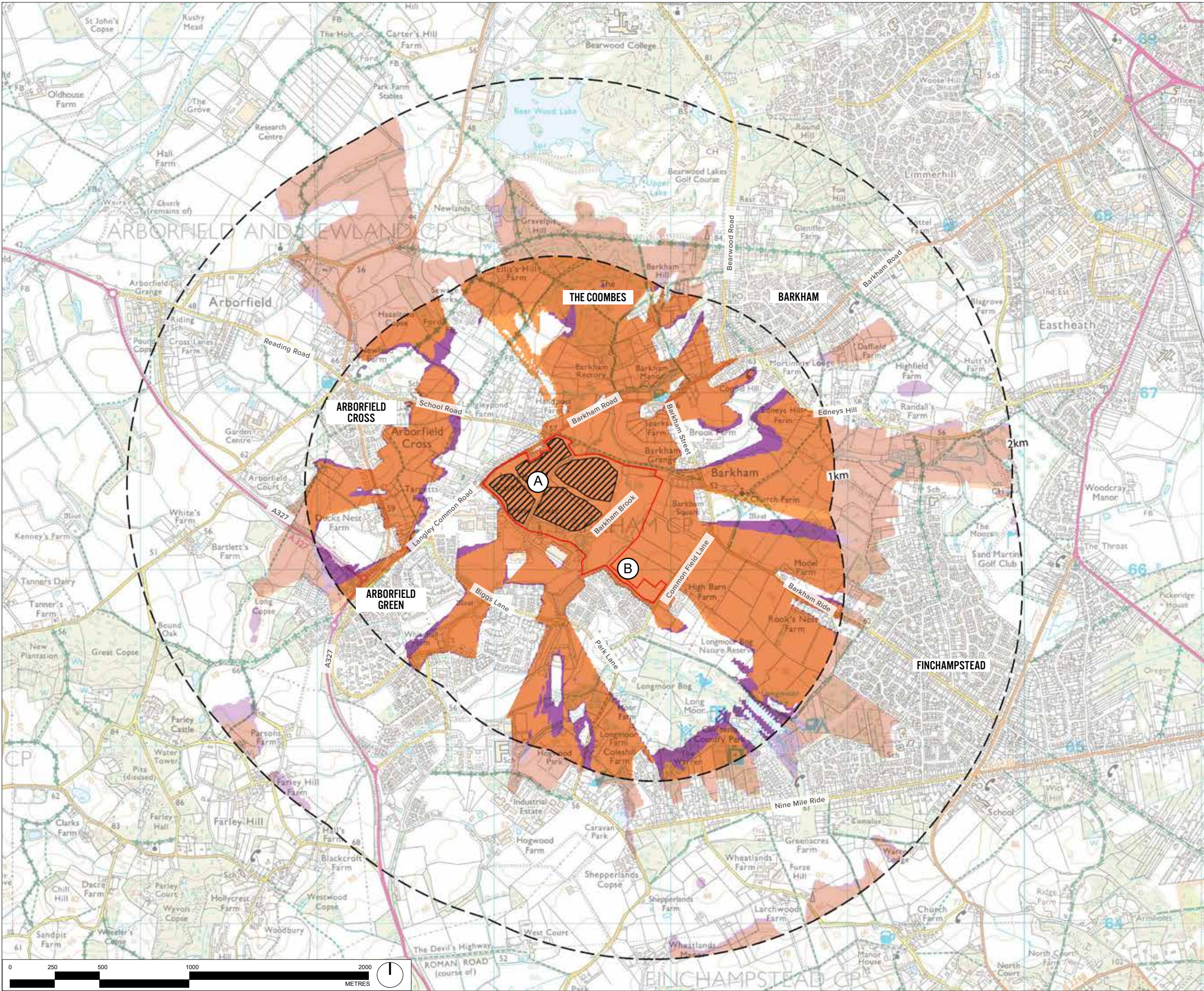




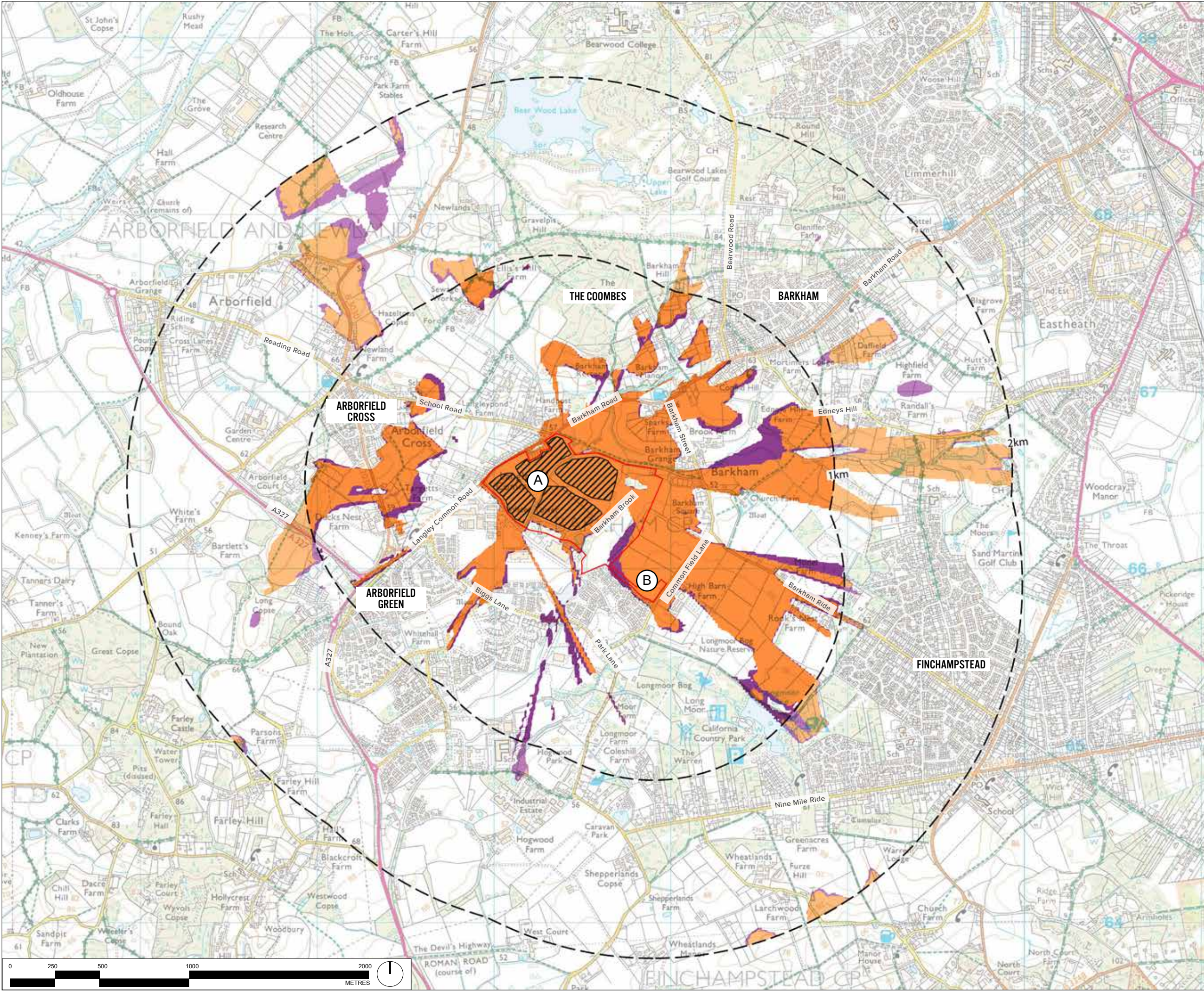
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- APPLICATION SITE BOUNDARY
- DISTANCE FROM SITE BOUNDARY
- ZONE OF THEORETICAL VISIBILITY (ZTV)
- 2 - 2.5 STOREY BUILT FORM (UP TO 11M)
- 3 STOREY BUILT FORM (UP TO 13M)
- DEVELOPABLE VOLUME

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Purpose of Issue			
PLANNING			
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t: 0121 815 9127 e: info@bradleymurphydesign.co.uk www.bradleymurphydesign.co.uk			
