

PROPOSED RESIDENTIAL DEVELOPMENT
LAND NORTH OF SUN LANE
RISELEY

Landscape & Visual Appraisal

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REVISION	DATE	WRITTEN	CHECKED
001	17.07.2026	AJ	--
002	24.07.2026	AJ	JG

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1. INTRODUCTION

- 1.1. Aspect Landscape Planning Ltd has been appointed by 3West Group to undertake a Landscape and Visual Appraisal relating to the *“Outline application with all matters reserved except for access for the construction of up to 44 dwellings, including affordable housing together with access, landscaping and associated infrastructure (cross boundary application)”* (hereafter referred to as “the Proposed Development”) on land north of Sun Lane, Riseley (hereafter referred to as “the Site”). The location and context of the Site is illustrated on **ASP1** Site Location Plan and **ASP2** Site and Setting Plan.
- 1.2. A detailed appraisal of the surrounding study area has been undertaken using Ordnance Survey data, historical map data, local policy, and published character assessments. This has informed the on-site field analysis to identify key viewpoints, analyse the landscape character and visual environment of the local area, and determine the extent and significance of any potential landscape and visual effects.
- 1.3. This LVA is considered proportionate to the size, scale, and location of the proposals. It covers landscape and visual matters and should be read alongside the full suite of plans accompanying this application.
- 1.4. The purpose of this LVA is to accompany the outline planning application for residential development on the Site by providing a review of local policy and adopted guidelines, as well as a review of the existing landscape and visual baseline of the Site and its setting, in order to assess whether the Site and receiving landscape has capacity to accommodate residential development of the type proposed.
- 1.5. The LVA has been conducted by a Landscape Architect with 3+ years of technical expertise, with desk-based study and field work undertaken in July 2026. The study area was initially identified 3km in line with standard LVIA practice and refined following desk-based and in-field analysis of the Site and receiving landscape setting.
- 1.6. This appraisal identifies the opportunities and constraints of the Site and informs the Landscape Strategy which mitigate potential impacts. It provides a high-level overview to help decision-makers determine if the Proposed Development is suitable for the Site and its wider context.

- 1.7. This appraisal should be read alongside the other supporting material which accompanies this outline planning application.

2. LANDSCAPE RELATED POLICY

National Planning Policy

- 2.1. The revised National Planning Policy Framework (NPPF) was published in December 2024. The document sets out the Government's planning policies for England and how these are expected to be applied and is a material consideration in planning decisions. The document places an emphasis on the promotion of sustainable growth whilst also protecting the environment.
- 2.2. **Chapter 12** provides advice supporting the achievement of well-designed places, while **Chapter 15** concerns the conservation and enhancement of the natural environment.

National Planning Practice Guidance (NPPG) 2025

- 2.3. Those categories within the NPPG that are of relevance to landscape and visual matters in relation to this site are set out below.

Design: Process and Tools

- 2.4. The NPPG states that well-designed places can be achieved by taking a pro-active and collaborative approach at all stages of the planning process. The guidance sets out processes and tools that can be used through the planning system. The guidance is to be read alongside the National Design Guide.
- 2.5. As set out in paragraph 139 of the NPPF, permission should be refused for development of poor design that fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

National Design Guide

- 2.6. The importance of design is a key focus within the guide as is the local and wider context and character of the site.

Green Infrastructure

- 2.7. The PPG highlights the multifaceted benefits delivered through Green Infrastructure and recognises how it can be used to reinforce and enhance local landscape character and contribute to a sense of place.

Landscape

- 2.8. Finally, the NPPG refers to the NPPF and the recognition of the intrinsic character and beauty of the countryside and the provision of strategic policies to provide the conservation and enhancement of landscapes. Adverse landscape impacts are to be avoided, and mitigation measures employed where necessary.
- 2.9. The NPPF and associated Planning Practice Guidance has been of material consideration as part of our assessment of the Site and its setting, and the proposals shall take on board the overall framework guidance and principles contained within the NPPF.

Local Planning Policy

- 2.10. The Local Plan for Wokingham Borough is made up of the Adopted Core Strategy (Jan 2010) and supplemented by the Managing Development Delivery Local Plan (Feb 2014) which adds extra detail to the policies within the Core Strategy. Together, these two documents set out how the Borough will develop up until 2026.

Wokingham Borough LDF Adopted Core Strategy (Jan 2010)

- 2.11. The current adopted Local Plan is the Wokingham Borough Local Development Framework - Adopted Core Strategy which is the overarching planning document for the district.
- 2.12. The following policies considered of some relevance regarding landscape to the Proposed Development are:
- Policy CP1: Sustainable Development
 - Policy CP3: General Principles for Development
 - Policy CP7: Biodiversity
 - Policy CP8: Thames Basin Heaths Special Protection Area

Managing Development Delivery Local Plan (Feb 2014)

- 2.13. The Managing Development Delivery Local Plan reinforces the policies of the Local Plan, and the following policies are considered to be of some landscape related relevance to the Site:
- Policy CC03: Green Infrastructure, Trees and Landscaping
 - Policy CC09: Development and Flood Risk (from all sources)
 - Policy CC10: Sustainable Drainage
 - Policy TB08: Open Space, sport and recreational facilities standards for residential development
 - Policy TB21: Landscape Character
 - Policy TB23: Biodiversity and Development
 - Policy TB24: Designated Heritage Assets

Emerging Local Plan Policy

Wokingham Borough Local Plan Update 2023-2040 Proposed Submission Plan

2.14. Wokingham Borough Council has prepared the Local Plan update to set out the planning policies the Council proposes to use to manage development across the borough. The following draft policies are considered to be of some landscape relevance to the Site and immediate setting:

- Policy SS1: Sustainable development principles
- Policy C1: Active and sustainable transport and accessibility
- Policy C4: Green and blue infrastructure and public rights of way
- Policy FD1: Development and flood risk (from all sources)
- Policy FD2: Sustainable drainage
- Policy FD3: River corridors and watercourses
- Policy NE1: Biodiversity and geodiversity
- Policy NE2: Biodiversity net gain
- Policy NE4: Trees, woodland, hedges and hedgerows
- Policy NE5: Landscape and design
- Policy NE6: Valued landscapes
- Policy DH1: Place making and quality design
- Policy DH5: The historic environment
- Policy HC4: Open space, sports, recreation and play facilities

Emerging Evidence Studies

Valued Landscapes Topic Paper (January 2020, updated September 2024)

2.15. While not an adopted Supplementary Planning Document, the Valued Landscapes Topic Paper (January 2020) was prepared as a piece of evidence to support the emerging Local Plan Update. The emerging Local Plan has not been adopted by is at examination. identifies a series of proposed designated 'valued landscapes' and provides evidence and justification as per Policy NE6 of the draft Local Plan. It sets out the relevant legislation and policy guidance and details the methodology for determining Values Landscapes across the Borough.

- 2.16. The Site is identified as comprising a small part of the smallest valued landscape, namely *Riseley Woods Valued Landscape*, which is described as “[centering] upon a block of ancient woodland”, and provides an assessment of landscape value using the characteristics listed within Box 5.1 of GLVIA3, which has since been updated by the Landscape Institute within *LI TGN 02-21: Assessing landscape value outside national designations*.
- 2.17. Paragraph 6.65 of the Valued Landscapes Assessment states that *“It should be noted that landscape is a continuum, and boundaries will often represent zones of transition, but to make the valued landscape designation clearer and to simplify its use, the boundaries have been refined so that, wherever possible, they follow identifiable features on the ground such as field boundaries or roads. A consequence of this is that the valued landscapes may, therefore, include some areas that may not ‘exhibit any of the demonstrable physical features’ but nonetheless form an integral part of the wider valued landscape. This is, of course, consistent with the Aylesbury Road, Wendover decision. (Paragraph 65).”*
- 2.18. In September 2024, the updated Valued Landscapes Assessment Topic Paper was published, which suggests a revised boundary and increase in the proposed Riseley Woods Valued Landscape, along with an extension to the proposed River Loddon Valued Landscape which lies to the west.
- 2.19. While the assessment includes justification for the adoption of each of the valued landscapes, this is predominantly identical commentary included within the Landscape Character Assessment and provides limited new information to justify the inclusion of approximately 40-50% of the overall landscape as ‘valued’.

3. BASELINE ASSESSMENT

The Site and its Setting

- 3.1. The Site comprises two fields of neutral grassland on the southern extent of the village of Riseley, adjacent to Sun Lane to the northwest and Sun Lane to the southwest. The Site is in private ownership containing no built form, and is not crossed by any Public Rights of Way (PRoW).
- 3.2. The Site contains some landscape features of significance, most notably a line of mixed-native mature deciduous trees, containing Field Maple, Common Ash and Common Oak among others with an established understory, which provides separation between the two field parcels. The Site boundaries to the northwest, northeast and southwest are comprised of mixed-native species hedgerow which appears to be in good condition generally, although it is not managed and have overgrown into Sun Lane. The southeastern boundary is less vegetated and offers intervisibility with neighbouring properties and associated private gardens, separated by fencing.
- 3.3. The Site lies adjacent to St Leger's Copse, a parcel of Ancient Woodland to the northwest, and while not washed over by any recognised landscape designations, the Site is identified as a small part of an emerging local landscape designation – the Riseley Woods Valued Landscape (see below). The Site and immediate setting is not washed over by any qualitative landscape designations at a national level.

Public Rights of Way

- 3.4. The Site itself is not publicly accessible and is not crossed by any Public Rights of Way (PRoW). The PRoW network in the immediate landscape setting is very limited, with the following PRoW identified around Riseley itself:
- PRoW SWAL22
 - PRoW SWAL1
 - PRoW SWAL25
- 3.5. A network of PRoWs criss-cross the landscape between Swallowfield to the north of Riseley, and Farley Hill to the east, and are considered to share little intervisibility

with the Site. This has been confirmed during the field study process and cross-referenced with Plan **ASP5** Zone of Theoretical Visibility (ZTV), to establish the confirmed visual envelope associated with the Site. Table 1 below provides some high level commentary on the areas identified on Plan ASP5 as being potentially sensitive to development.

Table 1: High level commentary on visual baseline

ZTV Field Area identified	Field Checked	Commentary
Bull Lane	Yes	Views of Site filtered by established hedgerow and vegetation – occasional open views where hedgerow breaks
Sun Lane	Yes	Views of Site filtered by established hedgerow and vegetation
Yeofields	Yes	Views towards Site filtered by intervening built form and vegetation
Basingstoke Road	Yes	Views towards Site filtered by intervening built form and vegetation
Nutbean Lane	Yes	Site indistinguishable from receiving landscape setting
PRoW 113/051/1	Yes	Views towards Site obscured by intervening vegetation

- 3.6. Within the Hart District Council area to the south of Riseley, a small number of PRoW are identified, including PRoW 113/501/1 which passes south of the Site and emerges onto Basingstoke Road close to Sun Lane towards the Site's southern corner.
- 3.7. The OS base on **Plan ASP1 and ASP2** illustrates the extent of the Public Right of Way and footpath network within the immediate and wider setting of the Site, which has informed the visual assessment.

Topography

- 3.8. The Site is gently sloping from west to east, with the highest point in the western corner at approx. +74m AOD, falling to the eastern corner at approx. +67m AOD.

This is typical of the receiving landscape setting, which is described as between +50m and +75m AOD in the adopted Landscape Character Assessment L3.

- 3.9. The topography of the Site and its surroundings is illustrated on **ASP4** Topography Plan.

Designations

- 3.10. The Site itself comprises a small parcel of neutral grassland land on the settlement edge of Riseley and is not washed over by any qualitative landscape designations at a national level.
- 3.11. To the immediate north of Bull Lane is St. Leger's Copse and Collin's Copse, parcels of Ancient and Semi-Natural Woodland and Ancient Replanted Woodland. Other parcels of ancient woodland exist across the landscape setting, albeit physically separated from the Site.
- 3.12. The closest qualitative landscape designations are the Stanford End Mill and River Loddon SSSI, approximately 1.2km west, and The Marshes Local Nature Reserve (LNR) approximately 1.3km east. The Site is not considered to have any physical or visual connection with any designed landscapes.
- 3.13. While no statutory heritage assets including Scheduled Monuments or World Heritage Sites lie within close proximity of the Site, there are a handful of listed buildings and structures associated with Riseley and the surrounding landscape setting, with those closest to the Site including:

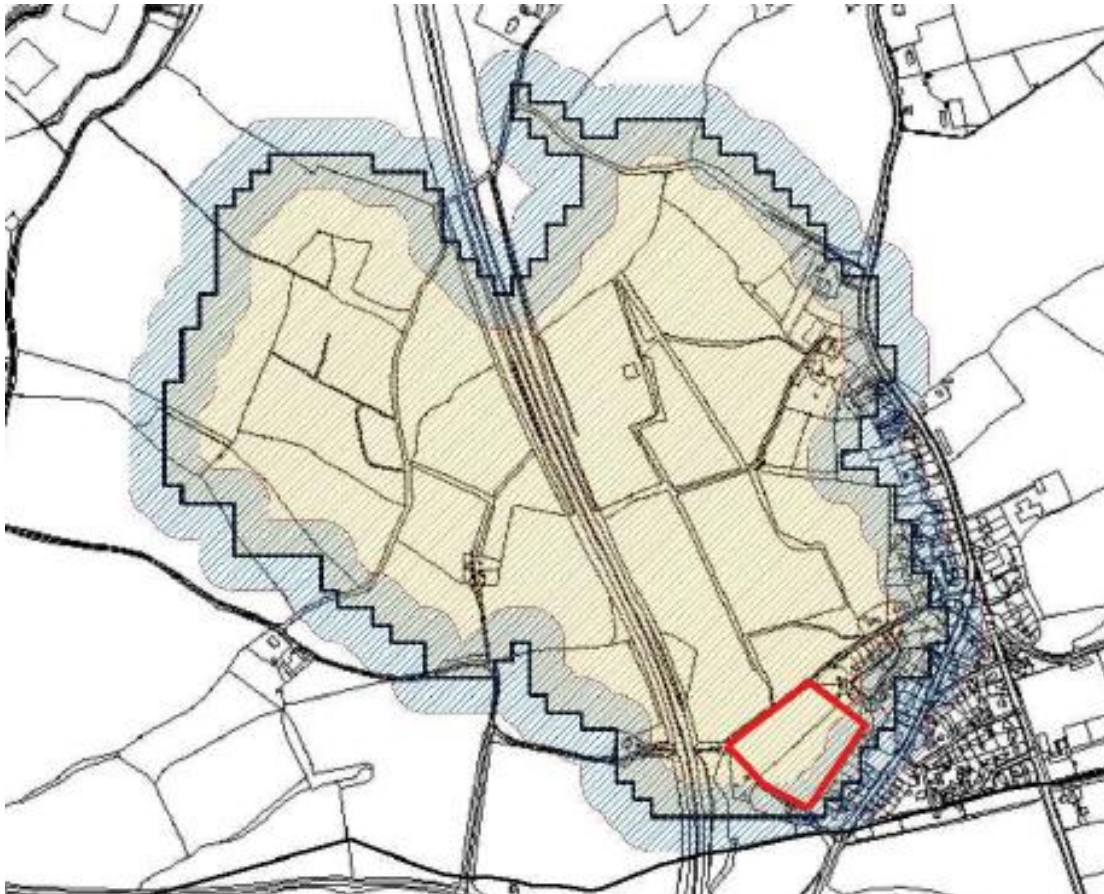
Grade II listed

- Coldharbour Cottage [1319134]
 - Pound House [1135831]
 - Bull Lane Cottage [1135830]
 - Park Corner Lodge [1258457]
- 3.14. Several Registered Parks and Gardens (RPG) lie within receiving landscape setting, with the following identified within 3km of the Site:
- Stratfield Saye Park [1000866] – approx. 450m southwest

- Swallowfield Park [1000537] – approx. 2km north
- Heckfield Place [1001379] – approx. 2.1km southeast
- Farley Hall – [1000526] – approx. 3km northeast

Proposed Designations

- 3.15. At a local level, the Site is washed over by a proposed local landscape designation, forming a small part of Riseley Woods. The Riseley Woods Valued Landscape “*is the smallest of the Valued Landscapes in the borough comprising 74 hectares...[and] sits close to and above the River Loddon which wraps around it from west to the north-east*”.



