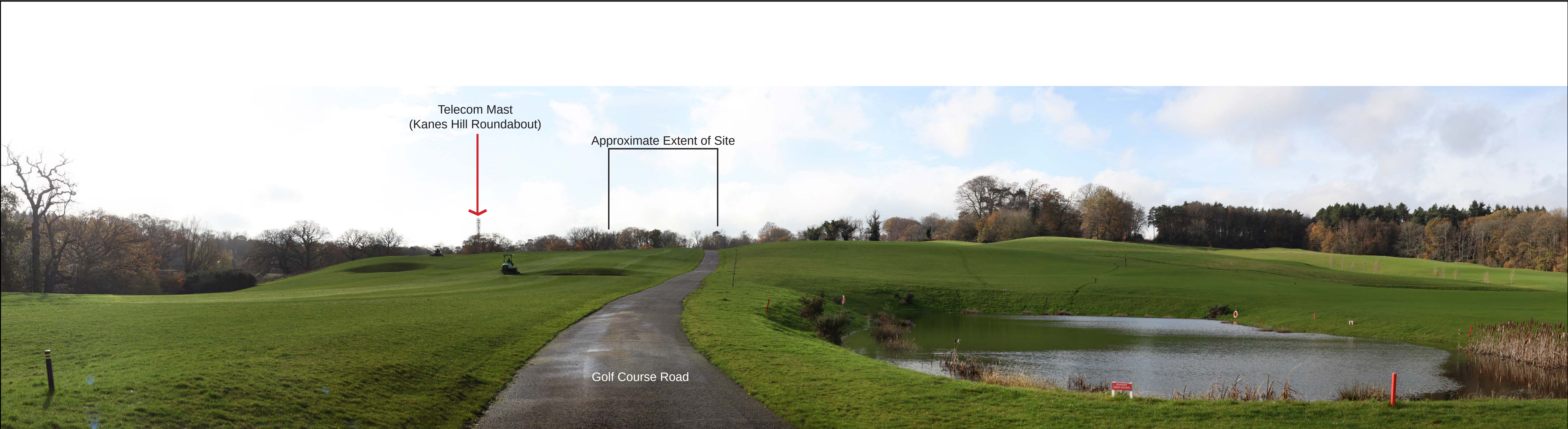




Viewpoint VP1 From the Golf Course (Private Land)

Middle-distance view taken from the golf course access road looking west / south-west towards the Site.

VIEWPOINT COMMENTARY

Existing View
View taken from the golf course (private land) to the north-east of the Site for context. There is no public access at this location. The view illustrates the 'designed' nature of the golf course with localised variations in topography, managed grassland and water features. The presence of significant trees and woodland areas within and surrounding the Site on the skyline create a high degree of enclosure / visual containment to this part of the course.

Anticipated View
No change.

VISUALISATION TYPE: Type 1	ENLARGEMENT: c.75%
VIEWPOINT LOCATION: VP1	DIRECTION OF VIEW: West / South-West
OS GRID REFERENCE: SU 4713 7059	RECEPTORS REPRESENTED: View is taken from within the golf course (private land)
ELEVATION: Approximately 45mAOD	DISTANCE TO SITE: c.490m
VIEWER'S HEIGHT ABOVE GROUND: 1.6m CAMERA AND LENS: Canon EOS 5D Mark II FFS, 50mm focal length	

CLIENTLand & Development Advisory Ltd		
PROJECTGolf Clubhouse Development, Boundary Lakes Golf Course, West End, Hampshire.		
TITLEPhoto Viewpoint Sheet VP1		
DRAWING NUMBER VP1	REVISION	DRAWN JH
SCALE @ A1 (NTS)	DATE 10/12/2020	CHECKED MJ
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Viewpoint VP2 From the Golf Course (Private Land)

Close-range view taken from the golf course access road looking west / south-west towards the Site.

VIEWPOINT COMMENTARY

Existing View
View taken from the golf course (private land) to the north-east of the Site for context. There is no public access at this location. The view illustrates the 'designed' nature of the golf course with localised variations in topography, managed grassland and water features. The presence of significant trees and woodland areas within and surrounding the Site on the skyline create a high degree of enclosure / visual containment to this part of the course; creating a series of smaller 'discrete' areas.

Anticipated View
Glimpsed filtered view of the proposed building through mature trees.