Client Crest Nicholson Strategic Properties (Crest)			
Project BARKHAM SQUARE, WOKINGHAM			
Drawing Title FIGURE 10-2: ZTV - WINTER BASELINE			
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Job No. 23.0016	Scale As shown	Sheet Size A3	Revision
Drawing Number TECHNICAL APPENDIX 10.4			-





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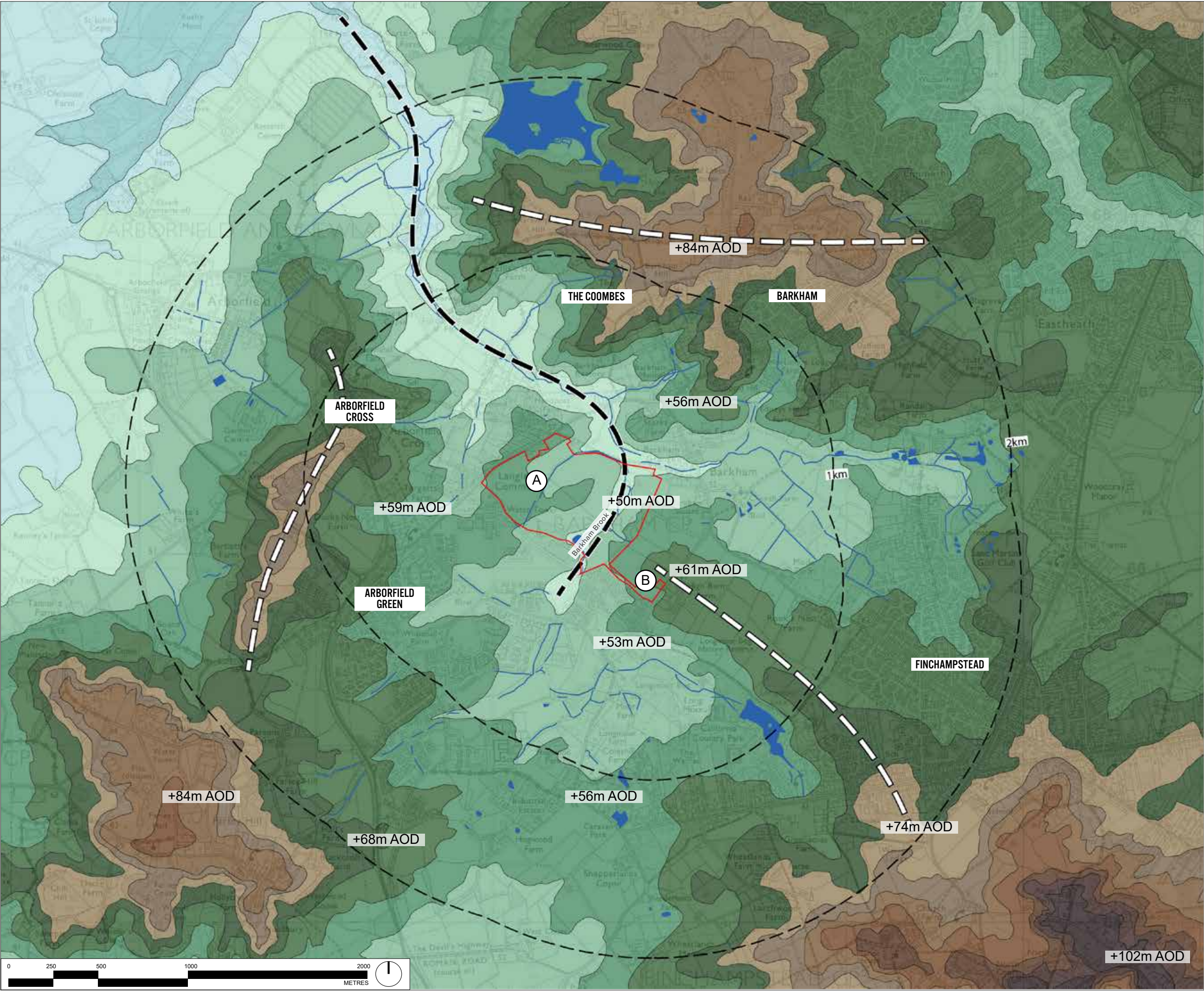
- APPLICATION SITE BOUNDARY
- DISTANCE FROM SITE BOUNDARY