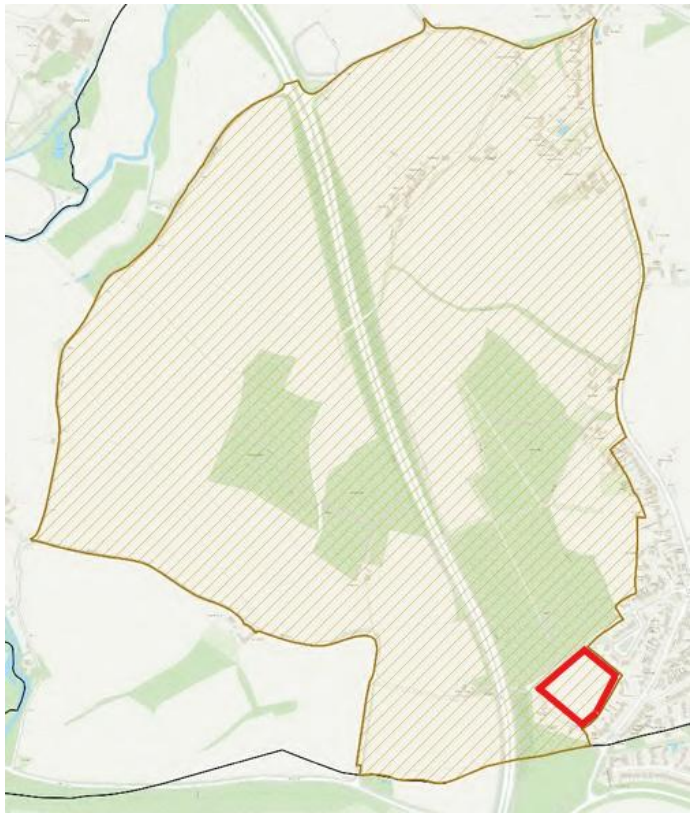


Figure 1 (above): Extract from Valued Landscapes Topic Paper (WBC, 2020) illustrating the extent of the Riseley Woods Valued Landscape - site boundary illustrated in red

Figure 2 (to left): Extract from Valued Landscape Assessment (September 2024) illustrating the revised area of the proposed Riseley Woods Valued Landscape. Approximate Site boundary illustrated by red line.

National Landscape Character

National Character Area (NCA) 129: Thames Basin Heaths

3.16. A landscape assessment of the local area has been carried out which seeks to identify broadly homogeneous zones that can be categorised in terms of quality and character. Natural England has produced a countrywide landscape character assessment resulting in the National Character Areas (NCA's). The Site lies within **NCA 129 'Thames Basin Heaths'**. This NCA runs south of Reading, extending from Weybridge in the east to Newbury in the west. The nationwide map includes large tracts of countryside which have similar characteristics in terms of landform, geology, land use and other landscape elements.

3.17. A summary of **NCA 129 'Thames Basin Heaths'** is as follows:

"Further from London, in the west, the settlement pattern is a mix of dispersed hamlets, farmsteads and houses interspersed with villages, many of medieval origin. Vestiges of the historic royal hunting forests of Bagshot, Eversley, Pamber and Windsor comprise parkland, ancient woodland, and small to medium-sized fields of semi-natural grassland. Features include ancient hedgerows and veteran trees, and there are parklands at The Vyne and Highclere Castle.

Woodland accounts for a quarter of this NCA, reflecting the predominance of low-grade agricultural land. Only 20 per cent of this woodland is on ancient woodland sites, with most of it having grown up or been planted on former heathland – much of which is or was common land".

3.18. The key characteristics of **NCA 129** are listed below:

- *Plateaux of Tertiary sands and gravels in the London Basin, with intervening river valleys floored by London Clay. In the far west, Chalk forms the Hampshire Downs escarpment and the river beds of the Kennet and Pang.*
- *High woodland cover, offering an array of colour in the autumn. Conifers and large plantations on former heathland are dominant features in the east, while the west is scattered with small, semi-natural woodlands on ancient sites.*

- *Acid, leached soils mean that farming on the plateaux is limited to rough pasture, and that alternative land uses (such as forestry, golf courses and horse paddocks) have emerged. Heather, gorse, oak and birch all thrive here. Arable land and improved pasture are found in the valleys, on alluvium.*
- *Beyond the large areas of heathland and woodland, there is a patchwork of small to medium-sized fields with woods. The legacy of historic hunting forests includes veteran trees, ancient woods, ancient hedgerows and parklands. Historic meadows remain as fragments along watercourses.*
- *Prehistoric earthworks such as barrows and hill forts mark promontories on the plateaux. Archaeology is well preserved on historic heathland. Mosaics of open heathland and grassland with scrub, secondary woodland and plantation. Valley bogs, ponds and streams enhance diversity. Large, continuous mosaics are found in the east: they include Thursley, Ash, Pirbright and Chobham Special Area of Conservation (SAC), and Chobham Common National Nature Reserve (NNR).*
- *Historic commons offer tranquillity and unenclosed views, while other rights of access are enjoyed across farmland, canals and downland. Ministry of Defence ownership restricts (but does not entirely prevent) public enjoyment.*
- *'Churring' nightjars, dragonflies and purple heather are all readily identified with heathland. The Thames Basin Heaths SPA protects internationally important populations of woodlark, nightjar and Dartford warbler.*
- *Valley floors are wet with ditches, numerous watercourses, ponds, waterfilled gravel pits, reedbeds and carr. Historic features include mills, relict water meadows, and canals such as the River Wey Navigations.*
- *20th-century conurbations, including Camberley, sprawl along the Blackwater Valley, with associated roads (including the M3) dissecting heathland and woodland into blocks. Elsewhere, there are winding lanes and historic dispersed villages and farmsteads of traditional, locally-made brick and tile.*

Wokingham Landscape Character Assessment (2019)

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3.21. The key characteristics of these LCAs are listed below, with those considered of particular relevance to the Site and immediate setting **highlighted** in bold:

LCA I2: Riseley Farmed Clay Lowland

Key Characteristics:

- *Gently shelving landform from 45m to 65m AOD, underlain by London Clay bounded by alluvium from the river valleys to the north and river terrace gravels to the south east*
- *Historic deep water filled ditches due to the water-logged soils often lined with pollarded willows.*
- *Limited woodland with only small blocks of BAP priority habitat lowland mixed deciduous woodland east of Charlton / Trowe's Lane and a small area of BAP priority habitat wet woodland (The Marshes, Riseley LWS and LNR).*
- *Arable farming in large irregular fields dominates, with open pasture and horse and pony paddocks on settlement edges. **Fields are bound by gappy, overgrown hawthorn hedgerows with veteran trees, often oaks, with some post and rail and post and wire fencing.***
- *The GHQ Stop Line (General Headquarters Line), a defensive zone built during the summer of 1940 to contain the threatened German invasion ran east from Bristol to the Thames Estuary.*
- ***Small scale settlement concentrated in the villages of Riseley and outskirts of Swallowfield.** Elsewhere scattered farmsteads, some Grade II listed, are linked by rural lanes. Victorian and modern buildings have predominantly polychromatic Reading brick character, with occasional traditional timber framing and traditional barge board detailing.*
- *Rural lanes bounded by wide grassy verges, banks with wildflowers and overgrown mixed hedgerows. **The busy A33 cuts through the northwest of the area, bringing noise and movement to the area.***
- *Lack of woodland and hedgerows results in an open landscape where there are views across the flat fields to distant wooded horizons. Pylons and wires, large agricultural buildings and shelter belts are visually dominant within the character area.*
- *Simple and unvaried agricultural landscape, with an isolated character due to its location between the Loddon and Broadwater valleys, and relative*

inaccessibility by public rights of way, which results in a strong sense of tranquillity and an experience of 'dark skies'.

Landscape Condition:

"The rural land use with arable and some pasture set in large open fields and small-scale local features such as drainage ditches and roadside banks and verges are in moderate condition.

Non-native shelter belts, both derelict and large agricultural buildings and pylons disturb the openness and scale of the landscape. Elements to improve include the scrubby hedgerow boundaries and intensively farmed arable land."

LCA L3: Stanford End Wooded Sand and Gravel Hills

Key Characteristics:

- *Northern end of a pronounced ridge of clay hills, overlain by sandy deposits and extending beyond the borough boundary.*
- *Topographically distinct from the surrounding lowlands, particularly the steeper western slopes rising from the Loddon valley, from 50m to 75m AOD.*
- *Native coniferous and mix woodlands form a wooded backdrop to the surrounding farmed landscape and accentuate the landform.*
- ***Concentration of BAP priority habitat and ancient woodland including Highgrove Copse, St Leger's Copse, and Collin's Copse LWS.***
- *An irregular pattern of arable farmland with some sheep pasture.*
- *Field sizes are varied by larger on the lower slopes bound by sinuous lines of hedgerows rising to the higher ground. On higher ground hedgerows are thicker and denser with mature oak standards.*
- *Very sparsely populated, with scattered modern red brick farmhouses.*
- *The GHQ Stop Line (General Headquarters Line), a defensive zone built during the summer of 1940 to contain the threatened German invasion ran east from Bristol to the Thames Estuary and included a section along the Blackwater.*
- ***Single-track lanes, deeply sunken and bounded with banks, ditches and hedges on the higher ground.***

- *Tranquil and remote character, which has dark skies, locally interrupted by the busy A33, which bisects the area, isolating the western half from the rest of the borough.*
- *Extensive views over the Loddon Valley from the ridge.*

Landscape Condition:

*The pattern of arable and pastoral fields with mixed woodland, linked by rural lanes and little settlement is intact and in overall **good condition**. The busy A33 is a detracting element and disturbs the rural character and tranquillity of the area. There are opportunities for woodland and hedgerow habitat recreation and strengthening.*

- 3.22. Further information is included in **Appendix 3:** Extract from LCAs I2 and L3 of Wokingham Borough Landscape Character Assessment (2019)

Aspect Landscape Character Appraisal

- 3.23. While the NCA and more localised Character Assessments provide a good assessment and overview of the quality and character of the landscape within which the Site is set, it is considered that they represent a broad-brush approach and do not necessarily reflect the particular qualities of the application Site itself and its immediate localised setting. As such Aspect has undertaken a more localised landscape character assessment of the application Site and the immediate surrounding landscape.
- 3.24. The Site itself is roughly diamond-shaped comprising two field parcels of neutral grassland separated by a line of mature deciduous trees and some scrubby understory. The Site's northwestern and southwestern boundaries are comprised of a mix of established hedgerows of predominantly blackthorn and hawthorn, while to the northeast and southeast of the Site, gardens associated with properties on the settlement edge delineate the boundary.
- 3.25. Beyond the Site boundaries, Bull Lane and Sun Lane are two very narrow sunken lanes adjacent to the Site, which meet at the western corner of the Site. These lanes provide the Site with some physical separation from nearby Ancient Woodland at St Legers Copse and Coldharbour Wood (as illustrated on Plan ASP6 Opportunities & Constraints).
- 3.26. The character of the immediate landscape setting is highly enclosed and secluded, with the only notable detractor and significant urbanising feature within the landscape being the busy A33, which passes close to the Site's western corner.
- 3.27. As distance from the Site increases, the landscape setting remains generally wooded, particularly to the north, west and immediate south. To the east, and beyond the village edge of Riseley, the landscape is more open and agricultural and fewer woodland blocks, as the landform gently falls towards the Long River before rising gently towards Farley Hill.

Landscape Sensitivity

- 3.28. In terms of landscape sensitivity, there are a number of factors that both influence and affect the value of the landscape character of the Site and its setting, and their susceptibility to change. The sensitivity of a particular landscape in relation to new

development can be categorised as very high, high, medium, low or negligible. This takes into account the susceptibility of the receptor to the type of development proposed and the value attached to different landscapes by society.

3.29. In order to assess the effects on the landscape resource, the 'Guidelines for Landscape and Visual Impact Assessment', Third Edition, provides a number of definitions for landscape susceptibility, landscape value and finally landscape sensitivity, as follows:

- **Landscape Susceptibility:** *"the ability of a defined landscape to accommodate the specific proposed development without undue negative consequences".*
- **Landscape Value:** *"the relative value that is attached to different landscape by society. A landscape may be valued by different stakeholders for a whole variety of reasons"; and*
- **Landscape Sensitivity:** *"a term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor."*

Landscape Susceptibility

3.30. With regard to susceptibility, this is defined by the ability of the landscape receptor to accommodate the specific type of development proposed, given the existing context of the Site, how it is perceived, and whether its development would have undue negative consequences.

3.31. In terms of the susceptibility of the landscape resource to accommodate change of the type proposed, it is acknowledged that the Site itself is greenfield and undeveloped, and as such is susceptible to change in the form of residential development. On-site landscape features will be largely retained, although the loss of a short section of hedgerow along Sun Lane, and a short section of the central tree belt to accommodate access and internal permeability will result in a short term adverse, highly localised change.

3.32. Beyond the Site and immediate setting along Bull Lane and Sun Lane, the Proposed Development will be barely perceived or experienced. During the construction phase, some movement of construction traffic will be experienced by nearby

receptors, particularly properties on Yeosfield and users of Basingstoke Road. Beyond the construction phase, neighbouring properties will experience some change, however the Proposals will be barely perceived from publicly accessible viewpoints within the localised landscape setting.

