



Town and Country Planning Act 1990

Section 78 Appeal

Appendix Report in Support of Hearing Statement on Landscape and Visual Matters

Produced by Stuart Ryder BA (Hons) CMLI

June 2025

in respect of

Full application for the proposed change of use of land for the
siting of 2no. gypsy and traveller pitches with creation of a second
access off Finchampstead Road and associated installation of soft
and hard landscaping

on behalf of

Wokingham Borough Council

LPA Application Ref:

242011

PINS Ref:

APP/X0360/W/25/3364902

Appellant:

Mr Karl Richards



List of Appendices to Hearing Statement

- A – Methodology for Landscape and Visual Impact Assessment
- B – Extracts from Landscape Character Information
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A – Methodology for Landscape and Visual Impact Assessment



I. Introduction

- I.1.1. This Landscape and Visual Impact Assessment (LVIA) methodology has at its core the guidance and recommendations made by the 'Guidelines for Landscape and Visual Impact Assessment (3rd Edition) published jointly by the Landscape Institute and the Institute of Environmental Management and Assessment in March 2013.
- I.1.2. This LVIA methodology addresses landscape effects and visual effects as two separate areas of study.
- I.1.3. Landscape is the term used to apply to areas of land that are being judged in their own right as environmental assets. Visual or visual amenity is the term used to the visual appreciation of an area.
- I.1.4. The LVIA is an objective and systematic way of initially identifying landscape areas and people that will potentially experience a change and then assessing the likely significance of the change arising for the proposed development.
- I.1.5. LVIA is used as a tool to guide decision makers and developers alike to best integrate proposed development into a landscape with the best possible landscape and visual effects.
- I.1.6. LVIA's such as this can be produced as standalone documents or as part of a wider Environmental Impact Assessment.
- I.1.7. This LVIA Methodology was produced in August 2016 and supersedes all previous LVIA Methodologies used by this practice.

2. Terminology

2.1.1. The terminology used in this methodology is the same as that used throughout the LVIA and is explained in the Glossary at the start of the LVIA.

2.1.2. By their nature LVIA's can appear to use similar terms and references which is why this methodology explains as far as reasonably possible what is meant by these terms. The key terms used in this LVIA process are explained below and are based on the GLVIA3 glossary explanation of the same;

Landscape Receptors – defined aspects of the landscape that have the potential to be affected by a proposal;

Visual Receptors – Individuals and/or defined groups of people who have the potential to be affected by a proposal;

Landscape Effects – Effects on the landscape as a resource in its own right;

Visual Effects – Effects on specific views and on the general visual amenity experienced by people;

Landscape Value – The relative value that is attached to different landscapes by society, it is recognised that a landscape may be valued by different people or groups for a variety of reasons; or view.

Visual Value – (Not defined in GLVIA3) but a mark of the overall value attached to a view by society in general. Visual value may be valued by different people or groups for a variety of reasons at different levels.

Susceptibility – the ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences.

Sensitivity – a term applied to defined landscape and visual receptors that combines judgements on value and susceptibility to change. It is subsequently used in the assessment of significance of an effect.

Magnitude (of effect) – the term that combines judgements about the size and scale of an identified effect and the extent of the area over which it occurs. It also considers whether the effect is reversible or irreversible for the receptor and whether it is short or long term in duration.

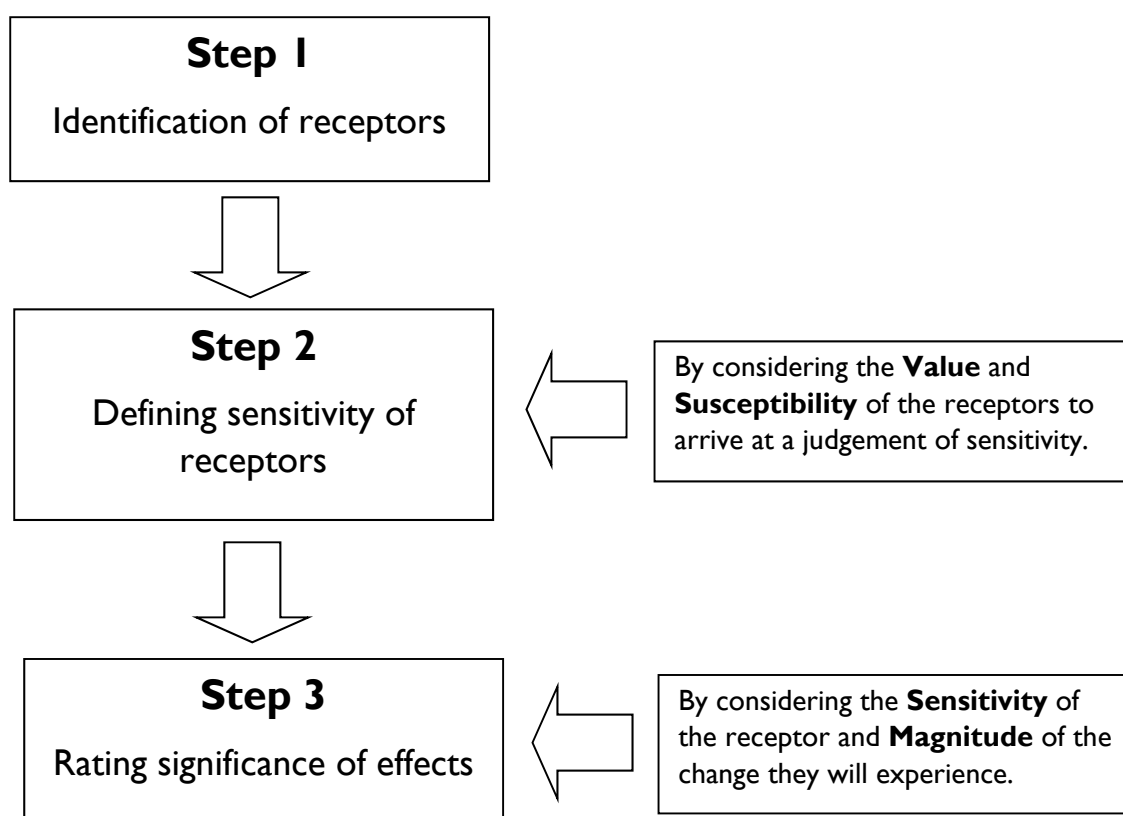
Significance (of effect) – a measure of the importance or gravity of the environmental effect arrived at by considering both sensitivity of the receptor and magnitude of effect.

3. Overview of assessment process

3.1.1. For both the landscape assessment and the visual assessment it is a three step process to arrive at an assessment of the significance of an effect on a receptor.

3.1.2. Appendix A - Figure 1 below represents the process as a flow diagram;

Appendix A – Figure 1



3.1.3. The subsequent sections describe the elements used in this process.

3.1.4. All landscape summary tables and boxes are shaded in green and their visual counterparts in blue.

4. Assessment of landscape effects

4.1. Overview of section contents

- Identification (scoping) of landscape receptors;
- Landscape baseline;
- Landscape value;
- Landscape susceptibility;
- Landscape sensitivity;
- Magnitude of landscape effects; and
- Assessing the significance of landscape effects.

4.2. Identification (scoping) of landscape receptors

4.2.1. The identification of receptors is based on understanding the proposed development.

The nature of the proposed development is considered during the following phases;

- Construction
- Completion but with no mitigation (Year 0); and
- Completion with mitigation.

4.2.2. These three stages accord with typical Environmental Impact Assessment (EIA) stages of assessment but can be added to with decommissioning and restoration stages should it be required for the effective assessment of a particular development.

4.2.3. Landscape receptors are typically identified in three ways.

4.2.4. Firstly by considering existing landscape characterisation of an area such as National Character Assessments, county and local authority landscape character assessments. The landscape character assessments are typically identified in a hierarchical fashion working from a national level to the finer grain of local level assessments.

4.2.5. Secondly by identifying any areas subject to a landscape designation e.g. Registered Historic Park or Garden or other form of designation where landscape is critical to the designated asset e.g. a Conservation Area.

4.2.6. Thirdly on an elemental basis by identifying those landscape elements such as trees, hedges, ponds and the like that make up the particular landscape and its aesthetic and perceptual qualities.

- 4.2.7. The study area i.e. the area used to identify the landscape receptors, is ideally agreed with the competent authority in advance of the assessment. However it is recognised that on occasions a competent authority is not able to give such advice and on these occasions professional judgement is used.
- 4.2.8. The study area will vary with the size, height and nature of the development. It will include the Site itself, the surrounding landscape as context to the Site and Landscape Character Areas that are likely to be affected directly or indirectly by the proposals.
- 4.2.9. The study area is formed by casting a line to an appropriate radius around the boundary of the proposed Site. It can also be informed by the use of Zone of Theoretical Visibility (ZTV) mapping which defines the theoretical extent of the area from which the development is potentially visible.
- 4.3. Landscape baseline**
- 4.3.1. The landscape baseline is the description of the existing environmental qualities of the landscape receptors and the landscape as a whole against which any future changes can be measured against or landscape effects predicted and assessed.
- 4.3.2. The landscape baseline is established by considering both a desk study of existing sources and field work to identify and record the character of the landscape and the elements, features and aesthetic and perceptual factors which contribute to it.
- 4.3.3. Landscape Character Assessments is identified by GLVIA3 §5.4 as the key tool for understanding the landscape and should be used for baseline studies.
- 4.3.4. Existing Landscape Character Assessments should be critically judged for their applicability to the Site and the wider study area.
- 4.3.5. Typically the landscape baseline will identify and describe the elements that make up the landscape in the study area, including;

Appendix A – Table 1

Physical influences	Land cover	Influences of human activity
Geology	Vegetation	Land use and management
Soils	Tree cover	Settlement character
Landform/Topography	Built form	Building character
Drainage		Field pattern
Water bodies		Means of enclosure

4.3.6. Other forms of more specialist character assessment can apply to a study area and reference should be made to the following if applicable;

- Townscape Character Assessments;
- Seascape Character Assessments; and
- Historic Landscape Character Assessment.