ZONE OF THEORETICAL VISIBILITY (ZTV)

- 2 - 2.5 STOREY BUILT FORM (UP TO 11M)
- 3 STOREY BUILT FORM (UP TO 13M)
- DEVELOPABLE VOLUME

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Client Crest Nicholson Strategic Properties (Crest)		
Project BARKHAM SQUARE, WOKINGHAM		
Drawing Title FIGURE 10-3: ZTV - SUMMER BASELINE		
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Job No. 23.0016	Scale As shown	Sheet Size A3
Drawing Number TECHNICAL APPENDIX 10.4		
Date 01.07.2024		
Revision		





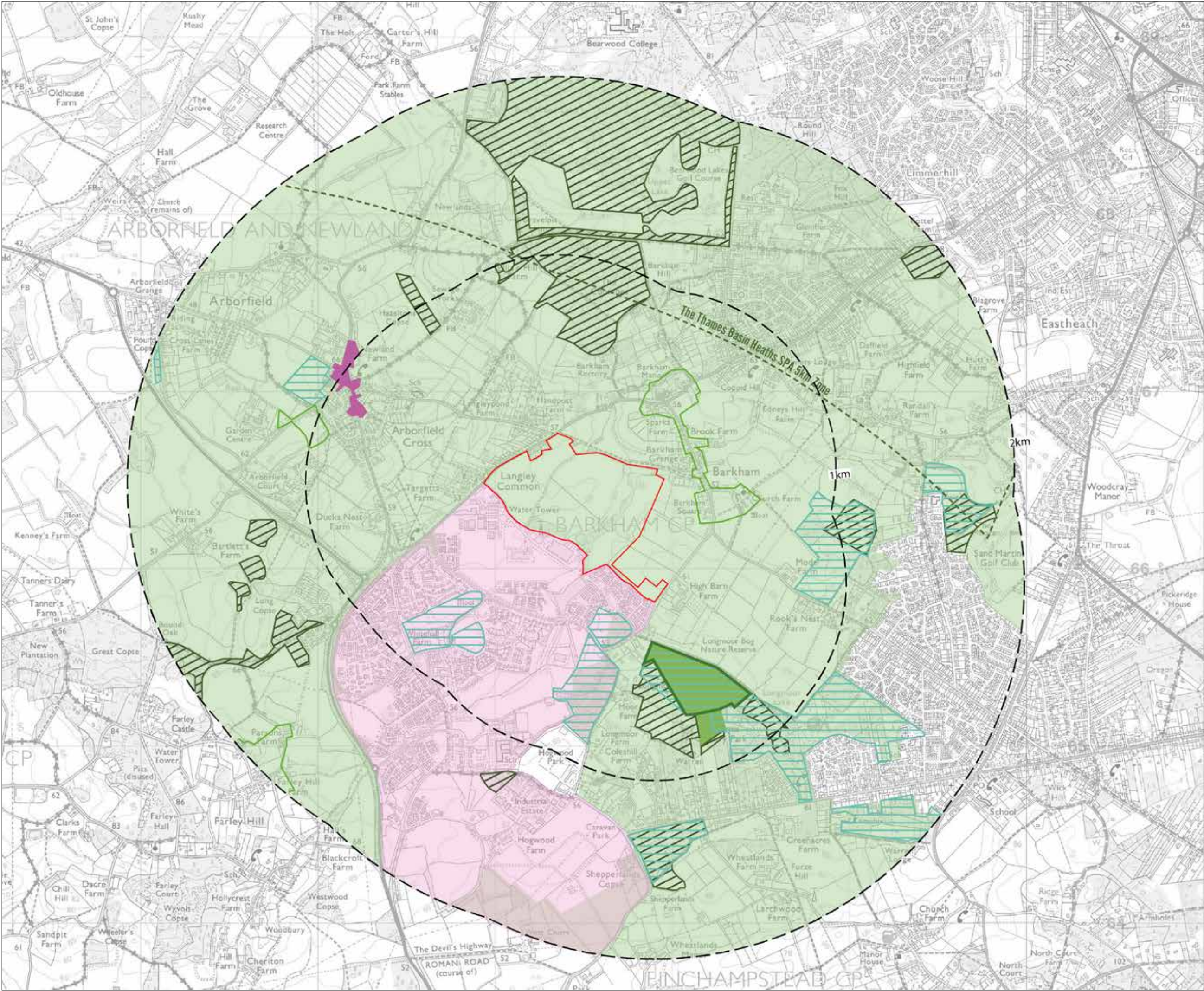
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- APPLICATION SITE BOUNDARY
- DISTANCE FROM SITE BOUNDARY
- VALLEY
- RIDGELINE
- WATER COURSES & WATER BODIES
- +35M - 40M AOD
- +40M - 45M AOD
- +45M - 50M AOD
- +50M - 55M AOD
- +55M - 60M AOD
- +60M - 65M AOD
- +65M - 70M AOD
- +70M - 75M AOD
- +75M - 80M AOD
- +80M - 85M AOD
- +85M - 90M AOD
- +90M - 95M AOD
- +95M - 100M AOD
- +100M - 105M AOD