- 3.33. The proposals retain an appropriate depth development offset from the nearby St Leger's Copse and Coldharbour Wood ancient woodland parcels, and it is expected that the Proposed Development will not result in any adverse change to the physical components of these woodlands, while accepting that the proposals will result in an increased urbanisation of the immediate setting.
- 3.34. The busy A33 passes within approximately 50m of the Site's western corner, and is a notable detracting element within the landscape setting, particularly affecting the tranquillity associated with the landscape setting.
- 3.35. As illustrated in Plan ASP6 Landscape Opportunities & Constraints and Plan ASP7 Landscape Strategy Plan, a series of landscape mitigations, retentions and enhancements have been at the core of the design development process and have been incorporated at an early design stage and accommodated into the proposed scheme. By incorporating a landscape-led approach to development, the Site and receiving landscape's susceptibility to residential development of the type proposed is reduced.
- 3.36. The Proposals will result in a minor extension of Riseley to the southwest; however the Site is offered high levels of visual and physical containment, and is physically separated from the wider countryside setting to the west by the A33 and associated embankment. The susceptibility to development associated with the Site itself is considered to be **High / Medium**. This is typical of development of any parcel of greenfield land.
- 3.37. Beyond the Site boundaries, the proposals will not result in a notable increased urbanising effect upon the receiving setting, given the established wooded character associated with Riseley. It is considered that within the localised landscape, the susceptibility to development is **Low / Negligible**, reducing to **Negligible / None** from within the wider landscape setting associated with LCA I2 and L3 of the Wokingham Borough Landscape Character Assessment (2019).

Landscape Value

3.38. GLVIA3 sets out at Box 5.1 a range of factors that can help in the identification of valued landscapes. This has been reviewed and updated in the light of the Landscape Institute Technical Guidance Note 02/21 '*Assessing landscape value outside national designations*' (TGN 02/21) and the below takes into account the updated guidance. These factors include:

- Natural heritage (ecological, geological, geomorphological which contributes positively to landscape).
- Cultural heritage (archaeological, historical or cultural which contributes positively to landscape).
- Landscape condition (physical condition and intactness of landscape elements / structure).
- Associations (landscape connected with notable people, events or with the arts).
- Distinctiveness (strong landscape character, features, making a contribution to sense of identity).
- Recreational (offering recreational opportunities where experience of landscape is important).
- Perceptual (Scenic) (visual quality / appeals to the senses).
- Perceptual (Wildness & tranquillity) (perceptual value of landscape, tranquillity, wildness and remoteness).
- Functional (landscapes performing clearly identifiable functions).

3.39. Table 2 below seeks to assess the value of the Site (including the immediate adjoining localised landscape setting) based on the amended Box 5.1 & TGN 02/21 criteria.

3.40. Table 2: Assessment of Landscape Value of the Site and its Setting

Factor	Definition	Assessment of Value
Natural Heritage	<i>Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape</i>	Medium – The site predominantly comprises two fields of neutral grassland, bordered by scrub along the eastern boundary and a strip of neutral grassland in the southeast corner leading to an access gate. Hedgerows are present along the north, west and south of the site, with a line of trees running north-east to south-west through the centre of the Site, delineating the two fields. The Site sits within 2km of three designated areas, as well as the 5km buffer zone of the Thames Basin Heath SPA.
Cultural Heritage	<i>Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape</i>	Medium / Low – The Site itself does not contain any listed buildings and does not appear to contain any features of archaeological, historic or cultural interest. The Site lies within 50m of two Grade II listed buildings, namely Coldharbour Cottage [1319134] and Pound House [1135831] and forms a small part of their historic setting.
Landscape Condition	<i>Landscape which is in a good physical state both with regard to individual elements and overall landscape structure</i>	Medium / High – The Site is predominantly neutral grassland, subdivided by a line of mature, deciduous trees through the centre, including oaks. These have been assessed in the Arb Impact Assessment (RMT Tree Consultancy, 2026) to include a single Category A Oak, and a handful of Category B and C trees. The boundary hedgerow along the southern and northwestern boundaries comprises predominantly hawthorn and blackthorn and is in good condition.
Associations	<i>Landscape which is connected with notable people, events and the arts</i>	None – There are no known literary or historic associations with the Site or setting.
Distinctiveness	<i>Landscape that has a strong sense of identity</i>	Low – The Site contains no internal landscape features of note that are distinctive, especially representative, or symbolic of the localised area.
Recreational	<i>Landscape offering recreational opportunities where experience</i>	Low – The Site itself is not publicly accessible and is not crossed by any PRoW. The Site does not form a notable part of the visual experience associated with any PRoW.

	<i>of the landscape is important</i>	
Perceptual (Scenic)	<i>Landscape that appeals to the senses, primarily the visual sense</i>	Medium – The Site does not contribute to the visual experience associated with any PRow or identified sensitive views. The Site does form a notable part of the visual experience associated with Sun Lane and Bull Lane, which are both characteristic ‘sunken’ rural lanes identified within the adopted Landscape Character Assessment. Within the Site, the mature central tree belt offers some visual interest, while views out of the Site are highly limited due to the established woodland which wraps around the south and west, and the built edge of Riseley to the north and east.
Perceptual (Wildness & Tranquillity)	<i>Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies</i>	Medium – The Site lies on the village edge of Riseley, and is offered strong physical and visual containment by surrounding parcels of woodland, including ancient woodland to the northwest associated with St Leger’s Copse. The busy A33 passes close to the western edge of the Site, and traffic noise is readily perceived from within the Site, contributing to a reduction in tranquillity. The Site and immediate setting experiences some dark skies.
Functional	<i>Landscape which performs a clearly identifiable function, particularly in the healthy functioning of the landscape</i>	Medium – The grassland within the Site offers some habitat opportunities for invertebrates, small mammals and nesting birds, and attracts some pollinators. The boundary hedgerows and centre tree belt contribute to the local Green Infrastructure network, and the site offers some benefit in terms of drainage due to its undeveloped nature.

3.41. The Site is not considered to be characteristic of the receiving landscape setting, due to its highly enclosed character which is atypical of the otherwise broadly open, agricultural landscape setting which surrounds the village of Riseley. The nearby A33 passes within approximately 50m of the western corner of the Site, and forms a prominent physical and perceptual boundary that introduces traffic movement and noise upon the Site, contributing to a reduction in tranquillity which would typically be associated with a highly contained, rural landscape setting.

- 3.42. Given the assessment of the above, the Site itself is considered to be of **Medium** landscape value, in relation to 'Box 5.1' of the Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (GLVIA 3), and supported by LI TGN 02/21: *Assessing landscape value outside national designations*.
- 3.43. Beyond the Site itself and immediate setting, it is considered that the localised landscape setting associated with Riseley, and the wider landscape as outlined within LCAs I2 and L3 of the Wokingham Borough Landscape Character Assessment (2019) are considered to be of **High / Medium** landscape value, with the application of professional judgement.

4. DESCRIPTION OF PROPOSALS

- 4.1. The proposed development is the *“Outline application with all matters reserved except for access for the construction of up to 44 dwellings, including affordable housing together with access, landscaping and associated infrastructure (cross boundary application)”* on land north of Sun Lane, Riseley.
- 4.2. The Site seeks to introduce a new vehicular access off Sun Lane to the south, enhancing part of Sun Lane and connecting to Basingstoke Road.

Opportunities & Constraints

- The Site is offered very strong visual and physical containment by the existing roadside vegetation, extensive blocks of woodland (including Ancient Woodland) and the settlement edge of Riseley, ensuring that the Site itself is not readily perceived from beyond the immediate landscape setting.
- Ancient woodland lies to the immediate northwest of the Site, separated by Bull Lane. A minimum development offset of 15m should be incorporated to ensure the long-term health and minimal impact upon any Ancient Woodland and individual specimen trees.
- Internal vegetation includes a mature line of established trees, including a Category A oak tree, which divides the site into two distinct field parcels. A minimum 10m development buffer should be retained from the crown of these trees to ensure their long-term health.
- The busy A33 passes in close proximity to the western corner of the Site. Transport noise is readily experienced within the site boundaries, contributing to a reduction in the tranquillity associated with an otherwise enclosed and sheltered landscape setting.
- Bull Lane and Sun Lane pass adjacent to the southwestern and northwestern boundaries, and are representative of the narrow, sunken lanes which are characteristics of the receiving area. Neither are particularly well suited to modern vehicles, nor appear well travelled. These lanes could be closed to heavy traffic and form part of a wider active travel network, connecting to the A33 underpass to the west. This would ensure that the Proposed Development has little impact upon the character of the lanes themselves.

Landscape Strategy and Mitigations

- The existing vegetation at the site boundaries and bisecting the site to be retained and enhanced. This will protect the existing wildlife corridors and maintain the site's separation from the surrounding areas
- Species rich wildflower grassland to provide biodiversity enhancements. Mown footpaths through the wildflower will provide an immersive experience for users.
- A SuDS basin forms part of the drainage strategy for the site and also offers opportunities to contribute to a multi-functional green and blue infrastructure strategy. Wet wildflower grass mix will develop across the slopes and be surrounded by both proposed and existing mixed native tree and shrub planting to increase biodiversity and encourage wildlife. A mown footpath encircling the basin will provide residents with recreational opportunities and the chance to connect with nature.
- An informal play area with natural timber play equipment towards the northern corner of the site provides play opportunities within a natural setting.
- Street trees will enhance the street scene and plot frontages to provide year-long structure with the inclusion of clipped ornamental hedgerows and shrub planting.

4.3. Further details are included in Plan **ASP7** Landscape Strategy Plan.

5. POTENTIAL LANDSCAPE AND VISUAL EFFECTS

- 5.1. The Landscape and Visual Appraisal does not include a fully detailed assessment of effects but seeks to assess the principle of introducing the development of the site for residential use. It is considered the most appropriate form of assessment for a development proposal of this scale in a non-designated, edge of settlement landscape setting. This will be considered within the context of the receiving landscape and visual environment as identified within the baseline assessment.
- 5.2. As illustrated within Plan ASP5 Zone of Theoretical Visibility, an indicative 8m building height above existing ground level is proposed. Should any revisions to building heights be proposed at a later stage, a review of the proposals and findings of this Landscape and Visual Appraisal would require review.

Effect upon Landscape Character

- 5.3. Given the size and scale of the Proposed Development, it is concluded that the proposals can be accommodated without resulting in any adverse effect upon the key characteristics of **NCA 129: Thames Basin Heaths**. The NCA provides a good introduction to the receiving landscape setting, washing over a large swathe of landscape from Newbury in the west to Addlestone in the east, and cannot be considered of particular relevance at a development-specific level.
- 5.4. At a more local level, the Site and immediate setting is washed over by two LCAs identified within the Wokingham Landscape Character Assessment (2019), namely **LCA I2: Riseley Farmed Clay Lowland** and **LCA L3: Stanford End Wooded Sand and Gravel Hills**. The key characteristics of each LCA which is considered to be of some relevance to the Site and immediate setting are included below, with a short summary of the potential effects experienced by way of the development type proposed.

LCA I2: Riseley Farmed Clay Lowland

- a) **Fields are bound by gappy, overgrown hawthorn hedgerows with veteran trees, often oaks, with some post and rail and post and wire fencing.**

The Site is bound by established hawthorn and blackthorn hedgerow containing few in-hedgerow trees, particularly along the boundaries with Sun Lane and Bull Lane to the southwest and northwest respectively. These hedgerows are overgrown and affect the usability of the adjacent narrow lanes, however there are few gaps and appear to be in good condition as confirmed within the accompanying ecology and arboricultural reports.

The Proposed Development seeks to retain and enhance the existing network of vegetation. While accepting some minor loss towards the southern end of Sun Lane to accommodate a new access, the proposals will retain the general well-vegetated character associated with this part of the LCA, while appropriate depth development offsets adopted early during the design development process will ensure their long-term health.

b) Small scale settlement concentrated in the villages of Riseley and outskirts of Swallowfield

The Site lies adjacent to the southern edge of the village of Riseley and is offered strong visual and physical enclosure from the wider agricultural landscape by the A33, ensuring that the Site is more closely associated with the village edge. Development of the size and scale proposed would not be out of proportion with the rest of the village, which has accommodated a development of 83 dwellings to the east (planning reference 16/02989/OUT, Hart District Council). The Proposals seek to introduce properties of a similar size and scale to existing properties, and have been designed with materials, colours and finishes which are consistent and sympathetic to the existing village character.

It is expected that while a highly localised change will be experienced by way of the development type proposed, including new dwellings and a reformed access from Sun Lane, the Proposals will not result in a material change to the rural character associated with the wider village of Riseley.

c) The busy A33 cuts through the northwest of the area, bringing noise and movement to the area.

The A33 passes within approximately 50-75m of the Site's western corner, and is perceived visually and audibly from within the Site itself, somewhat reducing

the tranquillity associated with an otherwise rural landscape character. It is expected that development of the size and scale proposed will not result in any perceived increase in urbanising activity within the receiving landscape setting, while accepting a highly localised change will be experienced within the Site itself.

LCA L3: Stanford End Wooded Sands and Gravel Hills

a) Concentration of BAP priority habitat and ancient woodland including Highgrove Copse, St Leger's Copse, and Collin's Copse LWS.

The Site lies in close proximity to St Leger's Copse Ancient Woodland to the north of Bull Lane. The Proposed Development does not seek to introduce any vehicular movement along Bull Lane which could cause an adverse impact upon the woodland during the construction phase. The Proposed Development also retains a minimum 15m landscape buffer to the northwestern boundary, which will ensure that the introduction of built form will not result in any physical harm to the long-term health of the woodland and any individual specimens.

b) Single-track lanes, deeply sunken and bounded with banks, ditches and hedges on the higher ground.

The Site lies adjacent to Sun Lane and Bull Lane, both of which are partly sunken rural lanes with overgrown hedgerow close to the roadside providing strong visual and physical enclosure. The Proposals seek to retain the rural character associated with the lanes themselves, accepting a small section of Sun Lane will be enhanced to accommodate vehicular access, incorporating the two lanes into the active travel strategy.

It is anticipated that while some visual change will be experience from the lanes adjacent to the Site, the character associated with the lanes will not experience a significant adverse effect in the long-term through the retention of tall boundary hedgerow, supported by proposed landscape mitigations including new mixed-native tree planting.

- c) Tranquil and remote character, which has dark skies, locally interrupted by the busy A33, which bisects the area, isolating the western half from the rest of the borough.**

The Site and immediate setting are offered a level tranquil, in part due to the enclosure offered to the setting by the adjacent parcels of Ancient Woodland including St Leger's Copse and Coldharbour Wood. The busy A33 does have some effect upon the tranquillity associated with the Site and western edge of Riseley. It is accepted that the Proposed Development will result in a highly localised level of change, which will be barely experienced beyond the immediate landscape setting. It is acknowledged that the Proposed Development will result in an increased urbanising effect upon the Site itself and immediate setting, however the village of Riseley and wider LCA setting will remain largely unchanged.

- 5.5. The Site itself is not considered to be particularly representative of the key characteristics of either LCA I2 or LCA L3 of the Wokingham Borough Landscape Character Assessment, with only a small number of the key characteristics shared with the Site and immediate setting. The Site is physically and visually separated from the wider agricultural landscape to the east of Riseley by the buildings associated with the village itself, while to the west, the A33 and associated embankment and vegetation is a robust, defensible physical barrier within the landscape, separating the Site from the wider agricultural landscape beyond.
- 5.6. In summary it is considered that the proposed development can be incorporated into this location without result in a long-term significant adverse effect upon the key characteristics which comprise the localised and wider landscape setting.