VISUALISATION TYPE: Type 1	ENLARGEMENT: c.75%
VIEWPOINT LOCATION: VP2	DIRECTION OF VIEW: West / South-West
OS GRID REFERENCE: SU 4713 4942	RECEPTORS REPRESENTED: View is taken from within the golf course (private land)
ELEVATION: Approximately 58mAOD	DISTANCE TO SITE: c.230m
VIEWER'S HEIGHT ABOVE GROUND: 1.6m CAMERA AND LENS: Canon EOS 5D Mark II FFS, 50mm focal length	

CLIENT Land & Development Advisory Ltd		
PROJECT Golf Clubhouse Development, Boundary Lakes Golf Course, West End, Hampshire.		
TITLE Photo Viewpoint Sheet VP2		
DRAWING NUMBER VP2	REVISION	DRAWN JH
SCALE @ A1 (NTS)	DATE 10/12/2020	CHECKED MJ
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Approximate Extent of Site



Viewpoint VP3 From the Golf Course (Private Land)

Close-range view taken from the golf course access road looking west / south-west towards the Site.

VIEWPOINT COMMENTARY

Existing View
View taken from the golf course (private land) to the north-east of the Site for context. There is no public access at this location. The view illustrates the 'designed' nature of the golf course with localised variations in topography, managed grassland and water features. The presence of significant trees and woodland areas within and surrounding the Site on the skyline create a high degree of enclosure / visual containment to this part of the course.

Anticipated View
Glimpsed filtered view of the proposed building through mature trees.

VISUALISATION TYPE: Type 1	ENLARGEMENT: c.75%
VIEWPOINT LOCATION: VP3	DIRECTION OF VIEW: West / South-West
OS GRID REFERENCE: SU 4713 4134	RECEPTORS REPRESENTED: View is taken from within the golf course (private land)
ELEVATION: Approximately 55mAOD	DISTANCE TO SITE: c.105m
VIEWER'S HEIGHT ABOVE GROUND: 1.6m CAMERA AND LENS: Canon EOS 5D Mark II FFS, 50mm focal length	

CLIENT	Land & Development Advisory Ltd	
PROJECT	Golf Clubhouse Development, Boundary Lakes Golf Course, West End, Hampshire.	
TITLE	Photo Viewpoint Sheet VP3	
DRAWING NUMBER VP3	REVISION	DRAWN JH
SCALE @ A1 (NTS)	DATE 10/12/2020	CHECKED MJ
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Viewpoint VP4 From the Golf Course (Private Land)

Close-range view taken from a golf course path looking south / south-east towards the Site.

VIEWPOINT COMMENTARY

Existing View
View taken from the golf course (private land) to the north-east of the Site for context. There is no public access at this location. The presence of significant trees and woodland areas within and surrounding the Site create a high degree of enclosure / visual containment to this part of the course.

The rear of residential properties off Moorhill Road can be seen through trees on the wooded bank.

Anticipated View
Glimpsed filtered view of the proposed building through mature trees on the bank with the eastern part of Site remaining largely open and managed as a wildflower grass meadow.

VISUALISATION TYPE: Type 1	ENLARGEMENT: c.75%
VIEWPOINT LOCATION: VP4	DIRECTION OF VIEW: South / South-East
OS GRID REFERENCE: SU 4713 2730	RECEPTORS REPRESENTED: View is taken from within the golf course (private land)
ELEVATION: Approximately 65mAOD	DISTANCE TO SITE: c.100m
VIEWER'S HEIGHT ABOVE GROUND: 1.6m CAMERA AND LENS: Canon EOS 5D Mark II FFS, 50mm focal length	

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PROJECT Golf Clubhouse Development, Boundary Lakes Golf Course, West End, Hampshire.		
TITLE Photo Viewpoint Sheet VP4		
DRAWING NUMBER VP4	REVISION	DRAWN JH
SCALE @ A1 (NTS)	DATE 10/12/2020	CHECKED MJ
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Viewpoint VP5 (From Within the Site)

View taken from eastern boundary of the Site looking west / north-west.

VIEWPOINT COMMENTARY

Existing View
View taken from within the Site (eastern boundary) looking west for context. The significant trees and dense vegetation along the western boundary adjoining Moorhill Road restrict views from the road except for a short localised section at the Site entrance. The exposed northern boundary is illustrated here with open views towards Thorneydown Barn & Bungalow.

Overall, however, the combination of garden trees and the backdrop of woodland associated with the covered reservoir to the north of the residential properties forms the northern ‘visual edge’.