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Client			
Crest Nicholson Strategic Properties (Crest)			
Project			
BARKHAM SQUARE, WOKINGHAM			
Drawing Title			
FIGURE 10-4: TOPOGRAPHY & HYDROLOGY			
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- APPLICATION SITE BOUNDARY
- DISTANCE FROM SITE BOUNDARY

CURRENT / ADOPTED LOCAL PLANNING POLICIES

WOKINGHAM BOROUGH LOCAL DEVELOPMENT FRAMEWORK ADOPTED CORE STRATEGY DEVELOPMENT PLAN DOCUMENT (JANUARY 2010)

- COUNTRYSIDE (CP11)
- ARBORFIELD GARRISON STRATEGIC DEVELOPMENT LOCATION (*CP18)
- THAMES BASIN HEATHS SPA 5KM ZONE (CP8)

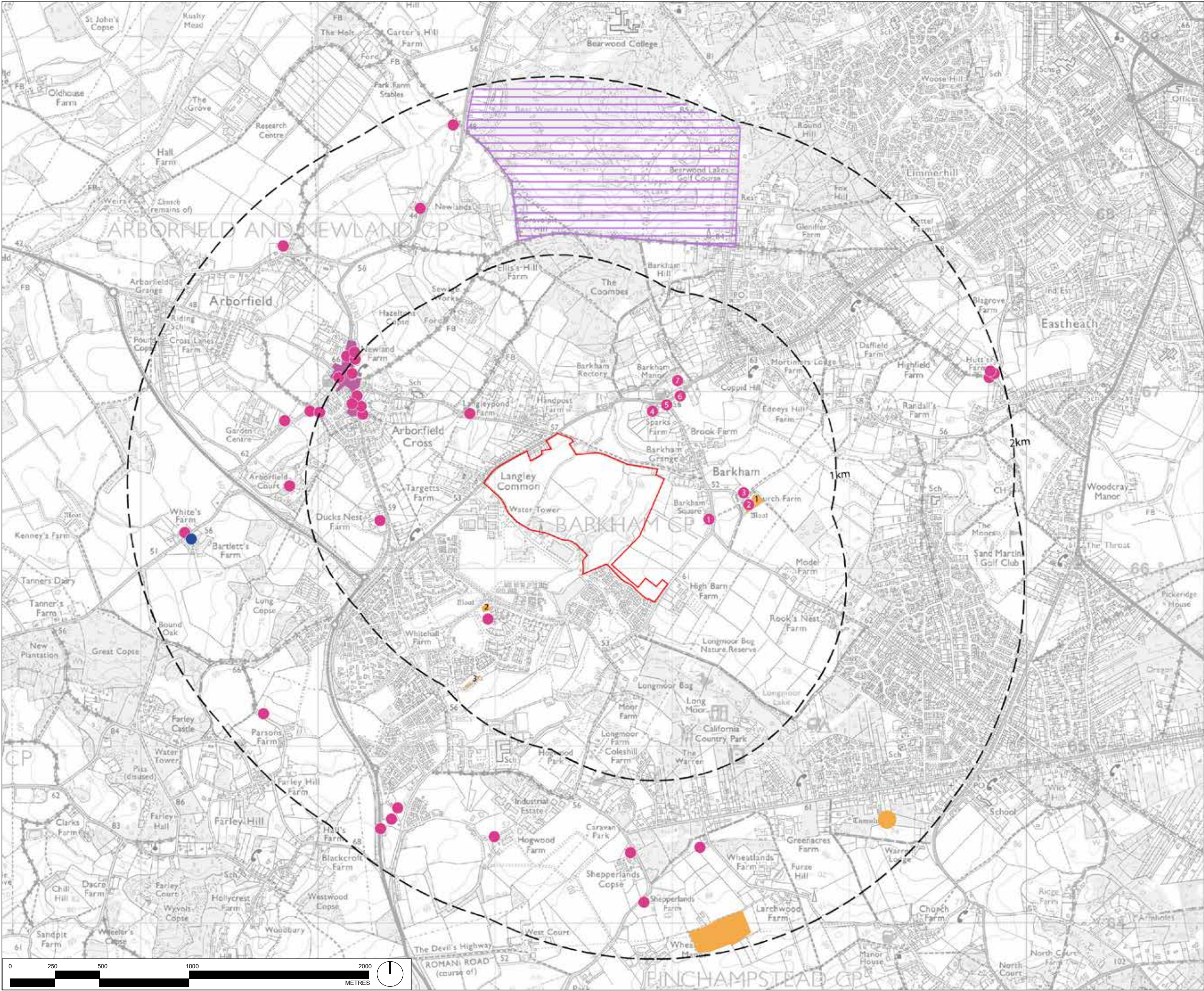
WOKINGHAM BOROUGH DEVELOPMENT PLAN, ADOPTED MANAGING DEVELOPMENT DELIVERY LOCAL PLAN (FEBRUARY 2014)