Proposed Riseley Woods Valued Landscape

- 5.7. The proposed Riseley Woods Valued Landscape is identified within the 'Valued Landscapes' Topic Paper (January 2020, updated September 2024), and washes over the landscape to the west and northwest of Riseley. Riseley Woods is bisected by the A33, and its justification is broadly focused upon the ancient woodland at St Leger's Copse and beyond, to the northwest of the Site. The Site comprises two fields to the very south

- 5.8. The proposed Riseley Woods Valued Landscape includes a series of features which are repeated from LCA L3: Stanford End Wooded Sands and Gravel Hills of the Wokingham Borough Landscape Character Assessment (2019).
- 5.9. The Site itself is physically separated from St Leger's Copse and the wider ancient woodland by Bull Lane, and it is expected that the Proposed Development will not result in any significant adverse effect upon the key characteristics of the ancient woodland, as illustrated above. It is considered that the Proposed Development can be accommodated within the Site itself without resulting in any long-term significant adverse effects on the Valued Landscape.

Effect upon Visual Environment

- 5.10. In reviewing the effects upon the visual environment, the location of the proposed development, being adjacent to the settlement edge, as well as the gently undulating topography associated with the wider landscape and the verdant, wooded character of Riseley, provide the Site with visual containment from longer views. More locally, layers of dense, established vegetation including ancient woodland present close to the Site boundaries and in the receiving landscape collectively ensure that intervisibility with sensitive receptors is highly localised. The Visual Appraisal can be found in Appendix 2 of this report.
- 5.11. **Viewpoints 1 & 2** are taken from Bull Lane, which passes adjacent to the northwestern site boundary, and provides some physical separation between the Site and the nearby St Leger's Copse ancient woodland. As illustrated in both viewpoints, the existing boundary hedgerow comprising predominantly hawthorn and blackthorn provides the Site with strong visual containment from the immediate roadside, and contributes to creating a strong sense of enclosure along this rural lane. The Proposed Development does not seek to remove any of the boundary hedgerow, long-term maintenance of which will be secured within the accompanying Landscape Management Plan (Aspect LP, 2026).
- 5.12. As illustrated in **VP1**, some occasional glimpses towards properties on the settlement edge of Riseley, particularly those on Yeosfield, are readily experienced, and it is anticipated that these views are more clearly perceived during winter months when intervening vegetation is less dense. VP2 illustrates the proximity of the Site to rear gardens of properties on Yeosfield.
- 5.13. The Proposed Development will be readily perceived from these locations and will introduce built form into an otherwise greenfield location. Built-form will be offset from the existing hedgerows by a minimum of 5m, which will provide the Site with strong visual containment.
- 5.14. **Viewpoints 3, 4 & 5** are taken from within the village edge of Riseley, and illustrate that the Site is offered high levels of visual and physical containment by intervening built form and associated rear garden vegetation. From **VP3**, taken from the junction of Bull Lane and Basingstoke Road, the Site offered strong visual and physical containment by The Bull at Riseley public house, and intervening properties along Basingstoke Road. It is anticipated that the Proposed Development will not be

readily perceived from this location, and will result in no material change to the visual environment.

- 5.15. **VP4** is taken from Yeosfield, to the immediate northeast of the Site, and illustrates that views towards the Site are experienced within the context of built form. While vegetation associated with the Site is readily perceived, views of the Site itself are obscured. Some of the proposed built form would be readily perceived at Year One, within the wooded context and between existing built form, and at Year Ten, internal landscape mitigation measures will establish and mature, allowing for a softening effect upon the built form to be experienced. It is considered that no long-term significant adverse effect would be experienced from publicly accessible views on Yeosfield.
- 5.16. It is accepted that there will be some change to the views may be experienced by a small number of properties at the southwestern end of Yeosfield, which back onto the Site at the end of gardens. It is expected that views of the Proposed Development from rooms normally occupied in waking or daylight hours, will be limited to glimpses of rooftops beyond intervening garden and on-site vegetation and fences, and would not be considered consistent with a significant adverse effect in the long-term.
- 5.17. Similarly, **VP5** is taken from Basingstoke Road to the east of the Site, and illustrates intervening built form and vegetation which screens the Site, offering little by way of intervisibility. It is expected that some occasional glimpses of the Proposed Development would be perceived from specific points along Basingstoke Road, however these would not be considered a long-term significant adverse effect given the intervening vegetation and extent of landscape mitigation proposed along the southeastern boundary, which will contribute to an increased softening of built form as time passes.
- 5.18. **Viewpoint 6** is taken from the junction of Sun Lane and Basingstoke Road to the southeast of the Site. The existing view illustrates that Sun Lane is a narrow, rural access, including the access to the neighbouring Coldharbour Cottage (Grade II listed) with established vegetation on the village edge of Riseley. The Proposed Development seeks to widen and enhance the southeastern extents of Sun Lane, allowing for more regular vehicular access into the Site. The Proposals will result in the loss of some trees at the roadside, although several will be retained to maintain the wooded character along Basingstoke Road. It is anticipated that some glimpses

of the Site may be readily perceived post-development, including from the very western end of PRow 113/501, which is heavily wooded along its length, and passes adjacent to recent residential development. The Proposals are not considered to result in a long-term significant adverse effect from this location.

- 5.19. **Viewpoint 7** is taken from the entrance to St Leger's Way, the recent residential development to the southeast of the Site, and illustrates that intervening woodland provides the Site with strong visual containment. No intervisibility with the Site is identified, and due to established woodland in the intervening area, the Proposed Development will result in no change to the visual environment in the short- or long-term.
- 5.20. **Viewpoints 8 & 9** are taken from Bull Lane on the western side of the A33. The Site is not readily perceived beyond intervening woodland, and the key characteristics of these views is an open, agricultural landscape, which will remain unaffected by way of the development type proposed.
- 5.21. **Viewpoint 10** is taken from a field gate on Nutbean Lane, a narrow rural lane which is otherwise enclosed by high hedgerow on the eastern side of the Long River Valley. This viewpoint overlooks the Long River valley, illustrating the wooded horizon associated with the ancient woodland at St Leger's Copse, Coldharbour Lane and other blocks of woodland. The existing built form associated with Riseley is not readily perceived from this location, and the Proposed Development will lie at a similar topography and is sympathetic to the existing built form associated with the village. The Proposed Development will not result in any material perceived change to the visual experience from this location.
- 5.22. The visual assessment illustrates that the Site is visually well-contained from publicly accessible viewpoints within the localised landscape, with the only notable visual effects identified from points on Bull Lane, and Sun Lane adjacent to the Site itself, while glimpses of the Proposed Development will be perceived within the context of existing development from adjacent roads including Basingstoke Road and Yeofields. It is considered would not result in any long-term significant adverse visual effects.
- 5.23. The Site is considered to contain some visual amenity, and the Proposed Development seeks to introduce a high-quality landscape scheme, retaining the majority of existing on-site and boundary vegetation and incorporating additional

tree and hedgerow planting, which would help to enhance the landscape and ecological baseline situation.

- 5.24. Overall, it is considered that from a visual perspective, while there will be a level of adverse change by way of the development type proposed within the Site itself, the Proposed Development will not result in any material change to the visual environment from beyond the immediate setting. The Proposed Development will seek to utilise an appropriate palette of materials and colours, and the landscape scheme will be sympathetic to the receiving landscape while offering a softening effect on built form as time passes. While some occasional glimpses of the Site are available from the immediate road network, it is considered that the Proposals will represent a high quality, characteristic semi-rural; extension of Riseley. It is considered that the Site has the capacity to accommodate the proposed development without causing any long-term significant adverse effects to visual amenity in the localised or wider landscape.

6. SUMMARY AND CONCLUSIONS

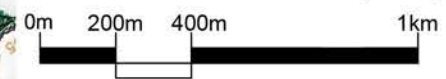
- 6.1. The proposed development is the “Outline application with all matters reserved except for access for the construction of up to 44 dwellings, including affordable housing together with access, landscaping and associated infrastructure (cross boundary application)” on land north of Sun Lane, Riseley. The location and context of the Site is illustrated on **ASP1** Site Location Plan and **ASP2** Site and Setting Plan.
- 6.2. This LVA is considered proportionate to the size, scale, and location of the proposals. It covers landscape and visual matters and should be read alongside the full suite of plans accompanying this application.
- 6.3. A detailed appraisal of the surrounding study area has been undertaken using Ordnance Survey data, historical map data, local policy, and published character assessments. This has informed the on-site field analysis to identify key viewpoints, analyse the landscape character and visual environment of the local area, and determine the extent and significance of any potential landscape and visual effects.
- 6.4. In relation to the visual environment, while there will be a level of adverse change by way of the development type proposed within the Site itself, the Proposed Development will not result in any material change to the visual environment from beyond the immediate setting. The Proposed Development will seek to utilise an appropriate palette of materials and colours, and the landscape scheme will be sympathetic to the receiving landscape while offering a softening effect on built form as time passes. While some occasional glimpses of the Site are available from the immediate road network, it is considered that the Proposals will represent a high quality, characteristic semi-rural; extension of Riseley. It is considered that the Site has the capacity to accommodate the proposed development without causing any long-term significant adverse effects to visual amenity in the localised or wider landscape.
- 6.5. In relation to landscape character, the Site is characterised by its settlement edge character and relationship with the village edge of Riseley, and physically separated from the wider agricultural landscape setting identified within the adopted LCAs I2 and L3 of the Wokingham Borough Landscape Character Assessment (2019) by extensive established woodland, including ancient woodland, and the settlement of Riseley itself. The Site itself is not considered to be particularly representative of the

key characteristics of either LCA I2 or LCA L3 of the Wokingham Borough Landscape Character Assessment, with only a small number of the key characteristics shared with the Site and immediate setting.

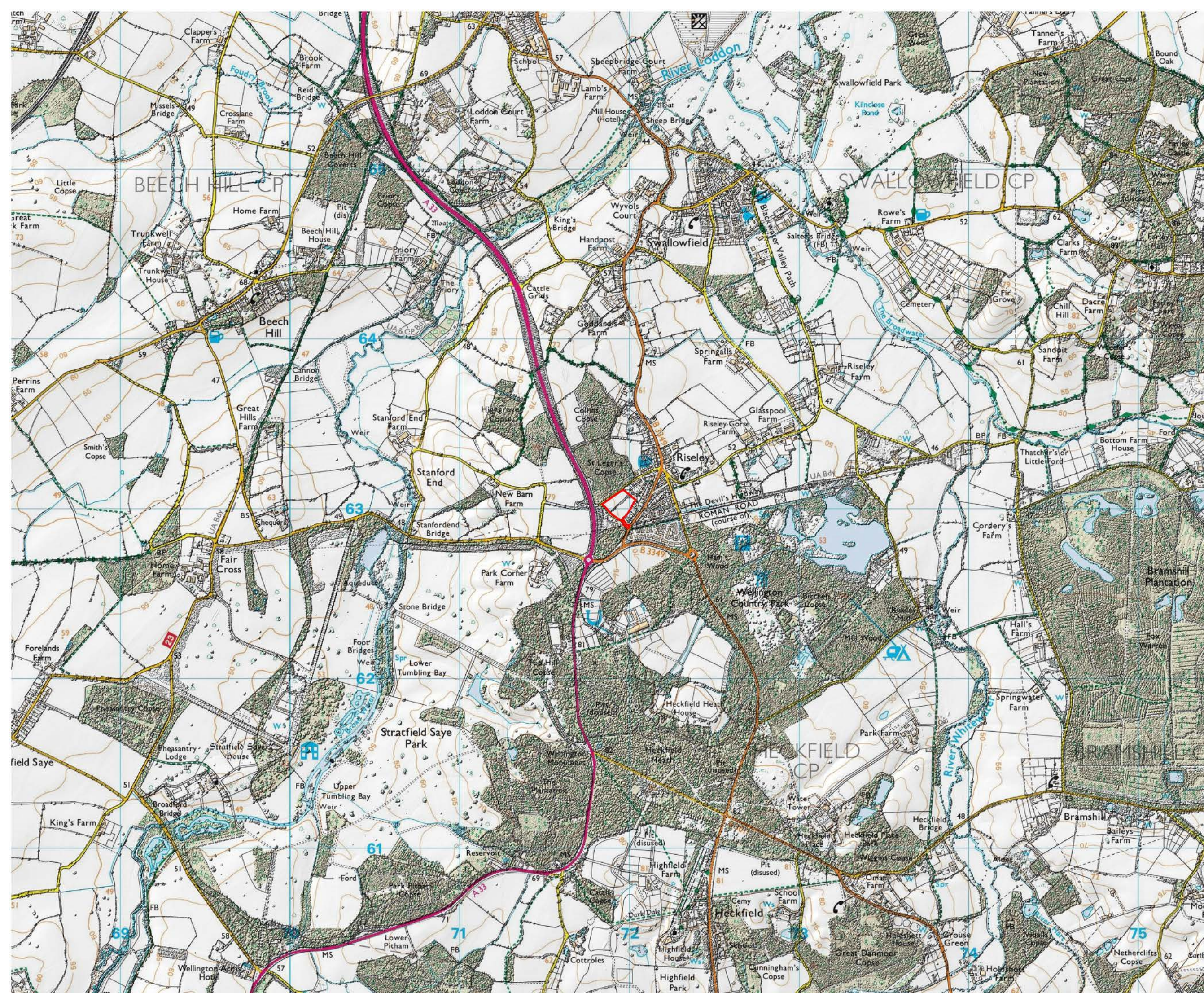
- 6.6. In summary it is considered that the proposed development can be incorporated into this location without result in a long-term significant adverse effect upon the key characteristics which comprise the localised and wider landscape setting. It is accepted that development of the type proposed will result in highly localised adverse changes to the Site itself, and southern settlement edge of Riseley, particularly along Bull Lane and Sun Lane. These changes likely to be below the threshold for 'long-term significant adverse effects', and the Proposed Development is of a size and scale, and subject to a high-quality, landscape-led scheme as proposed, is considered a supportable form of development from a landscape and visual perspective.