Anticipated View
Views of the proposed building (north-eastern elevation) seen across a wildflower grass meadow with attenuation pond and new buffer planting to the north of the access road.

VISUALISATION TYPE: Type 1	ENLARGEMENT: c.75%
VIEWPOINT LOCATION: VP5	DIRECTION OF VIEW: West / North-West
OS GRID REFERENCE: SU 4713 3819	RECEPTORS REPRESENTED: View is taken from within the Site (private land)
ELEVATION: Approximately 65mAOD	DISTANCE TO SITE: 0m
VIEWER'S HEIGHT ABOVE GROUND: 1.6m CAMERA AND LENS: Canon EOS 5D Mark II FFS, 50mm focal length	

CLIENT Land & Development Advisory Ltd		
PROJECT Golf Clubhouse Development, Boundary Lakes Golf Course, West End, Hampshire.		
TITLE Photo Viewpoint Sheet VP5		
DRAWING NUMBER VP5	REVISION	DRAWN JH
SCALE @ A1 (NTS)	DATE 10/12/2020	CHECKED MJ
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Viewpoint VP6 (From Within the Site)

View taken from the south-west corner of the Site looking north / north-east.

VIEWPOINT COMMENTARY

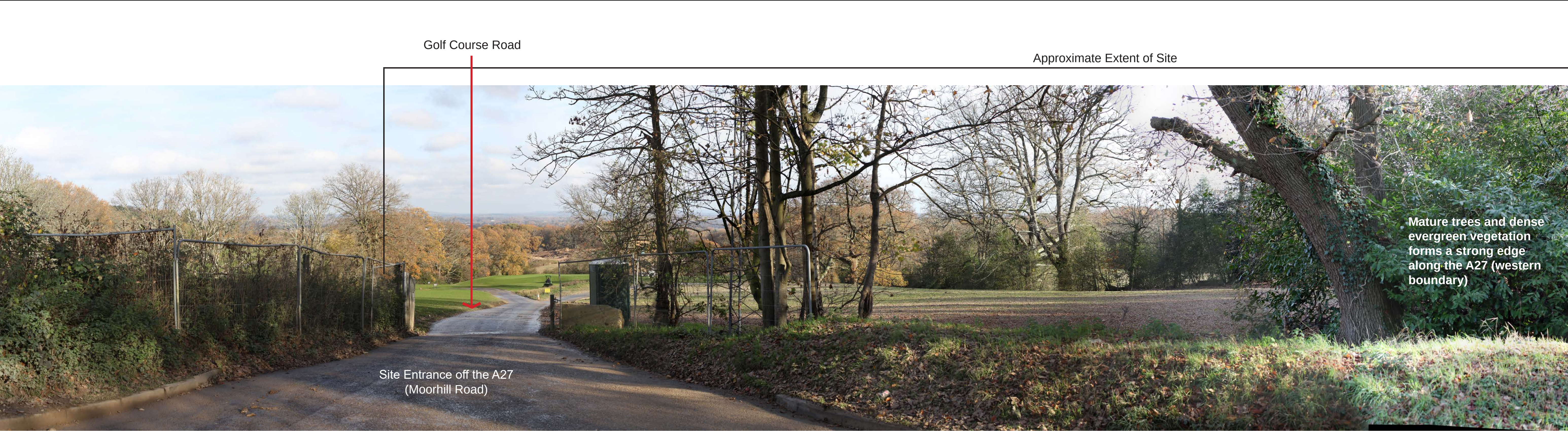
Existing View
View taken from within the Site (south-western corner) looking north / north-east for context. The significant trees and dense vegetation along the western boundary adjoining Moorhill Road (A27) restrict views from the road except for a short localised section at the Site entrance. Mature trees create a well defined edge along the southern boundary. Gentle landforming to the north of the access road helps to restrict lower level views from Thorneydown Barn & Bungalow.

The presence of significant trees and woodland vegetation within the wider golf course landscape and along it's boundaries is clearly evident creating a 'parkland' character from this location. The backdrop of woodland associated with the covered reservoir and Telegraph Woods to the north of the residential properties forms a strong 'visual edge' to the north.

Anticipated View
View across the proposed car park towards the proposed building (south-western elevation) with new buffer planting to the north of the access road.