4.4. Landscape value

4.4.1. As part of describing the landscape baseline the value of the potentially affected landscape is established. GLVIA3 at §5.19 defines landscape value as *‘the 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.’*

4.4.2. This is done on an element by element basis within the Landscape Receptor Table.

4.4.3. Value is presented on a three point scale of High, Medium and Low.

4.4.4. Existing landscape designations are a mark of high landscape value and are identified through the desk study. However the lack of an existing landscape designation does not mean a landscape or the elements that combine to form it are without value. Value for designated and undesignated landscapes is assessed during the fieldwork stage. Appendix A – Table 2 below sets down the levels of value assigned to landscapes with different designations.

Appendix A – Table 2 – Value assigned to landscape receptors with designations

Type and Name of designation	Description of designation	Value
International designation World Heritage Site (WHS)	A natural or man-made site or area recognized as being of outstanding international importance and therefore deserving special protection.	High due to their international importance
National landscape designation National Park, Heritage Coasts and The Broads, Area of Outstanding Natural Beauty (AONB).	Areas by virtue of their attractive landscape have national importance and typically benefit from settings of high landscape quality.	High due to their national importance
National heritage designation or registration The setting and extents of Scheduled Monuments, Listed Buildings and Structures, Registered Historic Parklands and Gardens, Ancient Woodlands	Assets and their settings or curtilage that have cultural or natural links to the landscape.	High due to their national importance

Type and Name of designation	Description of designation	Value
Experiential classified landscapes Identified Dark Sky Areas and CPRE and CPRW areas of high tranquillity and wildness.	Landscape areas that have been mapped and defined for the quality of the experience that they evoke.	High / Medium due to their national and regional importance
Regional landscape designations Special Landscape Area (SLA), Areas of Special County Value (ASCV) and similar titled areas.	Areas designated at a county or local level on the basis of the quality of the landscape to the region or local authority area.	High / Medium due to their regional and local importance
Regional heritage designation Conservation Area / Area of Archaeological Interest	Areas designated at a regional or local level on the basis of the heritage importance including matters of setting and views.	High / Medium due to their regional and local importance
Local landscape designations Public Open Space, Green or Blue Infrastructure, Areas of Local Landscape Importance, Tree Preservation Order and Ancient Hedgerow.	Area designated at a local level to reflect the importance of a landscape, area or features within it at a local level.	High / Medium / Low depending on their assessed importance within the locality.
No formal designation or registration	The lack of a formal designation does not immediately make the value of the landscape or feature low as local importance has to be judged in the assessment of value.	High / Medium / Low depending on their assessed importance within the locality.

4.4.5. Should a landscape receptor be deemed to require further consideration to assess its value then Box 5.1 of GLVIA3 pg 84 is used as the basis of the assessment. This box which is reproduced in its entirety below as Appendix A – Figure 2 is based upon criteria established by the author of GLVIA3 Carys Swanwick and Land Use Consultants dated 2002.

Appendix A – Figure 2 – Criteria for the establishment of Landscape Value

Box 5.1

Range of factors that can help in the identification of valued landscapes

- **Landscape quality (condition):** A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.
- **Scenic quality:** The term used to describe landscapes that appeal primarily to the senses (primarily but not wholly the visual senses).
- **Rarity:** The presence of rare elements or features in the landscape or the presence of a rare Landscape Character Type.
- **Representativeness:** Whether the landscape contains a particular character and/or features or elements which are considered particularly important examples.
- **Conservation interests:** The presence of features of wildlife, earth science or archaeological or historical and cultural interest can add to the value of the landscape as well as having value in their own right.
- **Recreation value:** Evidence that the landscape is valued for recreational activity where experience of the landscape is important.
- **Perceptual aspects:** A landscape may be valued for its perceptual qualities, notably wildness and/or tranquillity.
- **Associations:** Some landscapes are associated with particular people, such as artists or writers, or events in history that contribute to perceptions of the natural beauty of the area.

Based on Swanwick and Land Use Consultants (2002)

As reproduced from the GLVIA3.

4.5. Landscape susceptibility

4.5.1. Susceptibility is the term used to describe the ability of an identified landscape receptor to accommodate the proposed development without undue consequences to the baseline condition of that individual receptor.

4.5.2. Receptor susceptibility is identified in the Landscape Receptors Table and is applicable to character areas as whole, designated areas or individual characteristics that contribute to the overall landscape. It can also be applicable to particular aesthetic or perceptual aspects.

4.5.3. GLVIA3 at §5.40 also identifies that matters of landscape planning policy and strategies should also be considered with regard to the effects that proposed development may have on them.

4.5.4. Susceptibility of a landscape receptor to change is specific to the type of development being proposed in that particular area to ensure relevancy to the assessment.

4.5.5. Judgements on susceptibility are presented in a three step scale of Low, Medium or High with definitions for each of these grades presented in Appendix A – Table 3 below;

Appendix A – Table 3 – Definitions of landscape susceptibility

Scale	Description of susceptibility
High	Little or no ability to accommodate the proposed development without adverse consequences for the retention of the existing landscape baseline or the delivery of landscape planning policies and strategies.
Medium	Some ability to accommodate the proposed development without adverse consequences for the retention of the existing landscape baseline or the delivery of landscape planning policies and strategies
Low	An ability to accommodate the proposed development without adverse consequences for the retention of the existing landscape baseline or the delivery of landscape planning policies and strategies

4.6. Landscape sensitivity

4.6.1. Landscape sensitivity is derived from combining the judgements on landscape value and landscape susceptibility together. It is itself then carried forward to determine the significance of landscape effects.

4.6.2. Landscape sensitivity is first recorded for each of the landscape receptors in the Landscape Receptor Table. It provides clear rationale for both the existing value and susceptibility to change for the individual landscape receptor. The rationale is a record of why a receptor has been graded in a particular way.

4.6.3. The scale of sensitivity is again graded using a High, Medium and Low ratings. Split grades are possible where a resulting sensitivity may fall between two grade levels.

4.6.4. Appendix A - Table 4 provides descriptive text for each of these grades of landscape sensitivity;

Appendix A – Table 4 – Description of grades of landscape sensitivity

Grade description	Typical indicators of sensitivity
High	Highly valued for its scenic quality.

Grade description	Typical indicators of sensitivity
A landscape area with a particularly distinctive sense of place and character. Landscape characteristic that makes a highly notable contribution to a landscape area.	• Highly valued for its landscape character. • Low tolerance to the type of proposed development. • Designed landscape of historical importance. • Other strong cultural or heritage associations. • Appreciated as a recreational resource. • Landscape characteristics that cannot be readily replaced. • Landscape in good condition.
Medium A landscape area with some distinctive sense of place and character but not nationally rare. Landscape characteristic that makes a positive contribution to a landscape area.	• Some scenic quality but also some less scenic elements. • Recognisable landscape character that has value. • Some tolerance to the type of proposed development. • A recognisably area or piece of designed landscape. • Possible cultural or heritage associations. • Some appreciation as a recreational resource. • Landscape characteristics that could be replaced with some effort. • Landscape in reasonable condition.
Low A landscape area with no distinctive sense of place or notable character and not locally rare. Landscape characteristic that makes a contribution to a landscape area.	• Limited or no scenic quality or elements. • Landscape character is ordinary or weak. • Tolerance to the type of proposed development. • Not a recognisable designed landscape. • No known cultural or heritage associations. • No obvious appreciation as a recreational resource. • Landscape characteristics that could be readily replaced. • Landscape in poor condition.

4.6.5. The judgement of landscape sensitivity as explained above is based on consideration of both the landscape receptor's value and its susceptibility to change arising from the type of development proposed. Appendix A – Table 5 is used as a look-up table to achieve consistency in the definition of sensitivity.

Appendix A – Table 5 – Establishment of landscape sensitivity

Susceptibility to Change

Value	High	Medium / High	Medium	Medium / Low	Low
High	HIGH	HIGH	MEDIUM/ HIGH	MEDIUM	MEDIUM
Medium / High	HIGH	MEDIUM/ HIGH	MEDIUM	MEDIUM	MEDIUM / LOW
Medium	MEDIUM/ HIGH	MEDIUM	MEDIUM	MEDIUM / LOW	MEDIUM / LOW
Medium / Low	MEDIUM	MEDIUM	MEDIUM / LOW	MEDIUM / LOW	LOW
Low	MEDIUM	MEDIUM / LOW	MEDIUM / LOW	LOW	LOW

4.6.6. All the identified landscape receptors are first considered in the Landscape Receptor Table to establish sensitivity. It is only those landscape receptors that are identified as having a Medium, Medium/High or High sensitivity to the development that are carried forward to the assessment stage. However landscape receptors with Medium/Low and Low sensitivity can be carried forward should it be considered appropriate for the assessment after discussion with clients and ideally competent authorities.