ASPECT PLANS

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- Key:
- Application Site Boundary
 - Footpath
 - Bridleway
 - National Trail/ Long Distance Route
 - Motorway
 - Main Road
 - Cycle Trail
 - Contours



REV	DATE	NOTE	DRAWN	CHK'D
REVISIONS				

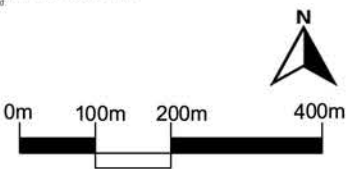
aspect landscape planning

TITLE
**Riseley
Site Location Plan**

CLIENT
3 West Group

SCALE 1:20,000@ A3	DATE JUNE 2026	DRAWN GR	CHK'D AJ
DRAWING NUMBER 8959 / ASP1 / SLP		REVISION	

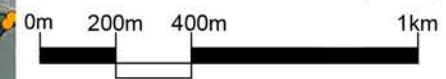
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- Key:
- Application Site Boundary
 - Public Rights of Way
 - Long Distance Routes
 - Roads
 - Woodland

REV	DATE	NOTE	DRAWN	CHK'D
REVISIONS				
				
TITLE				
Riseley Site & Setting Plan				
CLIENT				
3 West Group				
SCALE	DATE	DRAWN	CHK'D	
1:10,000@ A3	JUNE 2026	GR	AJ	
DRAWING NUMBER		REVISION		
8959 / ASP2 / SS				

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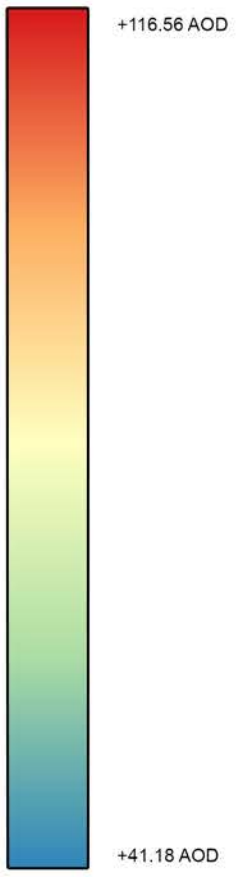
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- Application Site Boundary
 - Public Rights of Way
 - Long Distance Routes
 - Roads
 - Woodland
 - Ancient Woodland
 - Listed Buildings
 - Local Nature Reserves
 - Scheduled Monuments
 - Registered Parks and Gardens
 - Sites of Special Scientific Interest (SSI)
 - Watercourse Link

REV	DATE	NOTE	DRAWN	CHK'D
REVISIONS				
TITLE				
Riseley Designations Plan				
CLIENT				
3 West Group				
SCALE	DATE	DRAWN	CHK'D	
1:20,000@ A3	JUNE 2026	GR	AJ	
DRAWING NUMBER	REVISION			
8959 / ASP3 / DP				

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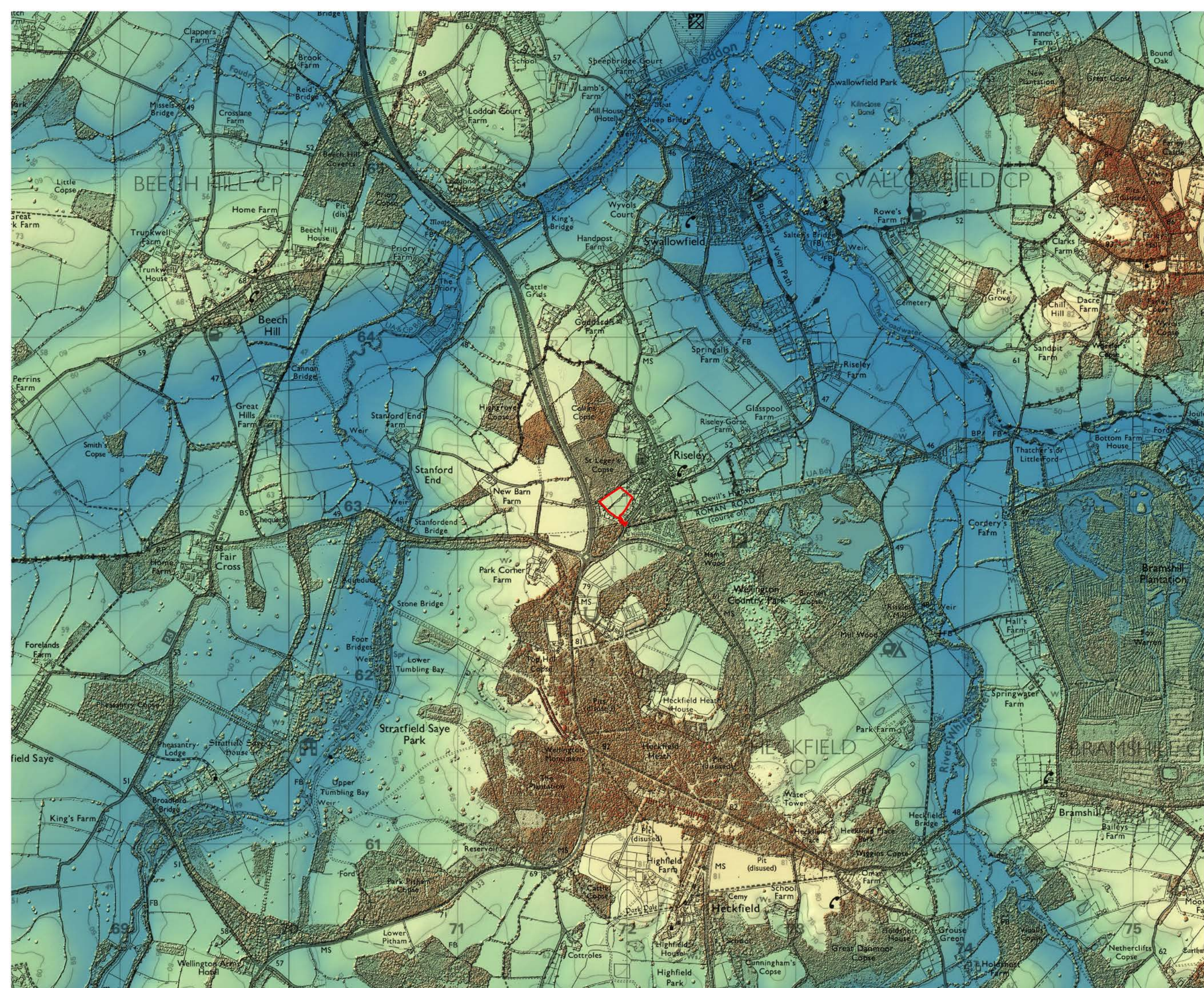
Key:
 Application Site Boundary



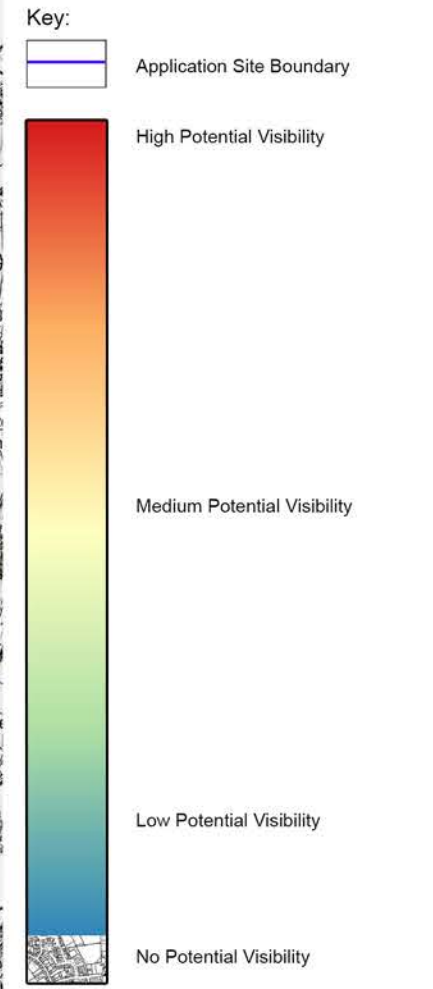
REV	DATE	NOTE	DRAWN	CHK'D
REVISIONS				

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TITLE			
Riseley Topography Plan			
CLIENT			
3 West Group			
SCALE	DATE	DRAWN	CHK'D
1:20,000@ A3	JUNE 2026	GR	AJ
DRAWING NUMBER	REVISION		
8959 / ASP4 / TP			



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Relative visibility is based on the percentage of development potentially visible e.g. areas coloured blue potentially see <20% of development, and areas coloured red potentially see >80% of development

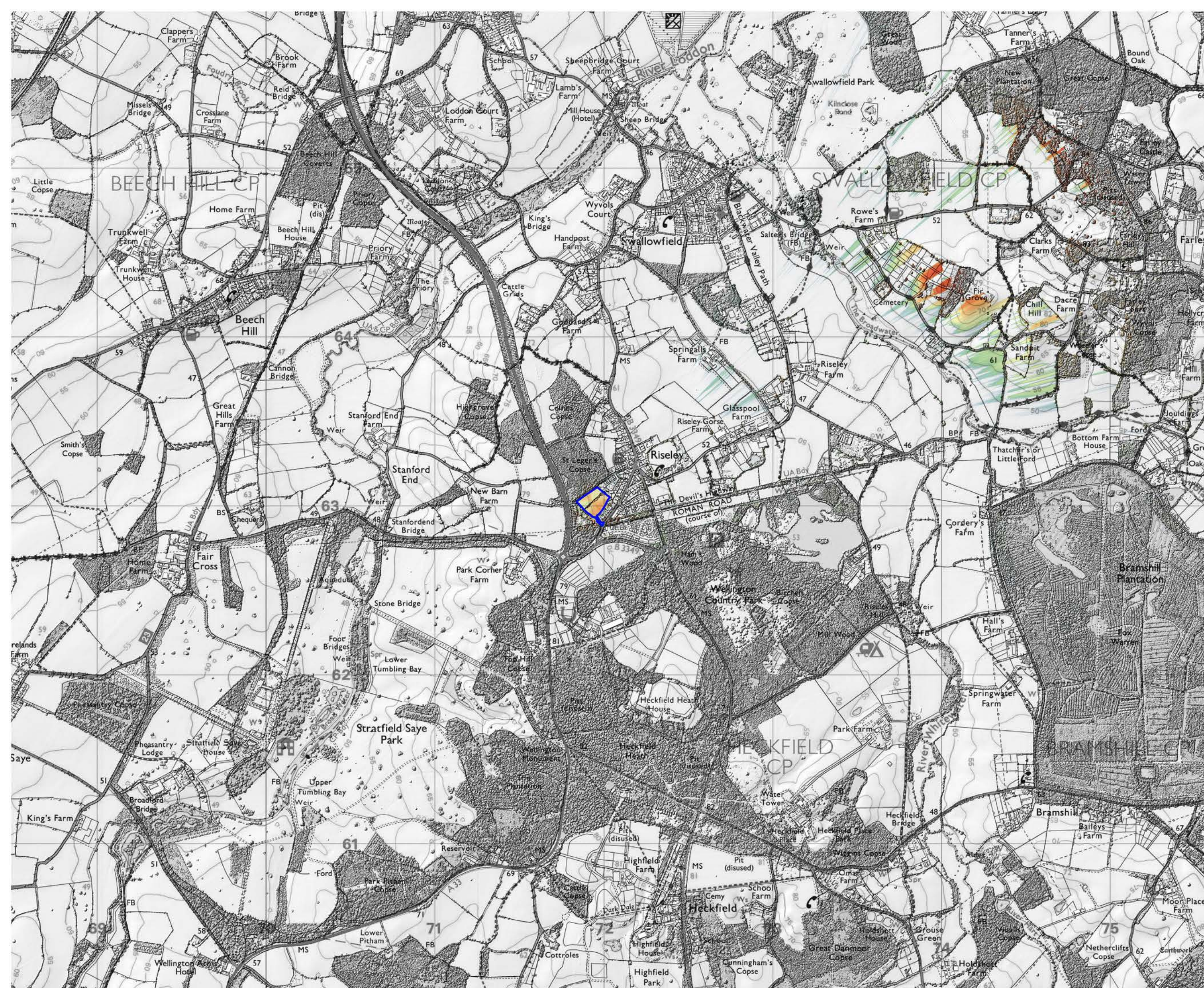
N.B. Extent of Theoretical Visibility of Development based on building height of 8m above existing ground level.

Source:
The Zone of Theoretical Visibility (ZTV) illustrates the extent of the development and its potential visibility from the surrounding area (1.6m high receptor).
The plan has been produced using GIS software (QGIS) and Environment Agency LiDAR DSM data (Defra Survey Data), which takes into account built form and vegetation. Field verification is required, the ZTV should not be used as a substitute for visiting the site.

REV	DATE	NOTE	DRAWN	CHK'D
REVISIONS				



TITLE			
Riseley Zone of Theoretical Visibility			
CLIENT			
3 West Group			
SCALE	DATE	DRAWN	CHK'D
1:20,000@ A3	JULY 2026	GR	AJ
DRAWING NUMBER	REVISION		
8959 / ASP5 / ZTV			



- 1 Site offered strong visual and physical containment by roadside vegetation and ancient woodland, ensuring no intervisibility from beyond the immediate landscape setting.
- 2 No intervisibility identified along PRow route due to intervening vegetation.
- 3 Settlement of Riseley offers the site strong visual and physical containment.
- 4 Busy A33 passes in close proximity to western corner of the site. Traffic noise is experienced within the site, partially reducing tranquil landscape setting.
- 5 Bull Lane and Sun Lane are both very narrow sunken lanes, largely unsuitable for travel network connecting to A33 underpass and wider PRow network to the west.



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0m20m40m100m

N

Key:

Application Site Boundary

Public Rights of Way

Roads

Existing Vegetation

Ancient Woodland - Retain a minimum 15m development buffer to ensure long term health.

Mature Central Treebelt - Feature to be retained and enhanced, while accepting some losses of individual specimens. Minimum 10m buffer.

Maintain and enhance boundary hedgerows to retain 'Sunken Lane' character along Sun Lane and Bull Lane.

Enhance south-eastern boundary with new mixed native hedgerow planting.

Occasional filtered views towards site experienced within village edge contact, precieved between existing properties.

Potential glimpses of proposed development identified from wider landscape setting to north east.

REV	DATE	NOTE	DRAWN	CHK'D
REVISIONS				

aspect

landscape planning

TITLE

Riseley

Opportunities and Constraints Plan

CLIENT

3 West Group

SCALE	DATE	DRAWN	CHK'D
1:2,500@ A3	JULY 2026	AS	AJ
DRAWING NUMBER		REVISION	
8959 / ASP6 / OCP			

Native Shrub & Hedge Planting

Acer campestre
Cornus sanguinea
Corylus avellana
Crataegus monogyna
Ilex aquifolium
Ligustrum vulgare
Lonicera periclymenum
Prunus spinosa
Rhamnus cathartica
Rosa canina
Sambucus nigra
Viburnum lantana
Viburnum opulus



Open Space & Native Boundary Trees

Acer campestre
Alnus glutinosa
Betula pendula
Carpinus betulus
Corylus avellana
Crateagus monogyna
Fagus sylvatica
Malus sylvestris
Prunus avium
Quercus robur
Sorbus aria
Sorbus aucuparia
Tilia cordata



Internal Ornamental & Street Trees

Acer campestre 'Streetwise'
Amelanchier arborea 'Robin Hill'
Betula pendula
Carpinus betulus 'Lucas'
Corylus columna
Malus trilobata
Prunus avium 'Plena'
Pyrus calleryana 'Chanticleer'
Sorbus aucuparia 'Sheerwater Seedling'
Tilia cordata 'Rancho'
Tilia tomentosa 'Brabant'
Ulmus 'New Horizon'



1. The existing vegetation at the site boundaries and dissecting the site to be retained and enhanced. This will protect the existing wildlife corridors and maintain the site's separation from the surrounding areas.
2. Species rich wildflower grassland to provide biodiversity enhancements. Mown footpaths through the wildflower will provide an immersive experience for users.
3. A SUDS Basin forms part of the drainage strategy for the site and also offers opportunity to become landscape feature. Wet wildflower grass mix will develop across the slopes and be surrounded by both proposed and existing native tree and shrub planting to increase biodiversity and encourage wildlife. A mown footpath encircling the basin will provide residents with recreational opportunities and chance to connect with nature.
4. Informal play area with natural timber play equipment set within amenity grass to provide play opportunities in a natural setting.
5. Street trees to enhance the street scene and plot frontages to provide year-long structure with the inclusion of clipped ornamental hedges and shrub planting.