VISUALISATION TYPE: Type 1	ENLARGEMENT: c.75%
VIEWPOINT LOCATION: VP6	DIRECTION OF VIEW: North / North-East
OS GRID REFERENCE: SY 8085 1559	RECEPTORS REPRESENTED: View is taken from within the Site (private land)
ELEVATION: Approximately 73mAOD	DISTANCE TO SITE: 0m
VIEWER'S HEIGHT ABOVE GROUND: 1.6m CAMERA AND LENS: Canon EOS 5D Mark II FFS, 50mm focal length	

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PROJECT Golf Clubhouse Development, Boundary Lakes Golf Course, West End, Hampshire.		
TITLE Photo Viewpoint Sheet VP6		
DRAWING NUMBER VP6	REVISION	DRAWN JH
SCALE @ A1 (NTS)	DATE 10/12/2020	CHECKED MJ
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Viewpoint VP7 From the Site Entrance

View taken from the Site Entrance off Moorhill Road (A27) looking east / north-east.

VIEWPOINT COMMENTARY

Existing View
A close-range view taken from the entrance to the Site which affords a limited view of the Site at this location. The presence of significant trees and woodland vegetation within the wider golf course landscape and along its boundaries is clear.

Mature trees create a well-defined edge along the southern boundary.

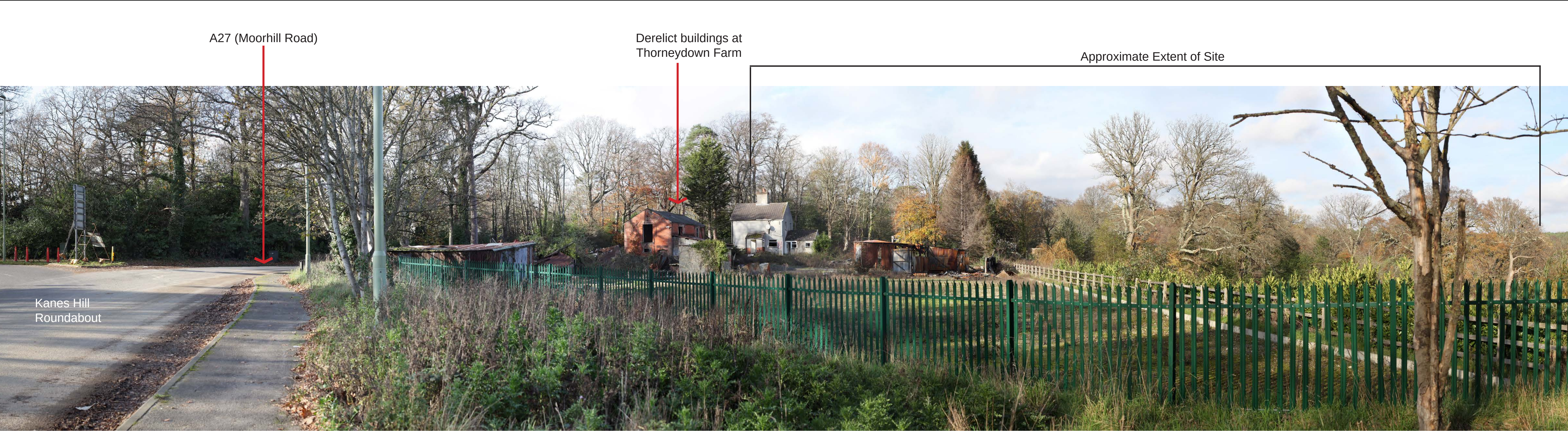
Anticipated View
The proposed car park area would be located to the front of the Site but set back behind existing dense vegetation with additional reinforcement mitigation planting to screen lower-level views at the entrance. The clubhouse would be located to the south of the existing access road and set back some 50m into the Site. Such an arrangement would serve to largely restrict external views of the development; with views across the golf course albeit glimpsed / fleeting from passing vehicles largely uninterrupted.

It is considered that the proposal would have at worse a very slight adverse significance effect on road users; where the development proposals would have a slightly detrimental effect on the character of the scene. Any such views experienced would be incidental along the generally contained road corridor with the visual focus along this section being more on the destination ahead, and for a very short section only.

No adverse effects are predicted beyond this distance.