4.7. Magnitude of landscape effects

4.7.1. The magnitude of landscape effects is assessed by considering a number of factors before arriving at an informed judgement. The factors are listed below and form the basis of the Landscape Effects Table in the LVIA;

- Size and scale of the proposed development
- Geographical extent of the effect
- Contrast or integration with the existing landscape character
- Duration of the landscape effect
- Reversibility or irreversibility.

4.7.2. The magnitude of landscape effect is considered for the three life stages of construction, on completion but with no mitigation and complete with foreseeable mitigation. This last life stage is typically taken at 15 years after completion to allow landscape mitigation proposals to have established. This period of time can be altered to suit the nature of the project and likely mitigation proposals. Any variations will be stated in the LVIA.

4.7.3. Landscape effects arising from developments can be either beneficial or adverse, permanent or temporary and these are stated within the Landscape Effects Table in the LVIA.

4.7.4. The magnitude of landscape effects is categorised as either Large, Medium, Small or None. Half grades between these categories will be used where the magnitude fits neither category. The narrative description of the magnitude categories is presented in Appendix A – Table 6.

Appendix A – Table 6 – Description of magnitude categories for landscape effects

Large	The Development would result in a substantial alteration to key landscape character or characteristics of the receptor.
Medium	The Development would result in a partial loss of or alteration to key landscape character or characteristics of the receptor.
Small	The Development would result in a minor alteration to landscape character or characteristics of the receptor.
None	The Development would not change the landscape character or characteristics of the receptor.

4.7.5. What is not normally stated in the LVIA is a critique of the architectural appearance of building proposals (should the development include built form) as this is a highly subjective matter. Instead the LVIA assesses the effects based on the scale and massing of the proposals and the resulting effects on the landscape receptors. However where the character or scale of buildings is highly critical to landscape character e.g. co-ordinated estate buildings then comments regarding their appearance may be made.

4.7.6. The size or scale of the magnitude of landscape effects relates to the loss or addition of features to the particular landscape receptor likely to be caused by the development. The assessment takes into account the following;

- The extent/proportion of the landscape element that is lost or added;
- The contribution of that element to the character of the landscape;
- The revised setting of the landscape or landscape element resulting from the development;
- The degree to which aesthetic or perceptual aspects of the landscape receptor are altered; and
- Whether the effect changes the key characteristics of the landscape, which are critical to its distinctive character.

4.7.7. Geographical extent of landscape effects will vary according to the nature of the proposals but generally will consist of the following;

- Site level of the development itself;
- Landscape setting and context to the site;
- Larger scale of the landscape type or character area in which the site lies; and
- Largest scale of National Character Areas (typically for larger projects only).

4.7.8. Duration of landscape effects are typically classified as short, medium or long-term. For the purposes of this LVIA they accord with GLVIA 3 and are defined below. They can be altered to reflect the particular nature of a project and the alternative durations will be stated;

- Short-term 0 to 5 years
- Medium term 5 to 10 years
- Long term 10 to 25 years
- Permanency is considered anything above 25 years as this can be taken as a change that will last as long as a generation.

4.7.9. Reversibility is different to duration and passes a judgement on whether the landscape effect is reversible or not. The definitions of the various states of reversibility are;

- Fully reversible – landscape be able to be returned to its original condition after mitigation e.g. a rural landscape after installation of pipe routes or removal of wind turbines;
- Partially reversible – mitigation proposals would be able to return the landscape to something approaching its original appearance but changed to a certain degree e.g. the restoration of a quarry will likely have a changed appearance; or
- Irreversible – a permanent change to landscape character that is not foreseeable to be returned to the original landscape character i.e. a new housing area.

4.8. Assessing the significance of landscape effects

4.8.1. The assessment of the significance of landscape effects is derived by combining the judgements of landscape sensitivity and magnitude of effect for each landscape receptor. This is presented in the Landscape Effects Table alongside the judgement of magnitude with a clear narrative of the reasoning behind the assessment.

4.8.2. The significance of landscape effects can be beneficial or adverse, permanent or temporary and will occur at different levels of significance or as named for clarity in the Landscape Effects Table - ratings.

4.8.3. A look-up table is used to achieve consistency when judging the significance rating. This table is only a guide and alterations to the classifications it gives can be made based on professional judgement. Appendix A – Table 7 presents this table.

Appendix A – Table 7 – Significance of landscape effect rating

Magnitude of Effects	Receptor Sensitivity				
	High	Medium / High	Medium	Medium / Low	Low
Large	MAJOR	MAJOR	MAJOR/MODERATE	MODERATE	MODERATE
Medium / Large	MAJOR	MAJOR/MODERATE	MODERATE	MODERATE	MODERATE/MINOR
Medium	MAJOR/MODERATE	MODERATE	MODERATE	MODERATE/MINOR	MINOR
Medium / Small	MODERATE	MODERATE	MODERATE/MINOR	MINOR	MINOR
Small	MODERATE	MODERATE/MINOR	MINOR	MINOR	MINOR
Small / None	MODERATE/MINOR	MINOR	MINOR	MINOR	NEGLIGIBLE
None	NO EFFECT	NO EFFECT	NO EFFECT	NO EFFECT	NO EFFECT

4.8.4. Narrative descriptions of the different ratings of significance are presented below in Appendix A – Table 8 for both beneficial and adverse effects. It also defines what are considered neutral and negligible landscape effects.

Appendix A – Table 8 – Definitions of the significance ratings for landscape effects

Rating	Description of rating
Major beneficial landscape effect	The proposals will result in a large positive change in the key characteristics of the landscape receptor arising from either large scale improvement or introduction of extensive new positive elements to it so as to improve the notably improve its quality and integrity as a landscape receptor. The proposals may also be in full compliance adopted planning objectives for the landscape.
Moderate beneficial landscape effect	The proposals will result in a positive partial change in the key characteristics of the landscape receptor arising from either their partial addition or improvement in quality or introduction of some positive elements to it so as to moderately improve the quality and integrity of the landscape receptor. The proposals may also comply with adopted planning objectives for the landscape.
Minor beneficial landscape effect	The proposals will result in small positive change(s) in the character of the landscape receptor that is noticeable but does not alter its key characteristics. The change will arise from the addition or improvement of a small part of the receptor or through the introduction of some positive landscape elements to it so as to improve its integrity as a landscape receptor in a small way. The proposals may also be partly comply with adopted planning objectives for the landscape.
Neutral landscape effect	A neutral effect is one that has both beneficial and adverse in equal degrees and the two effects cancel each other out leaving a changed landscape receptor but one with equal quality.
Negligible beneficial or adverse effect	A negligible effect is one that may be discernible but is at first not obvious or debatable as to whether it will occur.
No landscape effect	There is no apparent landscape effect on the receptor.
Minor adverse landscape effect	The proposals will result in small negative change(s) in the character of the landscape receptor that is noticeable but does not affect its key characteristics. The change will arise from the loss or reduction of a small part of the receptor or through the introduction of some negative elements to it so as to reduce its integrity as a landscape receptor in a small way. The proposals may also be partly in conflict with adopted planning objectives for the landscape.
Moderate adverse landscape effect	The proposals will result in a partial change in the key characteristics of the landscape receptor arising from either their partial loss, reduction or introduction of some uncharacteristic elements to it so as to moderately reduce or degrade the integrity of the landscape receptor. The proposals may also be partly in conflict with adopted planning objectives for the landscape.
Major adverse landscape effect	The proposals will result in a large negative change in the key characteristics of the landscape receptor arising from either their loss, reduction or introduction of uncharacteristic elements to it so as to destroy it or seriously degrade the integrity of the landscape receptor. The

Rating	Description of rating
	proposals may also be in conflict with adopted planning objectives for the landscape.

5. Assessment of visual effects

5.1. Overview of section contents

5.1.1. Like the landscape assessment the visual assessment follows a very similar process;

- Identification (scoping) of visual receptors;
- Visual baseline;
- Value of views and visual amenity;
- Susceptibility of visual receptors to change;
- Visual sensitivity;
- Selecting viewpoints;
- Magnitude of visual effects; and
- Assessing the significance of visual effects.

5.2. Identification (scoping) of visual receptors

5.2.1. The identification of visual receptors is based on understanding the proposed development. The nature of the proposed development is considered during the following phases;

- Construction
- Completion but with no mitigation (Year 0); and
- Completion with mitigation.

5.2.2. Visual receptors are people who have a potential to see the proposed development and experience a change in the view or general visual amenity of an area. They are typically identified by the following methods.

5.2.3. Firstly by considering aerial photography and maps to identify people who will be able to see the development.

5.2.4. Secondly by attending Site and the areas around the Site looking to see which receptors would be able to see the proposed development.

5.2.5. Thirdly by conducting Zone of Theoretical Visibility (ZTV) modelling to identify through computer modelling of topography and visual barriers the theoretical extent of where the development is visible from before checking these possible views on the ground.