- CONSERVATION AREA (TB24)
- PROPOSED LOCAL GREEN SPACE DESIGNATION
- AREA OF SPECIAL CHARACTER (TB26)
- LOCAL NATURE RESERVE (TB23)
- LOCAL WILDLIFE SITE (TB23)
- SITES OF SPECIAL SCIENTIFIC INTEREST (TB23)

SOURCE:
<https://magic.defra.gov.uk/MagicMap.aspx>
<https://www.wokingham.gov.uk/planning-policy/planning-policy-information/local-plan-and-planning-policies/>

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	Client		
	Crest Nicholson Strategic Properties (Crest)		
	Project		
	BARKHAM SQUARE, WOKINGHAM		
	Drawing Title		
	FIGURE 10-5: PLANNING POLICY		
Drawn	Checked	Approved	Date
CS	JJ	RW	01.07.2024
Job No.	Scale	Sheet Size	Revision
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Drawing Number			-
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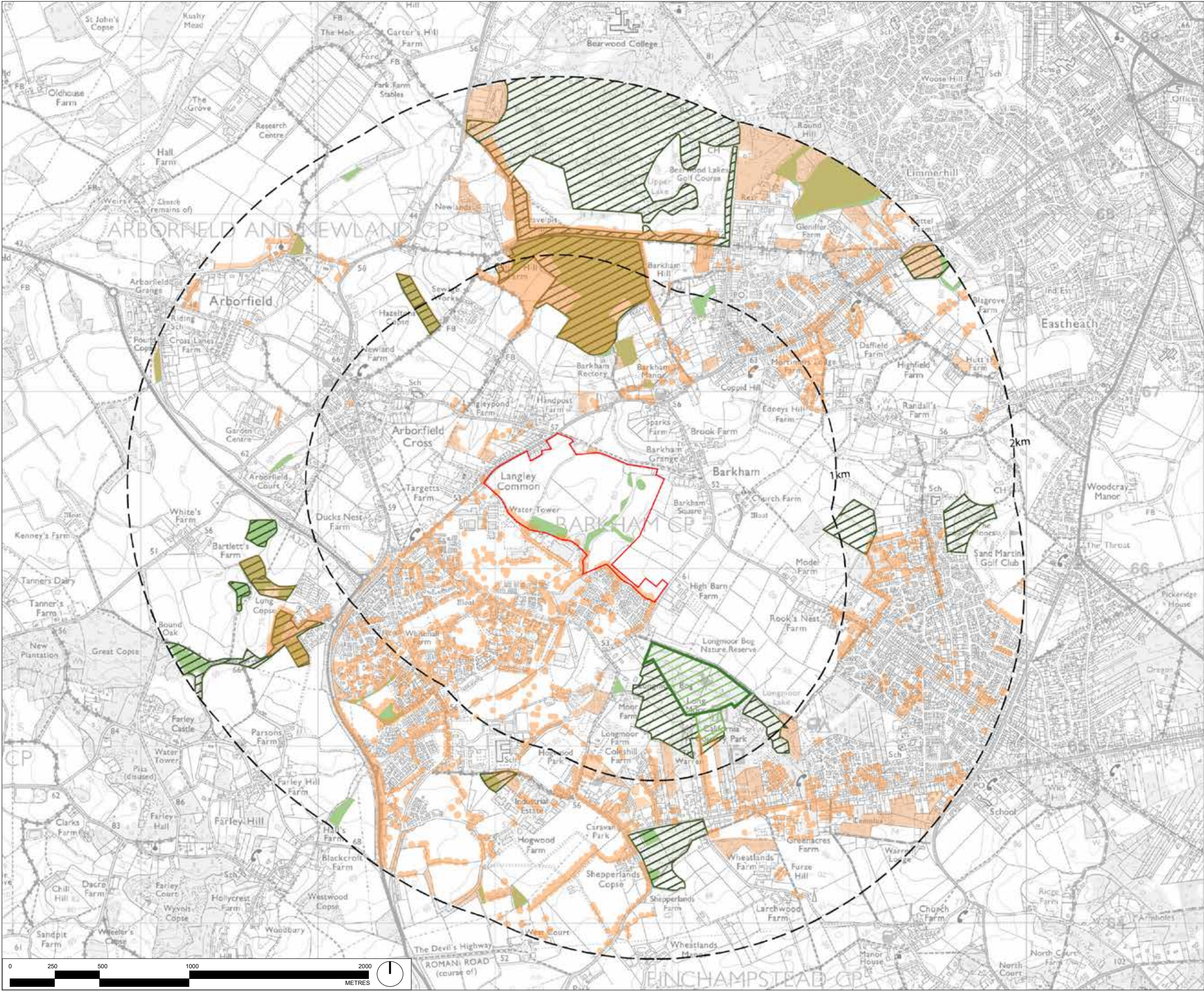
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- APPLICATION SITE BOUNDARY
- DISTANCE FROM SITE BOUNDARY
- CONSERVATION AREA
- SCHEDULED MONUMENT
 - MOATED SITE AND ASSOCIATED ENCLOSURE AT CHURCH FARM
 - MOATED SITE NORTH OF THE MOAT HOUSE CHURCH OF ST JAMES
- HISTORIC PARKS AND GARDENS
- GRADE II* LISTED BUILDING
- GRADE II LISTED BUILDING
 - BARKHAM SQUARE
 - CHURCH COTTAGE
 - CHURCH OF ST JAMES
 - SPARKS FARMHOUSE
 - THE BULL PUBLIC HOUSE AND SMITHY
 - WALL TO BARKHAM MANOR
 - BARKHAM MANOR