Native Bulb Planting
Hyacinthoides non-scripta, Galanthus nivalis, Narcissus pseudonarcissus



Attenuation Basin Planting & Wetland Meadow

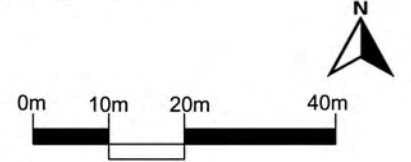
Emorsgate Wet Grass Mix EM8, Dogwood (Cornus sanguinea), Coppiced Willow (Salix spp), Alder (Alnus glutinosa), Downy Birch (Betula pubescens).



Species Rich Wildflower Grass
Emorsgate EM2 General Purpose Meadow Mix, EH1 Hedgerow Mix & EM10 Tussock Mix



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Key:

- Application Site Boundary
- Existing / Retained Vegetation
- Proposed Street Tree Planting
- Proposed Native Tree Planting
- Proposed Native Hedge Planting
- Proposed Ornamental Hedge Planting
- Proposed Native Shrub Planting
- Proposed Marginal Shrub Planting
- Proposed Bulb Planting
- Proposed Species Rich Wildflower Mix
- Proposed Amenity Grass
- Proposed Mown Footpath

REV	DATE	NOTE	DRAWN	CHK'D
1				
REVISIONS				
aspect landscape planning				
TITLE				
Riseley, Wellington Estate Landscape Strategy Plan				
CLIENT				
3 West Group				
SCALE	DATE	DRAWN	CHK'D	
1:1000@ A3	JAN 2026	GR	SP	
DRAWING NUMBER	REVISION			
8959 / ASP7 / LSP				

APPENDIX 1

ASPECT LANDSCAPE & VISUAL IMPACT METHODOLOGY

Landscape & Visual Impact Assessment Methodology

1.1. Introduction

1.1.1. The Landscape Institute and the Institute of Environmental Management and Assessment have jointly published '**Guidelines for Landscape and Visual Impact Assessment Third Edition**' (GLVIA3) that gives guidance on carrying out a Landscape and Visual Impact Assessment (LVIA), either as a standalone appraisal or part of an Environmental Impact Assessment (EIA).

1.1.2. Since the adoption of GLVIA3 the Landscape Institute has subsequently provided a compilation of clarifications related to this guidance, set out within their technical guidance note LITGN-2024-01: '**Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA3)**.' This methodology takes on board guidance contained within both GLVIA3 and the accompanying LITGN-2024-01.

1.1.1. [Professional Judgement](#)

1.1.1. It should be noted that GLVIA3 is a guide. It is not a prescriptive methodology and recognises the role of professional judgement as very important part of LVIA and there will inevitably be an element of subjectivity in making LVIA judgements. The formulation of methodologies can only go so far in providing a framework attempting to maximise transparency and consistency in the complex processes involved. GLVIA3 states that whilst there is scope for quantitative measurement of objective matters, much of the assessment must rely on 'qualitative judgements' for example when considering effects on visual amenity or when assessing the significance of

change on landscape character and whether this is positive or negative. GLVIA3 emphasises the need for clear, balanced, reasoned, and transparent explanation to support professional judgement.

1.1.2. [Townscape & Visual Impact Assessment](#)

- 1.1.2. When assessing character within an urban context, this methodology can be applied to Townscape Assessments and how the development will affect the elements that make up the townscape and its distinctive character.

1.1.3. [Planning Policy Approach](#)

- 1.1.4. As set out within LITGN-2024-01 (para 1(2)) the LVIA process and judgments “operate independently” of planning policy, which is subject to change and varies across all nations of the UK. Aspect’s LVIA is therefore undertaken with a general ‘Policy Off’ approach. LITGN-2024-01 (Para 5(6)) is also instructive and is clear that ‘landscape susceptibility’ is independent of landscape policy, which often sets out aims and intended outcomes relating to landscape and the landscape receptors being considered. Such policies will often seek to avoid significant change to landscape character and will be acknowledged as such within Aspect’s LVIA but they do not directly influence Aspect’s baseline assessment or subsequent assessment of effects. The weight given to landscape policy and the level of compliance, is a matter for the ‘Decision Maker.’

1.1.5. [LVIA / LVA](#)

- 1.1.3. LITGN 2024-01 (Para 3(1)) provides:

***“The Local Planning Authority (LPA) can request an LVA as part of pre-app discussions where they wish to be informed about landscape and visual effects. Early consultation with the LPA is recommended to ensure the appraisal contains the information needed to make an informed decision.*”**

In carrying out an LVA, the same principles and process as set out in GLVIA3 may be applied to report on effects (identifying the relative importance/ levels of the effects on a scale with reference to sensitivity and magnitude of effect), but it is not required to establish whether the effects arising are or are not significant.

Effects should be comparable between LVA and LVIA. For example, a ‘moderate effect’ should be the same in both assessment contexts.”

- 1.1.4. As many of the LVA / LVIA principles are shared, Aspect’s methodology can therefore be used to carry out LVA. However, it is noted that Section 2.5 ‘Significance / Importance of Effects’ would not be applied for LVA appraisals.

1.2. The Purpose of LVIA

1.2.1. LITGN-2024-01 provides:

“LVIA is a skill to be learned and mastered. It should always be remembered that the purpose of undertaking LVIA (or LVA) is to express clearly to decision-makers the landscape professional’s judgement about changes to the landscape and views. In particular, the purpose is to explain which aspects of landscape and visual change are more important to the decision to be made (and why), and which are not (and why). Achieving this outcome is more fundamental to good LVIA than the detailed mechanics of specific assessment methodologies.

Landscape and visual resources (and changes to them) are not easily measurable. Therefore, those undertaking LVIA have to proceed by a process of description, analysis and reasoning, leading to assessment conclusions.”

“GLVIA3 provides a structured process for assessing effects on landscape and visual resources. The responsibility of the assessor is to tailor it to the place and project under consideration, supported by an explanation of the rationale behind the approach taken.”

1.3. The LVIA Process

1.3.1. The main stages of the LVIA process are outlined below. This process will identify and assess the potential effects of a development on the landscape resource and the visual environment.

1. [Baseline study](#)

Landscape

- Define the scope of the assessment.
- Outline the planning policy context, including any landscape designations.
- Establish the landscape baseline through a site visit and an assessment of published Landscape Character Assessments to identify the value and susceptibility of the landscape resource (receptor), at community, local, national or international levels where appropriate.

Visual

- Define the scope of the assessment.
- Identify the extent of visual receptors within the study area, with the use of Zones of Theoretical Visibility (ZTV) where appropriate, and establish the number and sensitivity of the representative viewpoint and/or groups of people (receptors) within the study area whose views may be altered as a result of the proposals.

2. Project description

The baseline study highlights clear opportunities and constraints for the integration of the proposals into the receiving environment. The aspects of the scheme at each phase that will potentially give rise to effects on the landscape and visual amenity will need identifying. At this time, the proposals can be modified to ensure that further mitigation measures are incorporated into the design as a response to the local landscape and visual environment.

3. Description of Effects

The level of effect on both landscape and visual receptors should be identified in respect of the different components of the proposed development. In order to assess the significance of the effect on the receiving environment, it is necessary to consider the magnitude, i.e. the degree of change, together with the sensitivity of the receptor.

This will identify whether the effects are:

Adverse or Beneficial - beneficial effects would typically occur where a development could positively contribute to the landscape character or view. Neutral effects would include changes that neither add nor detract from the quality and character of an area or view. Adverse effects would typically occur where there is loss of landscape elements, or the proposal detracts from the landscape quality and character of an area or view.

Direct or Indirect - A direct effect will be one where a development will affect a view or the character of an area, either beneficially or adversely. An indirect effect will occur as a result of associated development i.e. a development may result in an increase of traffic on a particular route.

Short, Medium or Long Term - this relates to the expected duration and magnitude of a development. Within this assessment the potential effects are assessed during the Construction Phase, then at Years 1 and 10, following completion of the development.

Reversible or Irreversible - can the resulting effect of a development be mitigated or not, and whether the result of the mitigation is beneficial or adverse.

2.1. Landscape and Visual Sensitivity

- 2.1.1. There are a number of factors that influence professional judgement when assessing the degree to which a particular landscape or visual receptor is able to accommodate the change arising from a particular development. Sensitivity is derived from professional judgements made about the 'value' attached to the receptor (which is determined at baseline stage), and the 'susceptibility' of the receptor (which is determined at the assessment stage) when the nature of the proposals and the susceptibility of the landscape and visual resource to change is better understood.

2.1.2. Landscape Value

- 2.1.3. GLVIA3 sets out at Box 5.1 a range of factors that can help in the identification of 'valued' landscapes. This has been reviewed and updated in light of the Landscape Institute's Technical Guidance Note 02/21 '**Assessing landscape value outside national designations**' (TGN 02/21). Aspect's assessment of landscape value considers this updated guidance, which provides a clear and structured approach.
- 2.1.4. Landscape value is described within GLVIA3 at paragraph 5.19, as a ***"...relative value that is attached to different landscapes by society, bearing in mind that a landscape may be valued by different stakeholders for a whole variety of reasons..... Value can apply to areas of a landscape as a whole, or to individual elements, features and aesthetic or perceptual dimensions, which contribute to the character of the landscape."***
- 2.1.5. Landscape Value is an 'inherent' component, which is independent of the proposed development, whilst susceptibility is development specific and is therefore considered within Section 5 of this LVIA, which assesses the effects of the proposed development upon the receiving landscape and visual environment.

- 2.1.6. It is acknowledged that GLVIA3 recognises that landscape value is not always signified by designation, paragraph 5.26 provides: “...***the fact that an area of landscape is not designated either nationally or locally does not mean that it does not have any value.***”
- 2.1.7. In accordance with GLVIA3 (paras 5.27 and 5.28), Aspect’s assessment considers landscape value within the context of existing assessments, policies, strategies and guidelines, which may indicate value. This context, is then considered and verified by Aspect’s localised assessment of value, noting that TGN 02/21 provides:
- 2.1.8. ***“When assessing landscape value of a site as part of a planning application or appeal it is important to consider not only the site itself and its features/elements/characteristics/qualities, but also their relationship with, and the role they play within, the site’s context. Value is best appreciated at the scale at which a landscape is perceived – rarely is this on a field-by-field basis.***
- 2.1.9. It should be noted that whilst landscape function can influence value, TGN 02/21 provides: “...***the presence of a spatial designation (e.g. Green Belt or Green Gap) is not in itself an indicator of high landscape value.***”
- 2.1.10. Finally, there is no strict definition of a ‘valued landscape,’ however, a widely accepted definition is that they should have sufficient ‘demonstrable attributes’ that would elevate such landscapes beyond ‘ordinary landscape.’ This is not a strict definition however and does not exclude other perceptual or associative factors that may also contribute towards a ‘valued landscape.’

Table 1: Value of Landscape Resource

Level/ Grade	Indicators
Very High	Internationally/Nationally designated landscapes (World Heritage Sites, Heritage Coastlines, National Parks, National Landscapes (AONB) with National Level policy protection. Strongly distinctive landscape attributes or features which make a positive contribution to landscape character. Excellent condition and an absence of notable landscape detractors. Likely to be recognised as very attractive countryside. Displays particularly notable qualities in relation to recognised indicators of landscape value identified in Table 1 LITGN 02/21 typically associated with very high levels of intactness; tranquillity; remoteness; scenic beauty; recreational value; important cultural associations and / or a high degree of rarity.
High	May lie in the 'setting' of nationally designated landscapes or have a local landscape designation status (Areas of High landscape Value, Special Landscape Areas, Regional Scenic Areas). Landscapes with distinctive landscape attributes or features that contribute to the character of the landscape. Likely to be recognised as attractive countryside. Good condition with few notable landscape detractors. Displays qualities in relation to recognised indicators of landscape value identified in Table 1 LITGN 02/21 typically associated with a high level of intactness; tranquillity; remoteness; scenic beauty; recreational value; important cultural associations and / or some degree of rarity.
Medium	Undesignated landscapes, with some notable attributes / features that contribute to the character of the landscape. Likely to be considered ordinarily attractive countryside. Average condition, some evidence of recent change and some landscape detractors. Displays some moderate level of quality in relation to the recognised indicators of landscape value identified in Table 1 LITGN 02/21.
Low	Undesignated landscapes with limited notable landscape characteristics or features; below average condition, with clearly perceptible landscape detractors and strong evidence of landscape change. Likely to be considered less attractive or interesting countryside. A landscape not exhibiting particular qualities in relation to recognised indicators of landscape value set out within LITGN 02/21.
Negligible	Undesignated landscapes, absence of distinctive landscape characteristics, despoiled or degraded by notable landscape detractors and may require landscape restoration.

2.1.11. Visual Value

2.1.12. A judgement is made in relation to the value attached to the view experienced by the receptor. As guided by GLVIA3 and the 2024 Notes & Clarifications, judgement should consider:

- The value attached to particular views, for example in relation to heritage assets, notable landscape features or planning designations (National Landscapes etc);
- The value attached to a specific referenced view by visitors, tourists or local residents;
- The level of popularity of a view and numbers of visitors that will experience it (i.e. is the view considered a destination point in its own right or is it incidental);
- The influence of the view over the public consciousness (e.g. is it of importance at a local or national scale)
- The provision of facilities designed for the enjoyment of a view (parking places, interpretation boards etc. indicating the view is a specific destination point)
- The scenic quality of a view (referenced or otherwise);

Table 2: Value Attached to a View

Level/ Grade	Indicators
Very High	A recognised publicly accessible view of high visual quality and scenic experience. Well frequented and or promoted as a well- known and recognised beauty spot / visitor destination, possibly of national significance. A View that is designed, recorded in published documents, is a promoted view that relates to the experience of significant heritage assets or a valued landscape. A celebrated public view with strong cultural relevance (recorded in art or literature).
High	A publicly accessible view that is well known, popular and is of local value, with high quality and scenic value that forms part of the public / community consciousness of the area. A view that is likely to be recorded, within an adopted Local / Neighbourhood Plan or Conservation Area Appraisal. A noteworthy publicly accessible view which relates to the experience of a heritage asset or valued landscape, but that is of lesser broader cultural relevance, beyond its local importance.

Medium	A publicly accessible view that is not widely promoted or has low visitor numbers and is unlikely to be visited specifically to experience a view. A view of moderate quality with no functional value, in relation to an appreciation of a valued landscape or heritage asset. The view has no cultural associations.
Low	A publicly accessible that is largely incidental, is of low quality with notable visual detractors. A view with no notable focus or association.
Negligible	A publicly accessible view which is of low quality, degraded, with notable detractors.

2.1.13. Landscape & Visual Susceptibility

2.1.14. Landscape susceptibility is defined by GLVIA3 as ***“the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.”*** (GLVIA para 5.40)

2.1.15. Susceptibility of visual receptors is primarily a function of the expectations and occupation or activity of the receptor.