ZTV modelling is not conducted for all LVIA's and simpler developments, typically lower in height may not be subject to ZTV modelling.

5.2.6. The same study area is adopted for the visual assessment. However should it be deemed that visual effects extend beyond the range of the study area then these should also be considered for the sake of thoroughness.

5.2.7. In the description of views to a development the following distances apply;

- Local or short-range views – under 0.5km
- Medium or mid-range views – 0.5km – 2km
- Distant or long-range views – over 2km

5.3. Visual baseline

5.3.1. The visual baseline is the description of the existing qualities of the views and visual amenity for the individual visual receptors against which any future changes can be assessed against or visual effects predicted and assessed.

5.3.2. The visual baseline is established by considering both a desk study of existing sources such as landscape character assessments and OS Mapping to identify prominent or promoted views and field work to identify and record the character and extent of the views and the elements, features, aesthetic and perceptual factors which contribute to general visual amenity.

5.4. Value attached to views and visual amenity

5.4.1. As part of describing the visual baseline the value of the potentially affected views and general visual amenity is established. GLVIA3 at §6.37 identifies visual value attached to heritage assets and specific cultural views from paintings and like. However views do not need such cultural association to be considered of value by visual receptors, particularly local residents who will experience a view for longer.

5.4.2. The assessment considers the interest or reason a receptor has in experiencing a view and the value that they can reasonably attach to it.

5.4.3. This is done on a receptor group basis within the Visual Receptor Table with the value attached to views described as either Low, Medium or High.

Appendix A – Table 9 – Value assessment of views and visual amenity

Value	Indicative description
High	Views from and visual amenity associated with viewpoints of regional or national importance, popular visitor attractions where views and visual amenity form a key part of the attraction or route. Inclusion within guidebooks or cultural references such as painting and poetry or as part of heritage character. Views from areas with national designations such as National Parks and Areas of Outstanding Natural Beauty or regional or local landscape designations such as Special Landscape Areas or equivalent.
Medium	Views from and visual amenity associated with viewpoints of district or local importance, local visitor attractions or public open space and routes where views and visual amenity form an integral part of the attraction. Views from regional or local landscape designations such as Special Landscape Areas or equivalent.
Low	Views from and visual amenity associated with every-day locations or routes that do not benefit from any designation or cultural associations.

5.4.4. Value is also considered in terms of whether it is nationally, regionally or locally important. Value can also be increased by inclusion of views in historical or cultural references.

5.4.5. Existing landscape designations are generally a mark of visual value as well but this cannot be assumed and must be backed up by site assessment. Conversely the lack of an existing designation does not mean a view is without value. Value for designated and undesignated views and visual amenity is assessed during the fieldwork stage.

5.5. Susceptibility of visual receptors to change

5.5.1. Susceptibility of visual receptors to change in views and visual amenity is derived by considering two matters;

- the occupation or reason why they are experiencing that view or area; and
- the amount of interest or attention they have in the view and appearance of the area...

5.5.2. Visual receptor susceptibility is identified in the Visual Receptors Table and a rationale given for the judgement.

5.5.3. Judgements on visual susceptibility are presented in a three step scale of Low, Medium or High with definitions for each of these grades presented in Appendix A – Table 9 below;

Appendix A – Table 10 – Definitions of visual susceptibility

Scale	Description of susceptibility
High	Little or no ability to accommodate the change caused by the proposed development without adverse consequences for the receptor groups experiencing the view and/or general visual amenity. Typical receptors being residents at home, outdoor recreation groups whose attention is on the view e.g. walkers, visitors to heritage attractions, public park users, wider communities where setting of an area contributes to general visual amenity, travellers on recognised scenic routes.
Medium	Some ability to accommodate the proposed development with some adverse consequences for the receptor groups experiencing the view and/or general visual amenity. Typical receptors include users of transport routes and areas of outdoor recreation where the view is not the primary focus of attention e.g. sports pitches.
Low	An ability to accommodate the proposed development without notable adverse consequences for the receptor groups experiencing the view and/or general visual amenity. Typical receptor groups include people at work or going about business that is not focussing on views or general visual amenity.

5.6. Visual sensitivity

5.6.1. Visual sensitivity is derived from combining the judgements on value of a view or visual amenity and susceptibility of the visual receptor together. It is itself then carried forward to determine the significance of visual effects by combining it with the magnitude of visual effects.

5.6.2. Visual sensitivity is first recorded for each of the visual receptors in the Visual Receptor Table. It provides clear rationale for both the existing value and receptor susceptibility to change for the individual visual receptor. The rationale is a record of why a visual receptor has been graded in a particular way.

5.6.3. The scale of sensitivity is again graded using a High, Medium and Low ratings. Split grades are possible where a resulting sensitivity may be judged to fall between two grade levels. A look-up table is used to aid consistency but the grading can be modified based on professional judgement.

Appendix A – Table 11 – Establishment of visual sensitivity

Value	Susceptibility to Change				
	High	Medium / High	Medium	Medium / Low	Low
High	HIGH	HIGH	MEDIUM/ HIGH	MEDIUM	MEDIUM
Medium / High	HIGH	MEDIUM/ HIGH	MEDIUM	MEDIUM	MEDIUM / LOW
Medium	MEDIUM/ HIGH	MEDIUM	MEDIUM	MEDIUM / LOW	MEDIUM / LOW
Medium / Low	MEDIUM	MEDIUM	MEDIUM / LOW	MEDIUM / LOW	LOW
Low	MEDIUM	MEDIUM / LOW	MEDIUM / LOW	LOW	LOW

5.6.4. Appendix A - Table 12 provides descriptive text for each of these grades of visual sensitivity;

Appendix A – Table 12 – Description of grades of visual sensitivity

Grade description	Typical indicators of sensitivity
High A highly attractive view or visual amenity area with an obvious attraction and general lack of distracting or negative features.	- Highly valued for its scenic quality. - Low tolerance to the type of proposed development. - Designed landscape of historical importance. - Other strong cultural or heritage associations. - Focus of a recreational resource. - Views and visual amenity that cannot be readily replaced. - Possibly benefitting from a national, regional or local landscape or heritage designation.
Medium An attractive view or visual amenity area with an obvious attraction and general lack of distracting or negative features.	- Some scenic quality but also some less scenic elements. - Some tolerance to the type of proposed development. - A recognisably area or piece of designed landscape. - Possible cultural or heritage associations. - Some appreciation as a recreational resource. - Views and visual amenity that could be recreated with some effort. - Possibly benefitting from a regional or local landscape or heritage designation.

Grade description	Typical indicators of sensitivity
Low An ordinary view with no differentiating character or an area with no increased visual amenity and general lack of positive visual features.	• Limited or no particular scenic quality or elements. • Tolerance to the type of proposed development. • Not a recognisable designed landscape. • No known cultural or heritage associations. • No obvious appreciation as a recreational resource. • Views and visual amenity that could be readily replaced or recreated. • Unlikely to hold any landscape or heritage designations.

5.6.5. All the identified visual receptors are first considered in the Visual Receptor Table to establish their individual sensitivity. It is only those visual receptors that are identified as having a Medium, Medium/High or High sensitivity to the visual changes brought about by the development that are carried forward to the assessment stage. However visual receptors with Medium/Low and Low sensitivity can be carried forward should it be considered appropriate for the assessment after discussion with clients and ideally competent authorities.

5.7. Viewpoint selection

5.7.1. Viewpoints are selected to illustrate the views and visual amenity experienced by the different visual receptors.

5.7.2. Photography is used to record the views from each of the viewpoints and included in the LVIA or LVA report.

5.7.3. The photography is undertaken in line with the recommendations given in '*Landscape Institute Advice Note 01/11 – Photography and photomontage in landscape and visual impact assessment.*'

5.7.4. Viewpoint selection is a critical process and is based on the following considerations;

- Ideally agreed with the competent authority in advance of the visual assessment;
- Typically from publically accessible locations e.g. footpath, public open space or the like;
- It can however be from a private location e.g. to reflect a resident's experience with the agreement of a client or at the request of a competent authority;

- Viewpoint choice can be informed by Zone of Theoretical Visibility mapping; and
- Objective choices need to be made to best represent a receptor's experience i.e. not behind obvious screening.

5.7.5. Viewpoints selected for inclusion in the LVIA / LVA generally fall into one of three categories as described at §6.19 of the GLVIA3;

1. **Representative viewpoints** – chosen to represent the experience of a receptor group who through their large numbers or extent of view e.g. along the route of a path would make it impractical to present each view.
2. **Specific viewpoints** – from key views say along a transport corridor or those promoted in guidebooks, OS Maps or are important within a public attraction or heritage asset.
3. **Illustrative viewpoints** – Photographs taken to illustrate a specific point say an initial view or lack of a view at certain points.

5.7.6. At times illustrations will be presented to prove a negative i.e. that a development is not visible in a view and does not lead to any visual change.

5.7.7. In selecting the viewpoints the following factors are taken into account;

- Viewing direction and distance – short, medium and long distance;
- The nature of the viewing experience – static views, views along routes, views from settlements;
- The type of view – e.g. framed, glimpsed, panorama, screened, partial; and
- The potential for cumulative views in conjunction with other existing and proposed development.