SOURCE:
<https://magic.defra.gov.uk/MagicMap.aspx>
<https://www.wokingham.gov.uk/planning-policy/planning-policy-information/local-plan-and-planning-policies/>

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Crest Nicholson Strategic Properties (Crest)			
Project			
BARKHAM SQUARE, WOKINGHAM			
Drawing Title			
FIGURE 10-6: HERITAGE DESIGNATIONS			
Drawn	Checked	Approved	Date
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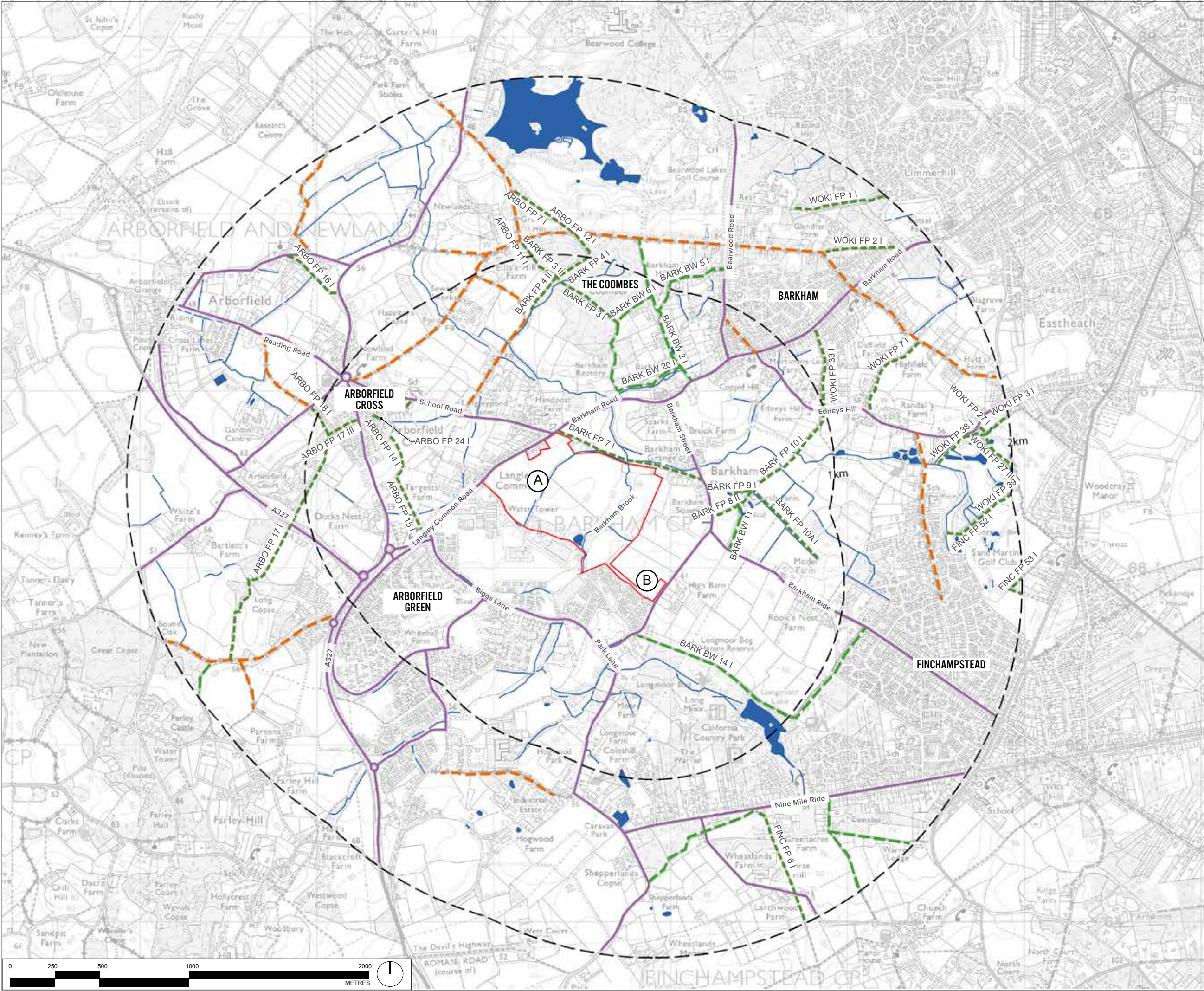
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- APPLICATION SITE BOUNDARY
- DISTANCE FROM SITE BOUNDARY
- ANCIENT WOODLAND
- LOCAL WILDLIFE SITE
- PROPOSED LOCAL WILDLIFE SITE
- LOCAL NATURE RESERVE (**TB23)
- SITES OF SPECIAL SCIENTIFIC INTEREST
- TREE PRESERVATION ORDERS