VISUALISATION TYPE: Type 1	ENLARGEMENT: c.75%
VIEWPOINT LOCATION: VP7	DIRECTION OF VIEW: East / North-East
OS GRID REFERENCE: SU 4713 2415	RECEPTORS REPRESENTED: Vehicular Traffic
ELEVATION: Approximately 75mAOD	DISTANCE TO SITE: 0m
VIEWER'S HEIGHT ABOVE GROUND: 1.6m CAMERA AND LENS: Canon EOS 5D Mark II FFS, 50mm focal length	

CLIENT Land & Development Advisory Ltd		
PROJECT Golf Clubhouse Development, Boundary Lakes Golf Course, West End, Hampshire.		
TITLE Photo Viewpoint Sheet VP7		
DRAWING NUMBER VP7	REVISION	DRAWN JH
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Viewpoint VP8 From the Kanes Hill Roundabout

A close-range view taken from the footpath at Kanes Hill Roundabout looking north / north-east towards the Site.

VIEWPOINT COMMENTARY

Existing View
A close-range view taken from Kanes Hill roundabout at the junction between Moorhill Road (A27) and Charles Watts Way (A334) looking north-east towards the Site across the derelict property of Thorneydown Farm.

Anticipated View
Glimpsed view of the part of the proposed building roofscape may be possible through the existing trees in winter along the southern boundary.

However, in this context, no adverse visual effects are predicted.

The proposed car park would be well screened and contained by existing vegetation.

VISUALISATION TYPE: Type 1	ENLARGEMENT: c.75%
VIEWPOINT LOCATION: VP8	DIRECTION OF VIEW: North / North-East
OS GRID REFERENCE: SU 4713 3601	RECEPTORS REPRESENTED: Vehicular Traffic / Pedestrians
ELEVATION: Approximately 68mAOD	DISTANCE TO SITE: c.120m
VIEWER'S HEIGHT ABOVE GROUND: 1.6m CAMERA AND LENS: Canon EOS 5D Mark II FFS, 50mm focal length	

CLIENT Land & Development Advisory Ltd		
PROJECT Golf Clubhouse Development, Boundary Lakes Golf Course, West End, Hampshire.		
TITLE Photo Viewpoint Sheet VP8		
DRAWING NUMBER VP8	REVISION	DRAWN JH
SCALE @ A1 (NTS)	DATE 10/12/2020	CHECKED MJ
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Viewpoint VP9 From Moorhill Gardens

A close-range view (Google Earth) taken from the Moorhill Gardens looking south-east towards the Site.



Viewpoint VP10 From Moorhill Gardens

A close-range view (Google Earth) taken from the Moorhill Gardens looking north / north-east towards the Site.

VIEWPOINT COMMENTARY

Existing View
Representative close-range views from Moorhill Gardens which forms part of a larger planned 20th Century development comprising detached bungalow properties. There is an existing public footpath that runs parallel with Moorhill Gardens providing local access.

Mature trees and dense vegetation to the west of Moorhill Road (A27) restricts views towards the Site.

Anticipated View
No change predicted.

VISUALISATION TYPE: Google Earth	ENLARGEMENT: Best fit
VIEWPOINT LOCATION: VP9 & 10	DIRECTION OF VIEW: VP9: South-East VP10: North / North-East
OS GRID REFERENCE: VP9: SU 4713 1427 VP10: SU 4713 1427	RECEPTORS REPRESENTED: Vehicular Traffic / Pedestrians
ELEVATION: VP9: Approximately 78mAOD VP10: Approximately 75mAOD	DISTANCE TO SITE: VP9: c.140m VP10: c.37m

CLIENT Land & Development Advisory Ltd		
PROJECT Golf Clubhouse Development, Boundary Lakes Golf Course, West End, Hampshire.		
TITLE Photo Viewpoint Sheet VP9 & VP10		
DRAWING NUMBER VP9 & VP10	REVISION	DRAWN JH
SCALE @ A1 (NTS)	DATE 10/12/2020	CHECKED MJ
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Viewpoint VP11 From Moorhill Road (A27)

A close-range view taken from the western verge of Moorhill Road looking north / north-east towards the Site.