5.8. Magnitude of visual effects

5.8.1. The magnitude of visual effects is assessed by considering a number of factors before arriving at an informed judgement. The factors are listed below and form the basis of the Visual Effects Table (VET) in the LVIA;

- Size and scale of the change in the view - considering loss or addition of features, changes in composition and consideration of the proportion of the view occupied by the proposed development;
- Geographical extent of the effect – angle of view, distance of the receptor to the development and extent of the area over which the changes would be visible;

- Contrast or integration with the existing visual character – possible areas of consideration include form, scale and mass, lines, height, colour and texture;
- Duration of the visual effect – accord with the duration of landscape affects namely Short-term 0 to 5 years, Medium term 5 to 10 years and Long term 10 to 25 years. Permanency is considered anything above 25 years as this can be taken as a change that will last as long as a generation.
- Reversibility or irreversibility – is applied to the nature of the development. Renewable energy such as wind turbines and solar arrays can be classed as reversible visual effects whereas other forms of development such as housing and industrial uses are considered irreversible and permanent. Some developments such as mining and waste management have reversible effects that lead to a changed visual scene.

5.8.2. The magnitude of visual effect is considered for the three life stages of construction, on completion but with no mitigation and complete with foreseeable mitigation. This last life stage is typically taken at 15 years after completion to allow landscape mitigation proposals to have established. This period of time can be altered to suit the nature of the project and likely mitigation proposals. Any variations will be stated in the LVIA.

5.8.3. Visual effects arising from developments can be either beneficial or adverse, permanent or temporary and these are stated within the Visual Effects Table in the LVIA.

5.8.4. The magnitude of visual effects is categorised as either Large, Medium, Small or None. Half grades between these categories will be used where the magnitude fits neither category. The narrative description of the magnitude categories is presented in Appendix A – Table 13.

Appendix A – Table 13 – Description of magnitude categories for visual effects

Large	The development would result in a substantial alteration to the identified view or visual amenity of an area, largely affect key visual features in the view or introduce new prominent features within the scene or alter the general composition or character of the view.
Medium	The development would result in a partial alteration to the identified view or visual amenity of an area, moderately affect key visual features in the view or introduce new notable features within the scene or alter some part of the composition or character of the view.
Small	The development would result in a minor alteration to the identified view or visual amenity of an area, may affect key visual features in the view or introduce new features within the scene or alter some small part of the composition or character of the view.
None	The development would not change the appearance or characteristics of the view or an area's visual amenity.

5.8.5. What is not normally stated in the LVIA is a critique of the architectural appearance of building proposals (should the development include built form) as this is a highly subjective matter. Instead the LVIA assesses the effects based on the scale and massing of the proposals and the resulting effects on the visual receptors. However where the character or scale of buildings is highly critical to visual qualities e.g. co-ordinated estate buildings then comments regarding their appearance may be made.

5.9. Assessing the significance of visual effects

5.9.1. The assessment of the significance of visual effects is derived by combining the judgements of visual sensitivity and magnitude of effect for each visual receptor. This is presented in the Visual Effects Table alongside the judgement of magnitude with a clear narrative of the reasoning behind the assessment.

5.9.2. The significance of visual effects can be beneficial or adverse, permanent or temporary and will occur at different levels of significance or as named for clarity in the Visual Effects Table - ratings.

5.9.3. A look-up table is used to achieve consistency when judging the significance rating. This table is only a guide and alterations to the classifications it gives can be made based on professional judgement. Appendix A – Table 14 presents this table. It is the same table as used for assessing the significance of landscape effects

Appendix A – Table 14 – Significance of visual effect rating

Magnitude of Effects	Visual Receptor Sensitivity				
	High	Medium / High	Medium	Medium / Low	Low
Large	MAJOR	MAJOR	MAJOR/MODERATE	MODERATE	MODERATE
Medium / Large	MAJOR	MAJOR/MODERATE	MODERATE	MODERATE	MODERATE/MINOR
Medium	MAJOR/MODERATE	MODERATE	MODERATE	MODERATE/MINOR	MINOR
Medium / Small	MODERATE	MODERATE	MODERATE/MINOR	MINOR	MINOR
Small	MODERATE	MODERATE/MINOR	MINOR	MINOR	NEGLIGIBLE
Small / None	MODERATE/MINOR	MINOR	MINOR	NEGLIGIBLE	NEGLIGIBLE

None	NO EFFECT	NO EFFECT	NO EFFECT	NO EFFECT	NO EFFECT
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5.9.4. Narrative descriptions of the different ratings of significance are presented below in Appendix A – Table 15 for both beneficial and adverse effects. It also defines what are considered neutral and negligible visual effects.

Appendix A – Table 15 – Narrative descriptions of visual effects

Category of visual effect and corresponding description
Major adverse visual effects
The proposals will result in a total change in the key characteristics of the view or an area's visual amenity or will introduce elements totally uncharacteristic to the qualities of the scene such as scale, pattern; and/or the proposals will destroy or permanently degrade the qualities of the visual character; and/or the proposals and resulting effects are in large part in conflict with landscape planning objectives and/or result in a substantial or total loss, or alteration of key elements, features or notable characteristics in the view.
Moderate adverse visual effects
The proposals will result in a part change in the key characteristics of the view or an area's visual amenity or will introduce elements partly uncharacteristic to the qualities of the scene such as scale, pattern and some inappropriate features; and/or the proposals will notably reduce or degrade the integrity of the view or visual amenity; and/or the proposals and resulting effects are in some part in conflict with landscape planning objectives and/or result in a part loss, or alteration of key elements, features or notable characteristics in the view.
Minor adverse visual effects
The proposals will result in some small change in the key characteristics of the view or will introduce elements largely characteristic to the qualities of the existing scene such as massing, scale, pattern and some small inappropriate features; and/or the proposals will marginally reduce or degrade the integrity of view or visual amenity; and/or the proposals and resulting effects are in some small part in conflict with landscape planning objectives and/or result in a small loss, or negative alteration of key elements, features or characteristics in the view.
Negligible adverse visual effects
The proposals will result in a some very small negative change in the key characteristics of the view or will introduce elements characteristic to the qualities of the existing scene such as massing, scale, pattern and features that can be considered inappropriate; and/or the proposals will very slightly reduce or degrade the integrity of view or visual amenity in a barely perceptible way; and/or the proposals and resulting effects are in some very small part in conflict with landscape planning objectives and/or result in a very small loss, or alteration of elements, features or characteristics that is perceivable but not necessarily obvious.
No visual effects

Category of visual effect and corresponding description
The proposals will result in no adverse or positive change in the key characteristics of view or visual amenity nor will it introduce any uncharacteristic elements to the view or visual amenity and/or the proposals will neither reduce or improve the integrity of view or visual amenity in a perceptible way; and/or the proposals and resulting effects neither conflict or contribute with landscape planning objectives and/or result in any alteration of key elements, features or notable characteristics of the view or visual amenity.
Negligible positive visual effects
The proposals will result in a some very small positive change in the key characteristics of the view or visual amenity or will introduce elements characteristic to the qualities of the existing view or visual amenity such as massing, scale, pattern and features that can be considered appropriate; and/or the proposals will very slightly improve or enhance the integrity of visual character in a barely perceptible way; and/or the proposals and resulting effects are in some very small part in compliance with landscape planning objectives and/or result in a very small gain, or positive alteration of key elements, features or notable visual characteristics that is perceivable but not necessarily obvious.
Minor positive visual effects
The proposals will result in a some small change in the key characteristics of the view or visual amenity or will introduce elements largely characteristic to the qualities of the existing view or visual amenity such as massing, scale, pattern and some small appropriate features; and/or the proposals will marginally conserve or enhance the integrity of visual character; and/or the proposals and resulting effects are in some part in compliance with landscape planning objectives and/or result in a small loss, or negative alteration of key visual elements, features or notable characteristics.
Moderate positive visual effects
The proposals will result in a notable beneficial change in the key characteristics of the view or visual amenity or will introduce elements that are largely in keeping with the qualities of the existing view or visual amenity with no inappropriate features; and/or the proposals will notably conserve or enhance the integrity of visual character; and/or the proposals and the resulting effects are largely in compliance with landscape planning objectives and/or result in the retention of key visual elements, features or notable characteristics.
Major positive visual effects
The proposals will result in a wholesale beneficial change in the key characteristics of a view or visual amenity or will introduce elements that notably improve the qualities of the existing view or visual amenity with no inappropriate features; and/or the proposals will notably conserve or enhance the integrity of visual character; and/or the proposals and the resulting effects are totally in compliance with landscape planning objectives and/or result in the retention and improvement of key visual elements, features or notable characteristics.

6. Significance of effect and cumulative effects

6.1. Significance of effect

6.1.1. It is up to the competent authority using the findings of this LVIA to determine what they believe to be 'significant' in terms of what effects should be considered in the overall planning balance.

6.1.2. The LVIA gives a whole series of ratings for the individual receptors rather than stating that an effect is significant in terms of EIA Regulations. This is to avoid any confusion about use of the term 'Significant' in line with Landscape Institute's GLVIA3 Statement of Clarification 1/13.

6.1.3. The conclusions to the LVIA present the various ratings of significance and identifies those that are considered more important for both landscape and visual receptors.

6.1.4. The conclusions also state what effect proposed mitigation measures would have on any adverse landscape and visual effects.