SOURCE:
<https://magic.defra.gov.uk/MagicMap.aspx>
<https://www.wokingham.gov.uk/planning-policy/planning-policy-information/local-plan-and-planning-policies/>

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Client Crest Nicholson Strategic Properties (Crest)		
Project BARKHAM SQUARE, WOKINGHAM		
Drawing Title FIGURE 10-7: ENVIRONMENTAL DESIGNATIONS		
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Job No. 23.0016	Scale As shown	Sheet Size A3
Drawing Number TECHNICAL APPENDIX 10.4		
Date 01.07.2024		
Revision		





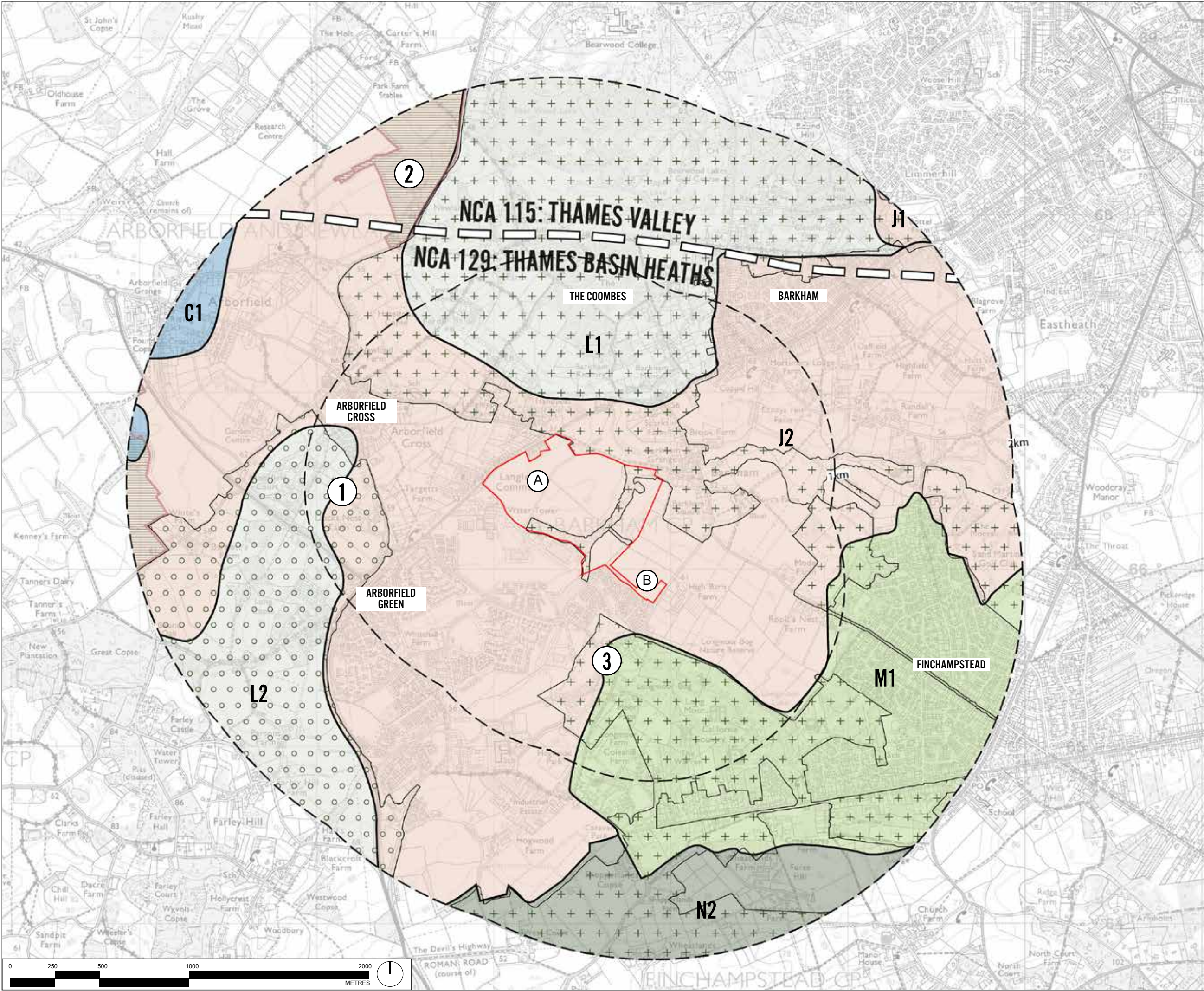
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- APPLICATION SITE BOUNDARY
- DISTANCE FROM SITE BOUNDARY
- MAJOR AND LOCAL ROADS
- WATER COURSES & WATER BODIES
- BYWAYS
- BRIDLEWAYS
- FOOTPATHS

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Project			
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Drawing Title			
FIGURE 10-8: ACCESS AND WATER			
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- APPLICATION SITE BOUNDARY**
- DISTANCE FROM SITE BOUNDARY**
- NATIONAL CHARACTER AREA (NCA)**
- LANDSCAPE CHARACTER**
- LCT C: RIVER TERRACE**
C1: ARBORFIELD RIVER TERRACE
- LCT J: SETTLED AND FARMED CLAY**
J1: WOKINGHAM - WINNERSH SETTLED AND FARMED CLAY
J2: ARBORFIELD CROSS AND BARKHAM SETTLED & FARM CLAY
- LCT L: WOODED SAND AND GRAVEL HILLS**
L1: BEARWOOD WOODED SAND AND GRAVEL HILLS
L2: FARLEY HILL WOODED SAND AND GRAVEL HILLS
- LCT M: FORESTED AND SETTLED SANDS**
M1: FINCHAMPSTEAD FORESTED AND SETTLED SANDS
- LCT N: PASTORAL SANDY LOWLAND**
N2: FINCHAMPSTEAD PASTORAL SANDY LOWLAND