Table 3: Susceptibility of Landscape Resource

Level/ Grade	Indicators
Very High	Attributes that make up the character of the landscape offer very limited opportunity for the accommodation of change without key characteristics being fundamentally altered by the Proposed Development, leading to a different landscape character. The proposals being considered would be strongly discordant with the established character, which is likely to be well defined, highly distinctive and with very high value features that are highly intact. Within the baseline context, even a small-scale intervention of this nature would form a highly notable intrusion and would erode or compromise the established character.
High	Attributes that make up the character of the landscape offer limited opportunity for the accommodation of change without key characteristics being fundamentally altered by the Proposed Development, leading to a different landscape character. The proposals being considered would be discordant with the established character, which is likely to be well defined, with some perceptible level of distinctiveness and valued features that are intact. Within the baseline context,

	intervention of this nature, even of a relatively minor scale, would form a notable intrusion and would erode or compromise the established character.
Medium	Attributes that make up the character of the landscape offer some opportunities for the accommodation of change without key characteristics being fundamentally altered by the Proposed Development. and would not lead to a fundamentally altered landscape character being established. The proposals being considered would be only moderately discordant with the established character, which is likely to be moderately well defined, with a moderate level of intactness and moderately distinctive features. Within the baseline context, intervention of this nature, of a compatible and appropriate scale, could be accommodated. Larger scale, inappropriate development, that is atypical of other such development within the locality, would form a notable intrusion and would erode or compromise the established character.
Low	Attributes that make up the character of the landscape are robust and can accommodate the nature of change without key characteristics being fundamentally altered. The proposals being considered would be only marginally discordant with the established character, which is likely to be poorly defined, with a low level of intactness and non- distinctive features. Within the baseline context, intervention of this nature, even of a larger scale, would not be inappropriate and could be accommodated. Such development, would not form a notable intrusion and would not erode or compromise the established character.
Negligible	Attributes that make up the character of the landscape are resilient to being changed by the Proposed Development without effects upon its overall integrity or intactness. The landscape is likely to be simple, monotonous, with common / indistinct features and with some degradation evident. The type of change being considered would be in keeping with the established character and would not result in any notable degradation to existing character.

Table 4: Susceptibility of Visual Receptors

Level/ Grade	Indicators
Very High	People using PRoW whose attention is focussed on the enjoyment of the landscape using designated routes where the appreciation of the view contributes to their experience. Receptors within Internationally/Nationally designated landscapes.
High	People using recreational cycle routes, or recreational PRoW in undesignated landscapes where the prime focus is on the surrounding landscape. Residents with a proven primary view in day time adversely affected by the proposed development.
Medium	People engaged in outdoor sport where their appreciation of their surroundings is incidental to their enjoyment. People travelling along country lanes or by rail or those walking beside roads on footways, where scenic appreciation is a secondary or more incidental aspect of the activity.

Low	People travelling along major roads or at their place of work, where scenic appreciation is of little or no relevance.
Negligible	People not susceptible to changes in the surrounding landscape.

N.B. It should be noted that although some residents at home can have a high susceptibility as visual receptors, this is greatly moderated by the low value given to private views. This reflects that in planning terms there is no policy or statutory protection of views from private property, and accordingly little weight is normally given by the Decision Maker to the loss or changes in the outlook from private visual receptors. Matters of Residential Visual Amenity are typically carried out within a separate Residential Visual Amenity Assessment (RVAA), which is guided by the Landscape Institutes RVAA guidance within LI TGN 02 -2019, which provides: ***"The purpose of RVAA is to provide an informed, well-reasoned answer to the question: 'is the effect of the development on Residential Visual Amenity of such nature and / or magnitude that it potentially affects 'living conditions' or Residential Amenity' In this guidance this is referred to as the Residential Visual Amenity Threshold."*** Therefore, so long as the visual change would not compromise normal expectations of privacy for a resident and the visual change would not be ***'overwhelming/overbearing'*** or ***'overly intrusive'*** the loss of a view or outlook from private residences should not be a significant material consideration in the overall planning balance and therefore should not be given greater weight in LVIA work.

2.1.16. Landscape & Visual Sensitivity

2.1.17. Sensitivity is ***“A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.”*** (GLVIA3 Glossary page 158).

2.1.18. In this methodology framework, sensitivity is defined as **‘Very High,’ ‘High,’ ‘Medium,’ ‘Low’ or ‘Negligible’** and is derived from combining the assessment of value and susceptibility, through the application of professional judgement, that is supported by a clear and rational evidence base. The combination of these two factors should not be assumed to be a linear relationship with equal weighting or balance, as one factor may outweigh the other and vice versa. Where value and susceptibility factors do align, the resultant judgement will most likely be clear and definitive. However, where the two factors are at odds, where one may be regarded as high and the other low for example, more consideration in arriving at the overall judgement of sensitivity is needed.

Table 5: Sensitivity of Landscape Receptors

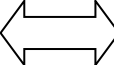
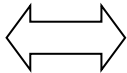
Level/ Grade	Higher		Lower
Susceptibility	Attributes that make up the character of the landscape offer very limited opportunities for the accommodation of change without key characteristics being fundamentally altered by development of the type proposed, leading to a different landscape character.		Attributes that make up the character of the landscape are resilient to being changed by development of the type proposed.
Value	Landscapes with high scenic quality, high conservation interest, recreational value, important cultural associations or a high degree of rarity. Areas or features designated at a national level e.g. National Parks or National Scenic Areas or key features of these with national policy level protection.		Landscape in poor condition and a low level of intactness, limited aesthetic qualities, or of character that is widespread. Areas or features that are not formally designated.

Table 6: Sensitivity of Visual Receptors

Level/ Grade	Higher		Lower
Susceptibility	Viewers whose attention or interest is focused on their surroundings, including communities/ individual residential receptors/ people engaged in outdoor recreation/ visitors to heritage assets or other attractions where views of surrounding area an important contributor.		People whose attention is not on their surroundings (and where setting is not important to the quality of working life) such as commuters/ people engaged in outdoor sports/ people at their place of work.
Value	Views may be recorded in management plans, guidebooks, and/or which are popular and thus likely to be experienced by large numbers of people. Views may be associated with nationally designated landscapes; local authority designated landscapes; designed views recorded in citations for historic parks, gardens/scheduled monuments etc.		Views which are not documented or protected. Views which are more incidental, and less likely to be associated with somewhere people travel to or stop, or which may be less popular and thus experienced by smaller numbers of people.

3.1. Landscape & Visual Effects

3.1.2. Landscape effects are the effects on landscape as a resource and visual effects are effects on views and visual amenity. In order to assess the level of the effect, it is necessary to consider the magnitude, i.e. the degree of change, together with the sensitivity of the receptor.

3.1.3. The **magnitude** of change is:

“A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.” (GLVIA3 glossary page 158).

3.1.4. Landscape magnitude of change is informed by judgements about the nature of the change resulting from the Proposal. This is in terms of change to the existing landscape character and landscape elements (features), and the addition of new landscape elements (features), and extent and durability.

3.1.5. The magnitude of change can be placed within the range of **‘High,’ ‘Medium,’ ‘Low’** or **‘Negligible.’** It is also possible for there to be no change resulting in **‘None’** to the landscape or view.

3.1.6. Factors to consider include the size and scale of the landscape effect, the geographical extent of the landscape effect, whether the change is reversible and its duration. Regarding duration, it is considered that long term is 20+ years, Medium term is 10-20 years, Short term is 1 – 10 years with temporary being less than 12 months.

3.1.7. When assessing the visual effects of change and development for visual receptors from publicly accessible viewpoints, a judgement will be made considering distance, size and nature of the development, its permanence and duration. The Loss or addition of features to the view will be considered, and how it is experienced: fixed, transient, intermittent, glimpsed or continuously, will be taken into account.

Table 7: Landscape Magnitude Criteria – Size / Scale

Level/ Grade	Indicators
High	Loss of highly notable / prominent features or characteristics within the landscape that are inherent and critical to a strongly distinctive character. The scale of change would lead to the total loss or major physical alteration of many key features or characteristics over the baseline that would fundamentally alter / effect an experience of the landscape within a given area. Or the introduction of highly prominent new features or characteristics that would strongly conflict or fail to integrate, to a degree that the landscape baseline is fundamentally or critically altered within a given area.
Medium	Partial Loss of moderately notable / prominent features or characteristics within the landscape that make some contribution to a distinctive character. The scale of change would lead to a perceptible loss or physical alteration to some key features or characteristics over the baseline, which would result in a perceptible change to the experience of the landscape within a given area. Or the introduction of moderately prominent new features or characteristics that would be uncharacteristic and result in some perceived change to the experience of the landscape to a degree that the landscape baseline is moderately altered within a given area.
Low	Minor loss or alteration to one or more less prominent features or characteristics and do not notably contribute to the baseline character of the area. The scale of change is to an extent that the landscape is only slightly altered in a given area or would result in a minor degree of experiential change within the landscape. Or the additional of elements that may not be uncharacteristic and would result in some minor physical / experiential change to the landscape within a given area.
Negligible	Barely discernible loss or alteration to receptors that are not notable or prominent and do not notably contribute to the baseline character of the area, such that there would be a barely discernible experiential change within a given area. Or, the introduction of additional new elements that would not be uncharacteristic and would only result in a negligible physical / experiential change to the landscape within a given area.
None	No physical or perceptual change within a given area.

Table 8: Landscape Magnitude Criteria – Geographical Extent

Level/ Grade	Indicators
High	Landscape effects that are notable from within the wider landscape.
Medium	Landscape effects that are notable from within the localised landscape. but not from within the wider landscape.
Low	Landscape effects are perceived within the localised landscape but are not notable.
Negligible	Landscape effects are largely contained within one landscape parcel and barely perceived from within the localised landscape.

Table 9: Magnitude of change for visual receptors – Size / Scale of Visual Effect

Level/ Grade	Indicators
High	Substantial visual change to the view that would be highly prominent, breaking the skyline, resulting in the loss or addition of features that will substantially alter the composition of the view. Visual Change that is of a large scale and would comprise a substantial proportion of the view, Visual Change that would be perceived over an extended time period. Visual Change in full / clear view.
Medium	Partial change to the view that would be moderately prominent, partially breaking the skyline, resulting in the loss or addition of features that will partially alter the composition of the view. Visual Change that is of a medium scale and comprises a moderate proportion of the view. Visual Change that would be perceived over a moderate time period. Visual Change in partial / filtered view.
Low	Minor change to the view that would not materially alter the composition of the view, sitting below the skyline, resulting in the loss or addition of features that would alter the composition of the view to only a minor degree. Visual Change that is of a small scale and comprises a minor proportion of the view.

	Visual Change that would be perceived over a short time period and / or reversible. Visual Change in is heavily filtered within the view.
Negligible	Change is barely perceptible and the view remains similar to the baseline.
None	No visual change.

Table 10: Magnitude of change for visual receptors – Geographical Extent of Visual Effect

Level/ Grade	Indicators
High	• Visual changes extend beyond a single frame of view into a panoramic field of view. • The source of visual change is typically adjacent to or in immediate proximity to the visual receptor location. • A continuous kinetic visual change experienced throughout a significant part of the receptor activity route.
Medium	• Visual change comprises a moderate proportion of a single frame of view. • The source of visual change is set back from the visual receptor at a localised scale. • A kinetic visual change is experienced for an appreciable portion or on repeated occasions of the receptor activity route.
Low	• Visual changes are of a localised nature within a single aspect or ordinary focus of a view. • Source of visual change is at some distance from the visual receptor location at a localised / wider scale. • A kinetic visual change is experienced only intermittently or over a relatively short extent of the visual receptor activity route.
Negligible	• Visual changes are perceived as a single very small / undiscernible point or as minor fragmented components. • Source of visual change is perceived at a wider scale. • Visual changes are experienced from a particular, non- important vantage point and do not form a notable part of a perceived kinetic experience of the visual receptor activity route.
None	No visual change.

3.1.8. Significance / Importance of Effects

- 3.1.9. The final step in the assessment requires the judgements of sensitivity and magnitude of effect to be combined to make an informed professional assessment on the significance of effect. Effects are considered at year 1 and at year 10 where the landscape strategy associated with the proposed development will be establishing. In certain circumstances it may also be appropriate to consider the effects at construction and on decommissioning of the proposed development.

The assessment of effects can be:

Adverse or Beneficial - beneficial effects would typically occur where a development could positively contribute to the landscape character or view. Neutral effects would include changes that neither add nor detract from the quality and character of an area or view. Adverse effects would typically occur where there is loss of landscape elements, or the proposal detracts from the landscape quality and character of an area or view.

Direct or Indirect – A direct effect will be one where a development will affect a view or the character of an area, either beneficially or adversely. An indirect effect will occur as a result of associated development i.e. a development may result in an increase of traffic on a particular route.

Short, Medium or Long Term – this relates to the expected duration and magnitude of a development. Within this assessment the potential effects are assessed during the Construction Phase, then at Years 1 and 10, following completion of the development.

Reversible or Irreversible – can the resulting effect of a development be mitigated or not, and whether the result of the mitigation is beneficial or adverse.

- 3.1.10. In formulating the level of effect, reasoned professional judgement and experience, is required which is explained within the assessment. Typically, where a receptor of high sensitivity experiences a high magnitude of change as the result of the proposed development, the significance of effect is likely to be '**Substantial**' or '**Major.**' Conversely where a receptor of low sensitivity experiences a very small

change as the result of the proposed development, the significance of effect is likely to be 'Negligible.' However, the final determination of the level of effect will take on board many different variables which need to be considered, and which are given different weight according to site-specific and location specific considerations in every instance. Judgements are therefore made on a case by case basis, guided by the principles set out in Figure 1: Significance / Importance of Effects. Unless otherwise stated, all effects are predicted in the winter months to establish the 'worst case scenario.'

- 3.1.11. In terms of assessing whether the effects are significant or otherwise, it is noted in paragraph 5.56 of GLVIA3 that there are no 'hard and fast rules' about what makes a significant effect. For Proposed Development that are deemed to be subject to EIA (as governed by the Environmental Impact Assessment Directive), an assessment of whether or not the effect is considered to be 'Significant' is required. Where effects are of 'Substantial,' 'Major,' or 'Major/Moderate,' (Adverse or Beneficial), significance, Aspect deem these to be 'Significant.' The criteria scale relating to the ranges of significance of landscape and visual effects used in making professional judgements are set out in table 8 below.