6.2. Cumulative effects

6.2.1. Cumulative landscape and visual effects must be considered in LVIA when it is carried out as part of an EIA. It is a discretionary task for LVIA's that are not subject to EIA.

6.2.2. Both cumulative landscape and visual effects are defined at GLVIA3 §7.2 as those that, *'result from additional changes to the landscape or visual amenity caused by the proposed development in conjunction with other developments (associated with or separate to it), or actions that occurred in the past, present or are likely to occur in the foreseeable future.'*

6.2.3. Cumulative effects are particularly important for large scale renewable energy projects such as wind turbine and solar array erection. The former has specific guidance from Scottish Natural Heritage on the production of cumulative effects assessment.

6.2.4. For the purposes of non-energy projects cumulative assessments are restricted to an identification of other projects, whether similar in development type or not in the vicinity of the site and if agreed with the competent authority across the wider study area.

7. Mitigation

7.1. Definition of mitigation

- 7.1.1. Mitigation is deemed to be the actions taken to prevent or avoid adverse effects or if they are unavoidable then to correct or ameliorate the adverse effects identified for the various landscape and visual receptors.
- 7.1.2. It can take many forms but usually includes elements of design, planting, material choices and possibly operational constraints or land remediation at a future date.
- 7.1.3. Mitigation specifically addresses adverse effects to return a landscape or visual receptor to its baseline condition. It should not be confused with enhancement measures which are actions that seek to improve the landscape resource or visual amenity above its original baseline.

7.2. Categories of mitigation

- 7.2.1. There are broadly three categories of mitigation.
- 7.2.2. **Primary or design measures** – that are developed through the design process and have become integrated into the proposals. Such primary measures may be generated by the professionals advising the project or in response to consultation with stakeholders. They typically include general site arrangements, retention of landscape assets such as trees and hedgerows or inclusion of key views onto and from the site.
- 7.2.3. **Good construction practice** – to keep the development as acceptable as possible during the construction phase but also protect assets such as trees, hedges and ponds so they remain as long-term features in landscape.
- 7.2.4. **Secondary measures** – those measures that are taken to address any residual adverse effects after the first two categories of mitigation. This could typically include hedge and tree planting or provision of alternative access arrangements.
- 7.2.5. Mitigation measures can take place on the site in question or off-site if considered to be of greater benefit or more feasible/sustainable to achieve the desired outcome.

When describing mitigation measures an assessment of the duration of time that is required to achieve the desired mitigation effect is given when possible. It is also noted that mitigation works do not always remove adverse effects but may only reduce them.

B – Extracts from Landscape Character Information



Appendix B

Review of key characteristics that are applicable to the Site and its contextual area

The following Key Characteristic (KC) from the description of N2 align with the character of the Site and contextual landscape to it.

N2 – Finchampstead Pastoral Sandy Lowlands

- KC1 - Gently to steeply undulating landform culminating in a locally prominent ridgeline to the east rising between 60m and 100m AOD which can be witnessed from near Site.
- KC4 - Pastoral landscape of open small or medium-sized fields with grazing horses and cattle divided by post and wire or post and rail fencing following a variety of enclosure patterns. With no grazing at Site but in the immediate fields to it.
- KC 5 - Wooded context created by scattered woodlands in combination with scrubby and overgrown shelterbelts and scattered remnant hedgerow trees (predominantly oak) enhanced by the adjoining wooded landscape of the Forested and Settled Sands (M1) describes the setting to the Site well.
- KC6 - Semi-natural habitats include scattered deciduous and mixed woodland and small areas of marshy grassland and wet meadow on lower slopes. There are no wet meadows on or around Site but there is the scattered deciduous and mixed woodlands species on Site.
- KC7 - The landscape provides a setting to ... the Grade I listed Norman church of St James, located on top of a prominent hill which is evident from adjacent to the Site
- KC8 - Coherent settlement pattern of grand manor houses and clustered farmsteads located in elevated positions, reached by narrow private roads such as the former grand house of Warren Lodge.
- KC10 - Dense network of public footpaths and bridleways connect to trails in the Blackwater Valley and Finchampstead Ridges.
- KC13 - Expansive views from vantage points across the surrounding lowlands of the Blackwater River valley to the south which contrast with the wooded and enclosed character in other parts of the area and to the adjoining forested landscapes of the Finchampstead Ridges. Such views are available from the higher parts of the PRow to the south of the Site.



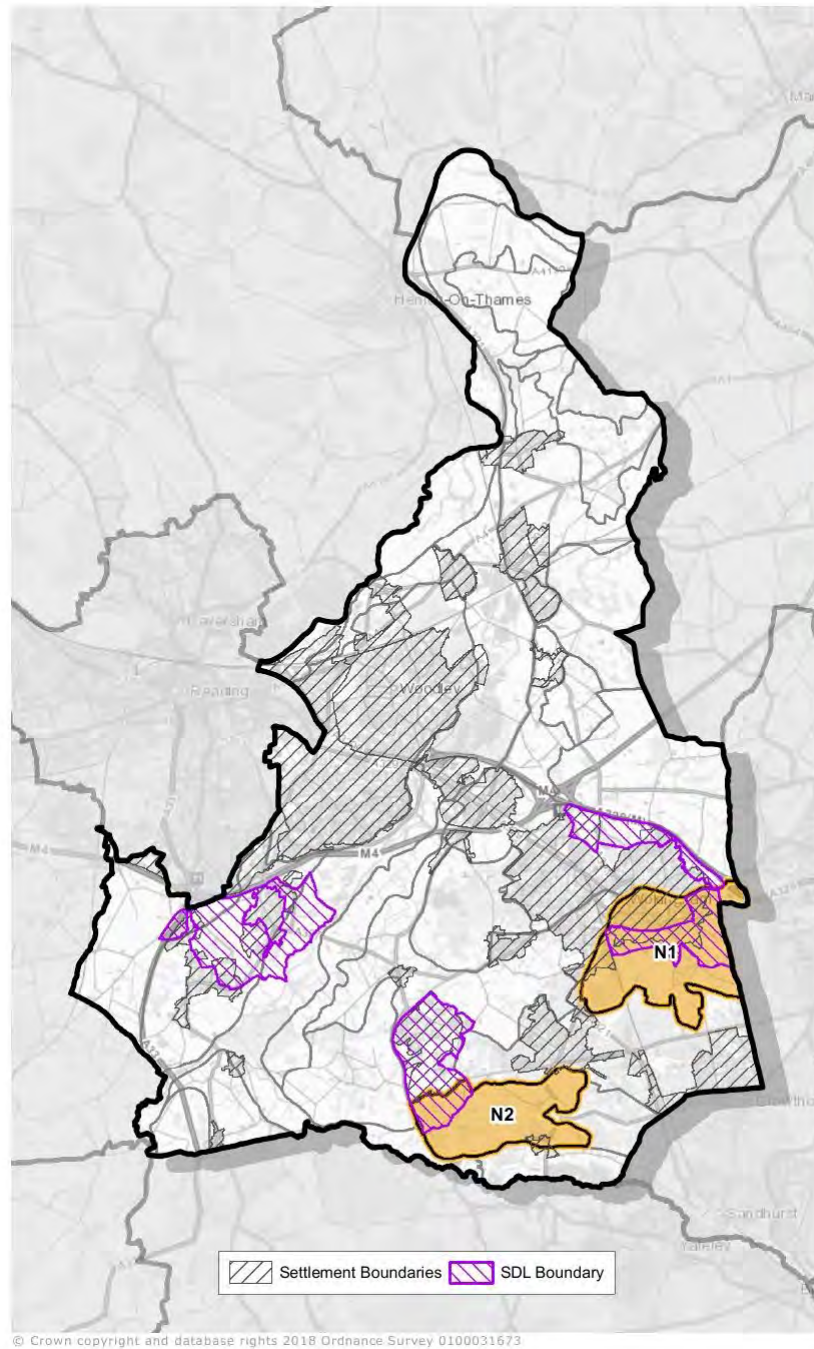
MI – Finchampstead Forested and Settled Sands

The following Key Characteristics that apply to the MI LCA are not applicable to the Site and its contextual landscape:

- **KCI** - An elevated landscape rising to 90m AOD, comprising a shelving plateau, underlain by acidic sands. The infertile sandy soils influence land cover and ecological character - Limited sense of elevation, one of rolling land and soils are not obviously less fertile
- **KC2** - Large swathes of interconnected forestry and woodland dominate the area, which has little farmland. These consist of large coniferous plantations as well as mixed woodlands with sandy heaths. Stands of Scots Pine and exotic species are particularly distinctive - No forestry but there is farmland, the woodland tends to lie within MI. No apparent Scots Pines on site but a number of coniferous species are present.
- **KC3** - A number of large lakes, including Longmoor Lake, King's Mere and Queen's Mere, originally excavated in late 19th century for brick making, now form a focus for recreation - This is not applicable
- **KC5** - Rich semi-natural habitats associated with the poorly draining acidic soils including BAP priority habitat lowland heathland and lowland dry acid grassland. Large acidic lakes or meres are surrounded by wetland and wet woodland; Longmoor Bog and Heath Lake are nationally important SSSIs - This is not applicable to the Site and its context.
- **KC6** - Long straight roads such as Nine Mile Ride (which originated as historic 'rides' created through the historically open landscape of the Royal Forest of Windsor) give a strong linear character to the landscape. Characterised by roadside rhododendron 'hedges' and occasional colourful patches of gorse and heather - This description is not applicable to the Site as the B3015 curves and passes through farmland.
- **KC7** - The locally listed historic park at Ravenswood, which originated as a medieval deer park within the Royal Forest of Windsor - Not applicable to the area around the Site
- **KC8** - Strong settlement character, with a low density pattern of detached houses lining the historic rides, which have provided a framework for settlement. Residential properties of relatively unremarkable post-war and modern suburban character in a variety of styles - Not applicable to the Site or its contextual area. The houses that are present down Warren Lane are dispersed and appear developed from rural premises.
- **KC9** - Good public accessibility including formal parks such as California Country Park, LNR (including Longmoor Bog and Heath Lake) and areas of open access Forestry Commission land (such as Gorrick Plantation) connected by a network of bridleways and footpaths - Marginally applicable with the PRoW to the south of the Site and along Warren Lane.
- **KC10** - Localised area of remoteness within woodlands and smaller areas of pasture, mire and heath, which provide a sense of tranquillity - Not applicable to the Site due to B3105.
- **KC11** - A highly enclosed landscape created by the often continuous swathes of dense woodland, except for framed views along the rides - Not an enclosed landscape with longer views achieved over the rolling pasture fields.



N: Pastoral Sandy Lowland



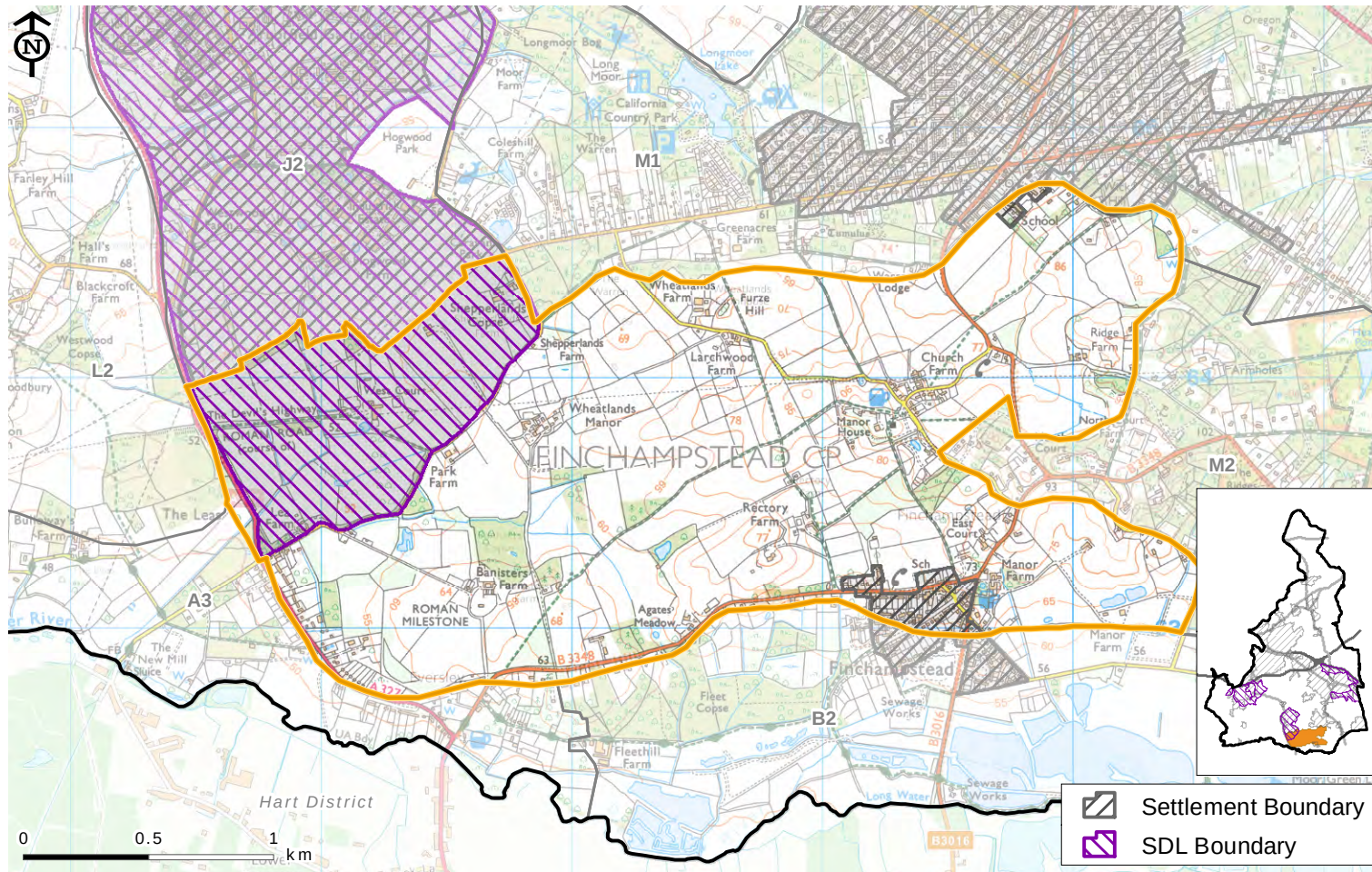
Description

The LCT is characterised by the undulating landform underlain by sandy geology, giving rise to poor soils used for pasture and rough paddocks. Small clustered hamlets, farmsteads and large manors are connected by roadsides with bracken and gorse, creating a heathy appearance.

Landscape Character Areas

The Pastoral Sandy Lowland LCT is subdivided into two Landscape Character Areas:

- N1: Holme Green Pastoral Sandy Lowland
- N2: Finchampstead Pastoral Sandy Lowland



SUMMARY

A peaceful rural landscape characterised by gently to steeply undulating pastures rising to a gently undulating ridge. The area encompasses the picturesque village of Finchampstead, but otherwise settlement is sparse. Grand manor houses and scattered farmsteads often located along the ridgeline and enjoying views out over the river valley to the south are connected by narrow lanes bordered by grassy banks with roadside trees.

The Finchampstead Pastoral Sandy Lowland is located in the south of the borough, north of A3: Blackwater River Valley and B2: Blackwater River Valley with Open Water and set against the backdrop of M1: Finchampstead Settled and Forested Sands. The boundary to the south follows the edge of the Blackwater valley, defined approximately along the route of the B3348 and A327. To the east and north it is defined by the forested edge of the Forested and Settled Sands, except in the far northwest where it follows the edge of the Arborfield Garrison SDL.



Key Characteristics

- Gently to steeply undulating landform culminating in a locally prominent ridgeline to the east rising between 60m and 100m AOD, which bisects the area in an east-west direction.
- The varied underlying sandy geology including Bagshot Beds, Windlesham and Camberley Sand Formations with areas of flatter London Clay in the west has given rise to acidic sandy soils and a predominantly pastoral landscape.
- Many small drainage channels and roadside ditches as well as a scattering of small ponds due to the poorly draining soils in the west of the LCA.
- Pastoral landscape of open small or medium-sized fields with grazing horses and cattle divided by post and wire or post and rail fencing following a variety of enclosure patterns. Fields are sometimes subdivided into paddocks by horse tape.
- Wooded context created by scattered woodlands in combination with scrubby and overgrown shelterbelts and scattered remnant hedgerow trees (predominantly oak) enhanced by the adjoining wooded landscape of the Forested and Settled Sands (M1/ M2).
- Semi-natural habitats include scattered deciduous and mixed woodland and small areas of marshy grassland and wet meadow on lower slopes. Many are designated as LWS (Shepperlands Copse, Woodland near Banister Farm and East Court Woods). Banister Copse LWS is also an ancient woodland.
- The landscape provides a setting to archaeological remains of a Roman villa complex (Scheduled Monument) and the Grade I listed Norman church of St James, located on top of a prominent hill which stands on old Roman earthworks (designated as part of the Finchampstead Church Conservation Area).
- Coherent settlement pattern of grand manor houses and clustered farmsteads located in elevated positions, reached by narrow private roads and often following the former route of the Devil's Highway Roman Road which runs along the ridge. The historic buildings share a characteristic local vernacular of brick and dark timber-framed houses.
- Remnant parkland landscapes associated with grand manor houses (including Grade II listed West Court and East Court) and pattern of veteran trees and avenues.
- Dense network of public footpaths and bridleways connect to trails in the Blackwater Valley and Finchampstead Ridges.
- Winding rural roads and leafy sunken lanes enclosed by grassy banks with bracken, furze occasionally running through 'tunnels' created by the mature trees, typically ash, create a sense of enclosure and seclusion.
- A tranquil rural landscape with an experience of dark skies.
- Expansive views from vantage points across the surrounding lowlands of the Blackwater River valley to the south which contrast with the wooded and enclosed character in other parts of the area and to the adjoining forested landscapes of the Finchampstead Ridges.