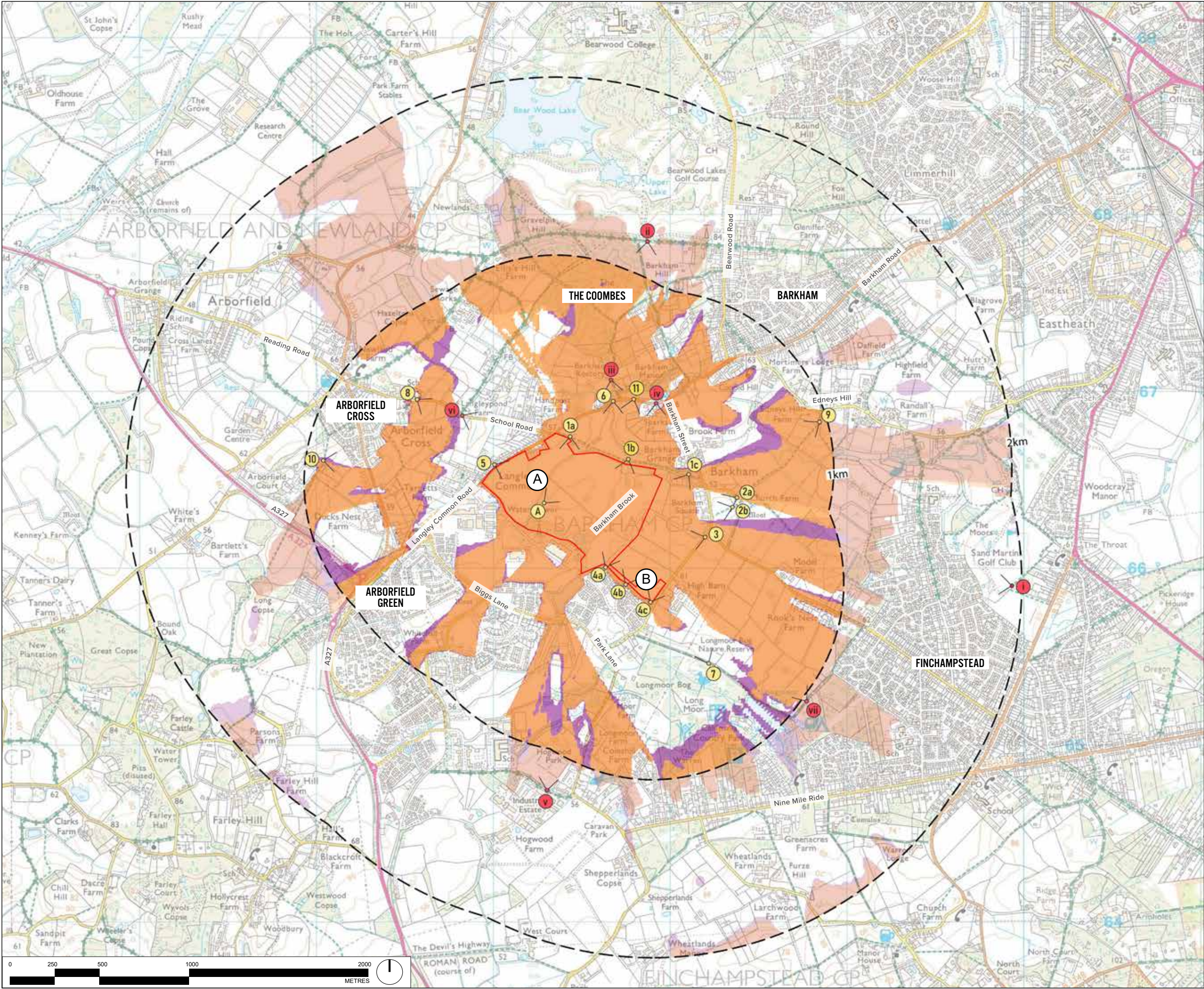
- VALUED LANDSCAPE AREAS**
- 1 FARLEY HILL
- 2 RIVER LODDON
- 3 BEARWOOD AND BARKHAM

SOURCE:
The Wokingham Borough Landscape Character Assessment (2019)

Valued Landscapes Assessment, Wokingham Borough Council (September 2024)

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Project			
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Drawing Title			
FIGURE 10-9: LANDSCAPE CHARACTER AREAS			
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Drawing Number			
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- APPLICATION SITE BOUNDARY
- DISTANCE FROM SITE BOUNDARY
- VIEWPOINT LOCATIONS
- VIEWPOINT DISCOUNTED DURING TESTING WITHIN THE FIELD

NOTE :

- FOR VIEWPOINT PHOTOGRAPHS REFER TO TECHNICAL APPENDICES 10.5 & 10.6
- FOR DISCOUNTED VIEWPOINTS REFER TO TECHNICAL APPENDIX 10.9

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Client Crest Nicholson Strategic Properties (Crest)		
Project BARKHAM SQUARE, WOKINGHAM		
Drawing Title FIGURE 10-10: VIEWPOINT LOCATION PLAN		
Drawn CS	Checked JJ	Approved RW
Job No. 23.0016	Scale As shown	Date 01.07.2024
Drawing Number TECHNICAL APPENDIX 10.4		Revision -

