

PINS Ref: APP/X0360/W/25/3364304

Wokingham Borough Council Ref: 242067

Land Between Lodge Road and Tape Lane,
Hurst, Wokingham, RG10 0EG

Landscape Statement of Common Ground (LSoCG)

10th July 2025

R002e_2507 Landscape Statement of Common Ground 100725

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Section 1: Matters Agreed

Submitted LVIA

- 1.1 It is agreed that that the Appellants' Landscape and Visual Impact Assessment ("LVIA"), prepared by Pegasus Planning, complies with the guidance contained in '*Guidelines for Landscape and Visual Impact Assessment*', 2013 published by the Landscape Institute and IEMA.
- 1.2 The baseline photography and Type 2 AVR's which are appended to the LVIA have been prepared in accordance with '*Visual Representation of Development Proposals*', LI TGN 06/19.
- 1.3 The project was not an EIA project and the LVIA is appropriate and proportional to the landscape and visual issues.
- 1.4 The Council did not raise any issues with the LVIA methodology during the determination period. No requests were made to the appellant for further information regarding landscape and visual effects.
- 1.5 The Council did not instruct, or undertake to prepare its own LVIA, the application was determined by reference to the appellant's submitted assessment, cognisant of the views expressed by the Landscape officer.
- 1.6 The site is designated as Countryside and outside of the settlement limits
- 1.7 It is a matter for the planning witnesses and the inspector to consider the planning balance of the application factoring the landscape impact.

Published Landscape Character Assessments

- 1.8 The following documents describe and classify areas of distinctive character. In respect of the Appeal Site the following are noted:
 - National Character Area Profile: 110 Chilterns and 115 Thames Valley (2013).
 - Wokingham Borough Council Landscape Character Assessment (2019) LCA C2 Hurst River Terrace Landscape Character Area
- 1.9 The proposed development would conflict with some aspects of the Landscape Strategy and Landscape Guidelines for the LCA C2 as included in the Wokingham Borough Landscape Character Assessment, 2019 and comply with others.

Visual Context

- 1.10 It is agreed that Appellants' Viewpoints 1 to 11 are representative of the visual receptors and user groups.
- 1.11 Other viewpoints, or visual receptors may be brought to the Inspector's attention by the Council's landscape witness through the written evidence for the Appeal.

Landscape Value

- 1.12 The Appeal Site is not within a National Landscape or NPPF, para 187 a) Valued Landscape.

- 1.13 The intrinsic character and beauty of the countryside needs to be recognised (NPPF, Para 187 b).
- 1.14 Outside of existing settlements, allocations and core employment locations, Wokingham Borough is subject of a number of environmental and planning designations, which potentially constrain development, including, but not limited to:
- Ancient Woodland
 - SNCIs, Local Wildlife Sites and Local Nature Reserves
 - Thames Basin Heath SPA mitigation Zones
 - SSSIs
 - Green Belt
 - Sites of Urban Landscape Value
 - Conservation Areas
 - Areas of Special Character
 - Local Historic Parks and Gardens
 - National Historic Parks and Gardens
 - Scheduled Ancient Monuments
- 1.15 The Appeal Site is not within any of these designations. It is a landscape of moderate value.
- 1.16 The Area of Special Character (AoSC). is not a landscape designation and there are three in the vicinity of the Site. Of relevance to this appeal the northern one is set 50m away from the Site and is called Village Centre (Hurst). The Site has no physical connections to it, but it is visible from it between houses to the south side of the A321 Broadwater Lane.

Section 2: Areas of Disagreement

- 2.1 The Council is of the view that the proposed development would have an adverse impact on the landscape and as such conflict with the local and national policies. The appellant is of the view that the proposals are an appropriate form of development in this location. This will be addressed in evidence.
- 2.2 The Council is of the view that the development would impact on the separation between Whistley Green and Hurst as articulated in the Decision Notice, the appellant does not agree with this allegation.
- 2.3 The Council is of the view that the development would result in an incongruous settlement form. The appellant does not agree, and this will be addressed in evidence of the landscape and design witnesses.

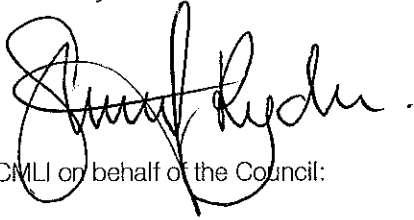
Signed by:

Clare Brockhurst FLI on behalf of the appellant:



Date:10th July 2025.....

Signed by:



Stuart Ryder CMLI on behalf of the Council:

Date:10th July 2024.....