VIEWPOINT COMMENTARY

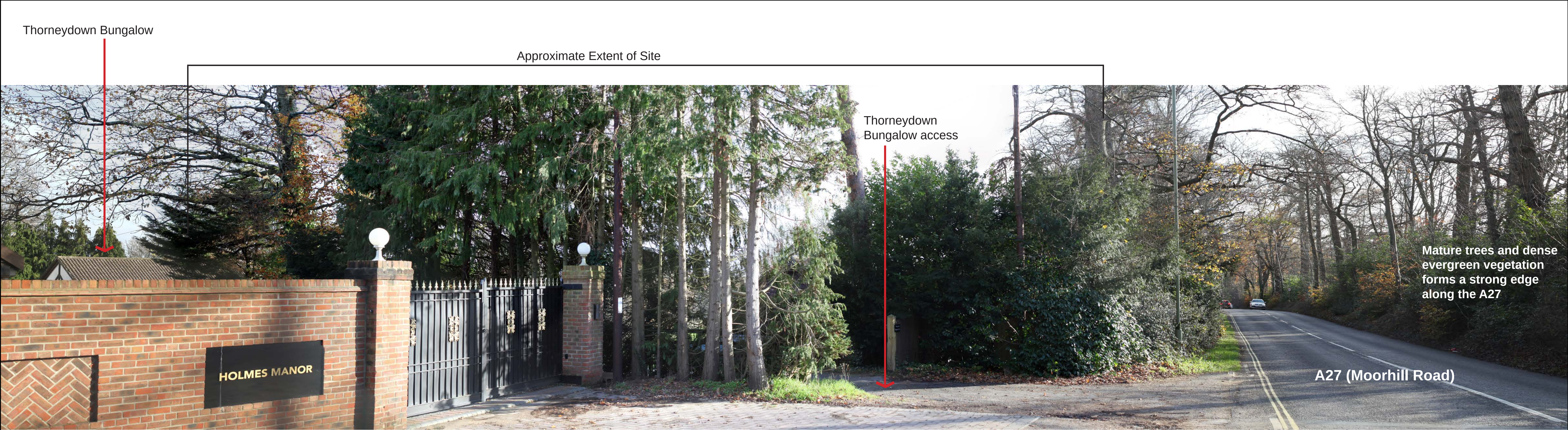
Existing View
A close-range view taken from the western verge of Moorhill Road (A27) looking north-east towards the Site across the derelict property of Thorneydown Farm.

Anticipated View
Glimpsed / fleeting view of the part of the proposed building roofscape may be possible through the existing trees in winter along the southern boundary.

However, in this context, no adverse effects are predicted.
The proposed car park would be well screened and contained by existing vegetation.

VISUALISATION TYPE: Type 1	ENLARGEMENT: c.75%
VIEWPOINT LOCATION: VP11	DIRECTION OF VIEW: North / North-East
OS GRID REFERENCE: SU 4713 3003	RECEPTORS REPRESENTED: Vehicular Traffic
ELEVATION: Approximately 70mAOD	DISTANCE TO SITE: c.85m
VIEWER'S HEIGHT ABOVE GROUND: 1.6m CAMERA AND LENS: Canon EOS 5D Mark II FFS, 50mm focal length	

CLIENT Land & Development Advisory Ltd		
PROJECT Golf Clubhouse Development, Boundary Lakes Golf Course, West End, Hampshire.		
TITLE Photo Viewpoint Sheet VP11		
DRAWING NUMBER VP11	REVISION	DRAWN JH
SCALE @ A1 (NTS)	DATE 10/12/2020	CHECKED MJ
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Viewpoint VP12 From Residential Entrances off Moorhill Road (A27)

A close-range view taken from residential entrances looking south / south-west towards the Site.

VIEWPOINT COMMENTARY

Existing View
A close-range view taken from the residential entrances to Holmes Manor and Thorneydown Barn & Bungalow on the western side of Moorhill Road (A27) looking south / south-west towards the Site.

Anticipated View
No perceptible change predicted.

Dense vegetation along the Site's western boundary will be retained and restrict views of the proposed development.

VISUALISATION TYPE: Type 1	ENLARGEMENT: c.75%
VIEWPOINT LOCATION: VP12	DIRECTION OF VIEW: South / South-West
OS GRID REFERENCE: SU 4713 2023	RECEPTORS REPRESENTED: Vehicular Traffic / Private Residential
ELEVATION: Approximately 79mAOD	DISTANCE TO SITE: c.75m
VIEWER'S HEIGHT ABOVE GROUND: 1.6m CAMERA AND LENS: Canon EOS 5D Mark II FFS, 50mm focal length	

CLIENT Land & Development Advisory Ltd		
PROJECT Golf Clubhouse Development, Boundary Lakes Golf Course, West End, Hampshire.		
TITLE Photo Viewpoint Sheet VP12		
DRAWING NUMBER VP12	REVISION	DRAWN JH
SCALE @ A1 (NTS)	DATE 10/12/2020	CHECKED MJ
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