**Figure 1: Significance / Importance of Effects – Landscape or Visual
(including cumulative effects)**

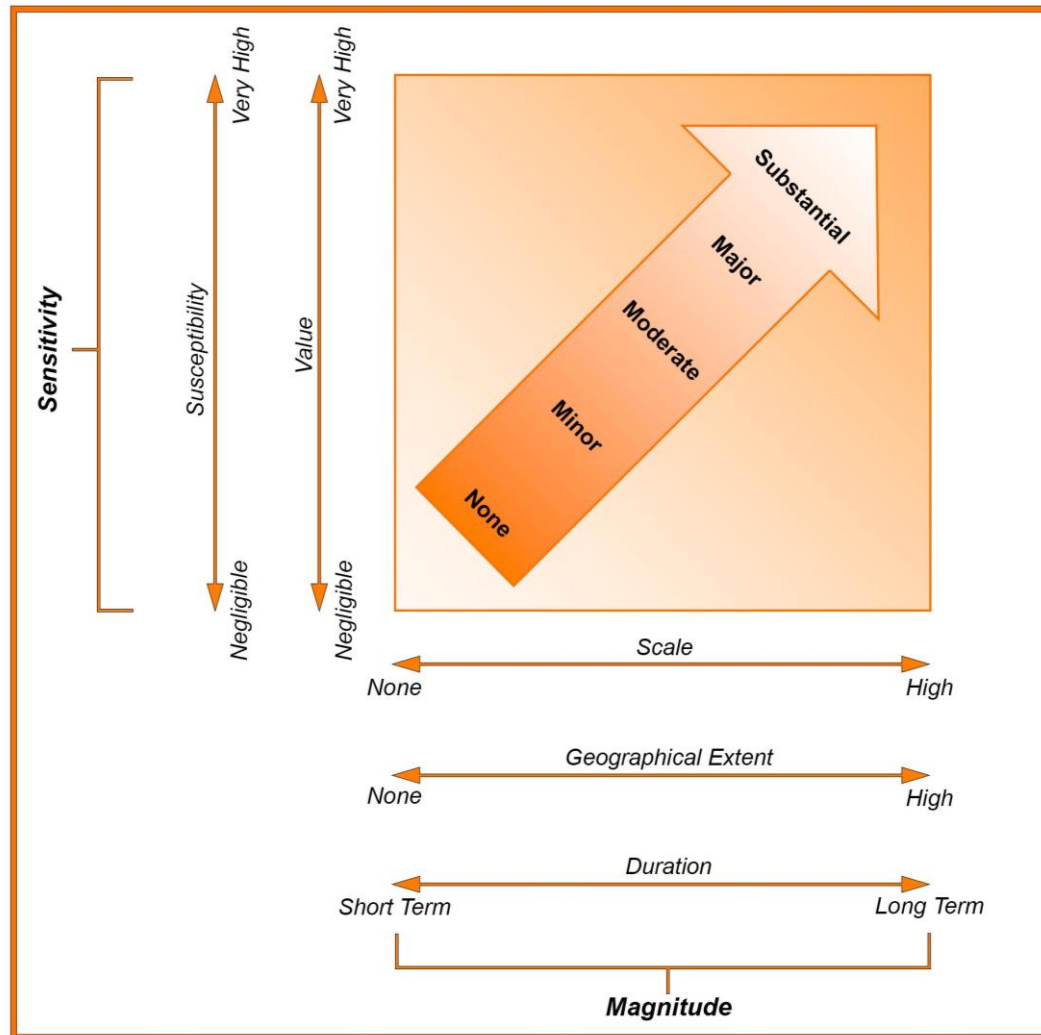


Table 11: Criteria Scale / Guidance, Relating to Landscape & Visual Effects (used as a guide when applying professional judgement)

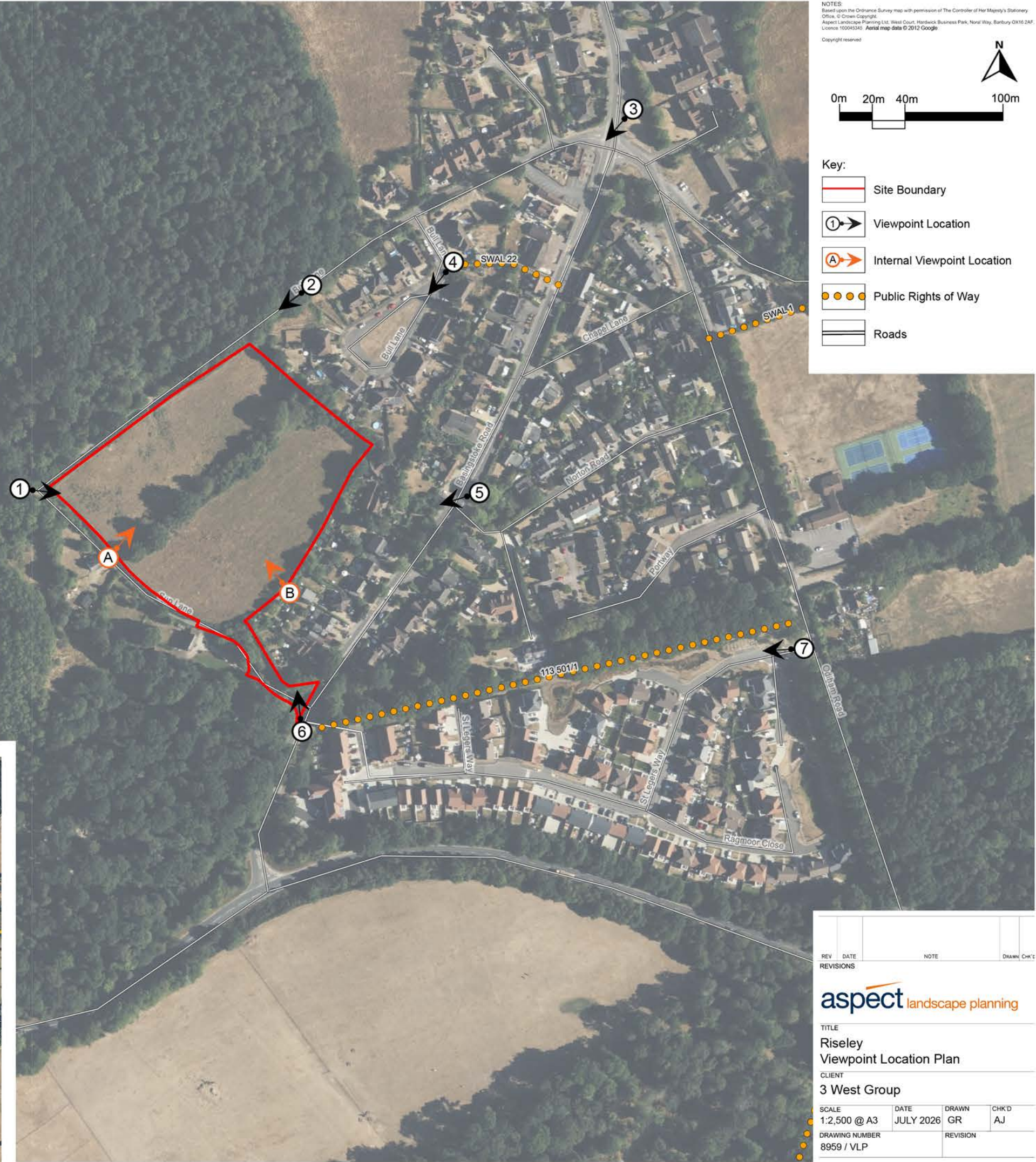
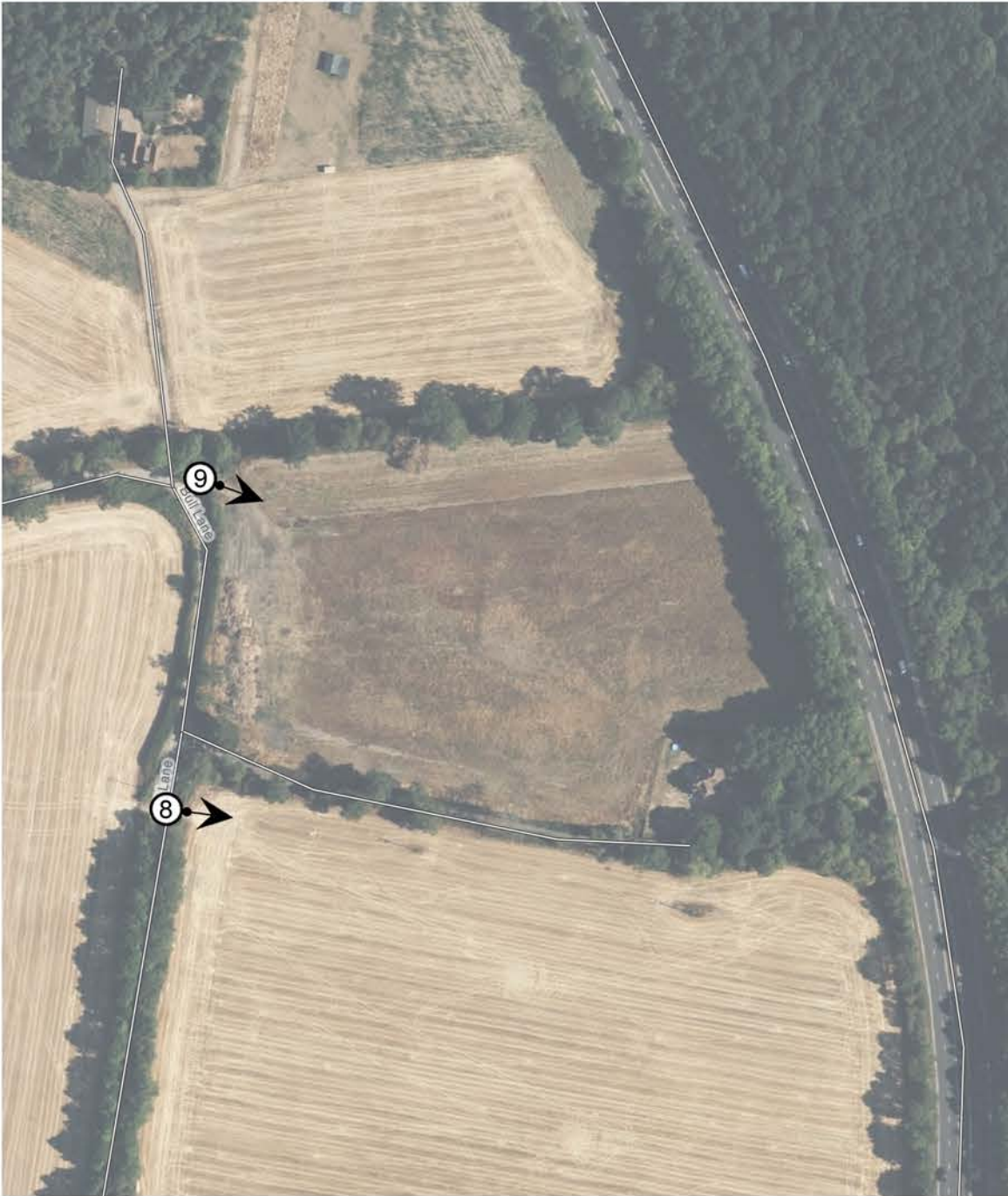
Level/ Grade	Indicators
Substantial	A very high magnitude of change that materially affects a landscape or view of national / international importance that has little or no ability to accommodate change.
Major	A high magnitude of change that materially affects a landscape or view that has limited ability to accommodate change. Positive effects will typically occur in a damaged landscape or view.
Moderate	A medium magnitude of change that materially affects a landscape or view that may have the ability to accommodate change. Positive effects will typically occur in a lower quality landscape or view.
Minor	A low magnitude of change that materially affects a landscape or view that has the ability to accommodate change. Positive effects will typically occur in a lower quality landscape or view.
Negligible	A negligible magnitude of change that has little effect on a landscape or view that has the ability to accommodate change.
None	It is also possible for a magnitude of change to occur that results in a neutral effect significance due to the change being compatible with local character or not visible.

3.1.12. Cumulative effects

- 3.1.13. Cumulative effects are additional effects caused by a proposed development in combination with other similar developments to the landscape resource or visual amenity.
- 3.1.14. This can be cumulative landscape effects on the physical fabric or character of the landscape (loss and/or addition of features), or cumulative visual effects caused by two or more developments being visible from one viewpoint and/or sequence of views. The scope of cumulative effects should be agreed at the outset to establish what schemes are relevant to the assessment, and what planning stage is appropriate. It is generally considered that existing and consented developments and those for which planning applications have been submitted but not yet determined should be included.

APPENDIX 2

VISUAL ASSESSMENT



Bull Lane

Approximate extent of site



Glimpsed view of existing residential property associated with Yeosfield

Site's Northwestern vegetation boundary with wider Site located beyond

Sun Lane



Distance to Site: 0.01 km
Viewpoint Coordinates: E 471827, N 163025
Date & time of photograph: 03/07/2026 09:19
AOD & Viewing height: c. 76.4m AOD 1.6m
Weather conditions Clear, good visibility

Viewpoint 1 (Panorama Image for Context Only)
Equipment & Focal Length: Canon EOS 2000D 35mm lens
Horizontal Field of View: 90°
Vertical Field of View: 27°

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a crop sensor camera with 35mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 90° and when printed at A3, should be viewed at a distance of 542mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.



Viewpoint 1 (Single Frame Image)



Distance to Site: 0.02 km
Viewpoint Coordinates: E 471988, N 163145
Date & time of photograph: 03/07/2026 09:36
AOD & Viewing height: c. 69.5m AOD 1.6m
Weather conditions Clear, good visibility

Viewpoint 2 (Panorama Image for Context Only)
Equipment & Focal Length: Canon EOS 2000D 35mm lens
Horizontal Field of View: 90°
Vertical Field of View: 27°

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a crop sensor camera with 35mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 90° and when printed at A3, should be viewed at a distance of 542mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.



Viewpoint 2 (Single Frame Image)



Distance to Site: **0.15 km**
 Viewpoint Coordinates: **E 472187, N 163252**
 Date & time of photograph: **03/07/2026 09:41**
 AOD & Viewing height: **c. 60.0m AOD 1.6m**
 Weather conditions **Clear, good visibility**

Viewpoint 3 (Panorama Image for Context Only)
 Equipment & Focal Length: Canon EOS 2000D 35mm lens
 Horizontal Field of View: 90°
 Vertical Field of View: 27°

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a crop sensor camera with 35mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 90° and when printed at A3, should be viewed at a distance of 542mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.



Viewpoint 3 (Single Frame Image)

Approximate extent of site

St Leger's Copse



Views of Sites eastern
vegetation boundary

Existing residential properties
associated with Yeosfield



Distance to Site: 0.07 km
Viewpoint Coordinates: E 472078, N 163157
Date & time of photograph: 03/07/2026 9:46
AOD & Viewing height: c. 64.3m AOD 1.6m
Weather conditions Clear, good visibility

Viewpoint 4 (Panorama Image for Context Only)
Equipment & Focal Length: Canon EOS 2000D 35mm lens
Horizontal Field of View: 90°
Vertical Field of View: 27°

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a crop sensor camera with 35mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 90° and when printed at A3, should be viewed at a distance of 542mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.



Viewpoint 4 (Single Frame Image)

Site extends beyond view



Basingstoke Road
(B3349)

Site located beyond
intervening vegetation



Distance to Site: 0.04 km
Viewpoint Coordinates: E 472091, N 163019
Date & time of photograph: 03/07/2026 09:50
AOD & Viewing height: c. 65.4m AOD 1.6m
Weather conditions Clear, good visibility

Viewpoint 5 (Panorama Image for Context Only)
Equipment & Focal Length: Canon EOS 2000D 35mm lens
Horizontal Field of View: 90°
Vertical Field of View: 27°

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a crop sensor camera with 35mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 90° and when printed at A3, should be viewed at a distance of 542mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.



Viewpoint 5 (Single Frame Image)