Natural Landscape

- N2.1 The underlying geology is dominated by the varied sandy strata of the Bracklesham Group, comprising the clayey sands of the Bagshot Beds and in the east and centre of the area, the Windlesham and Camberley Sand Formations. These are locally overlain by gravely river terrace deposits including Eighth River Terrace at high elevations and First River Terrace at low elevations. Towards the west, London Clay strata are also present. The soils created by these strata are predominantly typical gley-podzol soils, which are sandy and nutrient-poor, being affected by poor drainage and waterlogging, and therefore of limited use to arable agriculture. These require drainage, locally giving rise to small drainage channels. A small divided tributary stream of the River Blackwater is present towards the west, but generally water in this landscape is low-key and dominated by the roadside drainage ditches and a scattering of small ponds associated with dwellings.
- N2.2 The topography of this landscape is distinctive comprising a gently undulating but prominent ridgeline at between 60m and 100m AOD, which bisects this area in a west-east direction connecting to the wooded ridge of M2: Finchampstead Ridges Forested and Settled Sands. This slopes southwards to the adjoining Blackwater Valley and northwards to the forestry of M1: Finchampstead Forested and Settled Sands.
- N2.3 The combination of the undulating landform and nutrient-poor soils have favoured pastoral over arable land uses. This has resulted in a peaceful landscape of fields subdivided into small and medium enclosures by timber and post and wire fencing with occasional overgrown shelterbelts and lines of remnant hedgerow trees, creating a rough and scrubby character. The fields are generally grazed by sheep or by horses, although there are also some used for cattle grazing.
- N2.4 The Finchampstead Pastoral Sandy Lowland is characterised by scattered woodlands within a landscape largely dominated by pastoral land uses. Within the fields there are also a number of small farm woods, which contain BAP priority habitat lowland mixed deciduous woodland. These combine with the shelterbelts (often poplar) and the adjoining wooded landscapes of the Settled and Forested Sands (M1/M2) to create a subtly wooded context throughout much of the area.
- N2.5 The woodlands are typically acid oak woodland with a ground layer composed of bracken (*Pteridium aquilinum*) and bramble (*Rubus fruticosus*), often with climbing corydalis (*Ceratocarpus claviculata*), which is a characteristic species of these acid woodland sites.
- N2.6 The character area contains three wooded sites designated as Local Wildlife Sites (LWS). The Banister's Copse complex of woodland is partly of ancient origin and represents a slightly fragmented cluster of woodland blocks, recorded as BAP priority habitat wet woodland. In recent years woodland has been planted in this area, aiming to link existing patches together and creating a larger core area.

Cultural Landscape

- N2.7 The two round barrows located nearby at Warren Lodge (M1) suggests there may have been an expansion of settlement from the valleys onto these poorer sandy soils during the Bronze Age, leading to the early formation of heathland. An earthwork around the Norman church of St James, Finchampstead, is recorded on the first edition OS map as the site of a supposed camp.
- N2.8 Cropmarks at Wheatlands Manor indicate the presence of a large Roman villa complex, comprising at least three aisled buildings and other features. These are adjacent to the Roman road between London and Calleva (Silchester), known locally as the Devil's Highway. The line of the road is followed by the driveway of West Court, but is not visible in the rest of the area. In the late 13th century the original manor of Finchampstead was divided into two parts, East Court and West Court. West Court today is a late 17th century country house within landscape parkland.
- N2.9 Although Finchampstead was a Domesday settlement, and was granted a market in 1458, this area remained sparsely populated, being peripheral to the main routes of communication. Settlement consists of closely-spaced farms linked by country lanes. The large straight-sided fields flanking Common Field Lane, northwest of the village, probably date from the mid-19th

century enclosure of the Royal Forest of Windsor, although a number of less regular fields, and the boundaries of the surviving areas of woodland, suggest earlier assart and other voluntary enclosures. Within this area there are fragmented pockets of well-preserved enclosure/field systems.

- N2.10 The pleasant and topographically varied landscape has views of the Blackwater River Valley and adjoining forested landscapes. There is a dense network of footpaths and bridleways passing through the area and connecting to trails in the Blackwater Valley, Finchampstead Ridges and beyond.
- N2.11 The largest settlement in this area is Finchampstead, which falls partially within character area B2: Blackwater River Valley with Open Water. Finchampstead is an attractive nucleated settlement with a rural character and noticeable vernacular influences including dark timber-framed houses with white render and thatched roofs. Finchampstead has expanded out from its historic core with newer estate development with mock-vernacular character continuing into the Blackwater Valley. The Grade I listed Church of St James dating from the 12th century sits on a hilltop to the north of the village (designated as part of the Church of St James Conservation Area) and stands high on a mound with fine views to the south.
- N2.12 Elsewhere the settlement pattern is dominated by clustered farmsteads incorporating 'manorial' style buildings located on local high points and hills often also following the former route of the Devil's Highway Roman Road along the ridge. These include West Court, a 17th century brick house, which is reached by a tree-lined driveway that follows the Roman alignment; Church Farm; Manor House and the (appropriately named) Ridge Farm. Away from the route of the Devil's Highway are, to the south, Banister's Farm (also 17th century brick and incorporating a Roman Milestone), Agates Meadow and, to the north, Warren Lodge - a sprawling white painted building. Many of these buildings are reached by narrow private roads, which are in themselves important features of the character of the landscape. Elsewhere the road network is very rural comprising green lanes, sometimes sunken, and quiet B roads. The only sizable road is the A327 defining the western boundary of the area.
- N2.13 On-going development of a new village of up to 3,500 new homes on the site of the former military barracks at Arborfield Garrison (Arborfield Garrison SDL), mostly located in the J2: Arborfield and Barkham Settled and Farmed Clay, extends into the north of the character area. However, the area around West Court is currently allocated in the Local Plan as a proposed Nature Park or SANGS.

Perceptual Landscape

- N2.14 Overall the landscape appears generally peaceful with dark night skies, despite the proximity to Finchampstead and the ongoing development of Arborfield Garrison SDL.
- N2.15 There are expansive views across the surrounding lowlands of the Blackwater River valley (A3 and B2) and adjoining forested landscapes of the Finchampstead Ridges. These expansive views contrast with the wooded and enclosed character in other parts of the area.

Valuable Landscape Attributes

- Elevated ridgeline which provides a backdrop to the wider lowland landscape in the Blackwater Valley as well as expansive views out over the surrounding landscapes.
- Rural character of the pattern of pastoral fields interspersed with scattered woods and hedgerow oaks which provide visual diversity as well as continuity with the adjoining forested landscape of the Finchampstead Ridges.
- Scattered mixed and broadleaved woodland, including ancient woodland, and small wetland areas which provide valued ecological habitats including BAP priority habitats.
- Coherent settlement pattern of historic manors, farmsteads and the landmark church of St James located in elevated positions on the ridgeline, which provide a link with the

past.

- The historic edge-of-floodplain village of Finchampstead is well integrated into the landscape and provides a sense of time-depth.
- Remnant parkland landscapes with veteran trees associated with grand manor houses which have a localised impact on landscape character and contribute to sense of place.
- The network of winding sunken lanes and local footpaths which provide access to and enjoyment of the countryside.
- Peaceful and rural ambience with an experience of dark skies which provides an escape in close proximity to the urban population.
- The route of the Roman Road and associated archaeological features from that period which follow the topography of the ridgeline.

Landscape Condition

The landscape components, including scattered woodlands, coherent pattern of settlement and predominately pastoral land use are in good condition. However much of the original parkland character of the landscape has been lost and the mixture of field boundaries reduces the integrity of the landscape.

Key Issues

- Hedgerow loss associated with the expansion of fields and intensification of agriculture.
- The declining viability of livestock grazing is resulting in conversion to other land uses and loss of grassland habitats.
- Conversion to equestrian activities, particularly at settlement edges, leading to loss of traditional features such as hedgerows and hedgerow trees and a decrease in rural intactness.
- Loss or changes in native deciduous woodland structure through decline in species diversity in the traditionally coppiced woodlands have occurred in the past through cessation of coppice management. However, there are positive signs that woodlands are being brought back into management.
- Effect on tree health or species composition of woodland as a consequence of pathogens and climate change.
- Lack of the recruitment of young trees (through natural regeneration or planting) required to rebalance the age structure of parkland and hedgerow trees is an on-going threat to the character of the landscape.
- Drainage operations associated with development or agriculture altering ground water levels and affecting small wetland habitats.
- Recreational pressure leading to erosion of special archaeological features, ecological features and other landscape features is a continuing problem in this well-populated borough.
- Pressure for large scale residential development and supporting infrastructure both inside and outside the area impacting on landscape character. Development of a new settlement at Arborfield Garrison SDL in adjoining LCA J2 and associated SANG extending into the north of the character area around West Court will impact the area.

- Increase in traffic on local roads, particularly in relation to the Arborfield Garrison development, leading to pressure for new roads or upgrading of existing roads with new signage, line painting and widening, impacting tranquillity and changing the existing character of the rural road network.
- Pressure for built development on the skyline leading to loss of wooded ridges which are characteristic of the local landscape.
- Increasing demand for communication masts, pylons and poles leading to visual intrusion of these elements in this elevated landscape.
- This character area contains a reservoir of dark skies and light pollution is a key issue affecting the night landscape.

Landscape Strategy

To maintain the landscape character of the *Finchampstead Pastoral Sandy Lowland* the following strategy is required: to conserve and enhance the quiet rural character and dark skies.

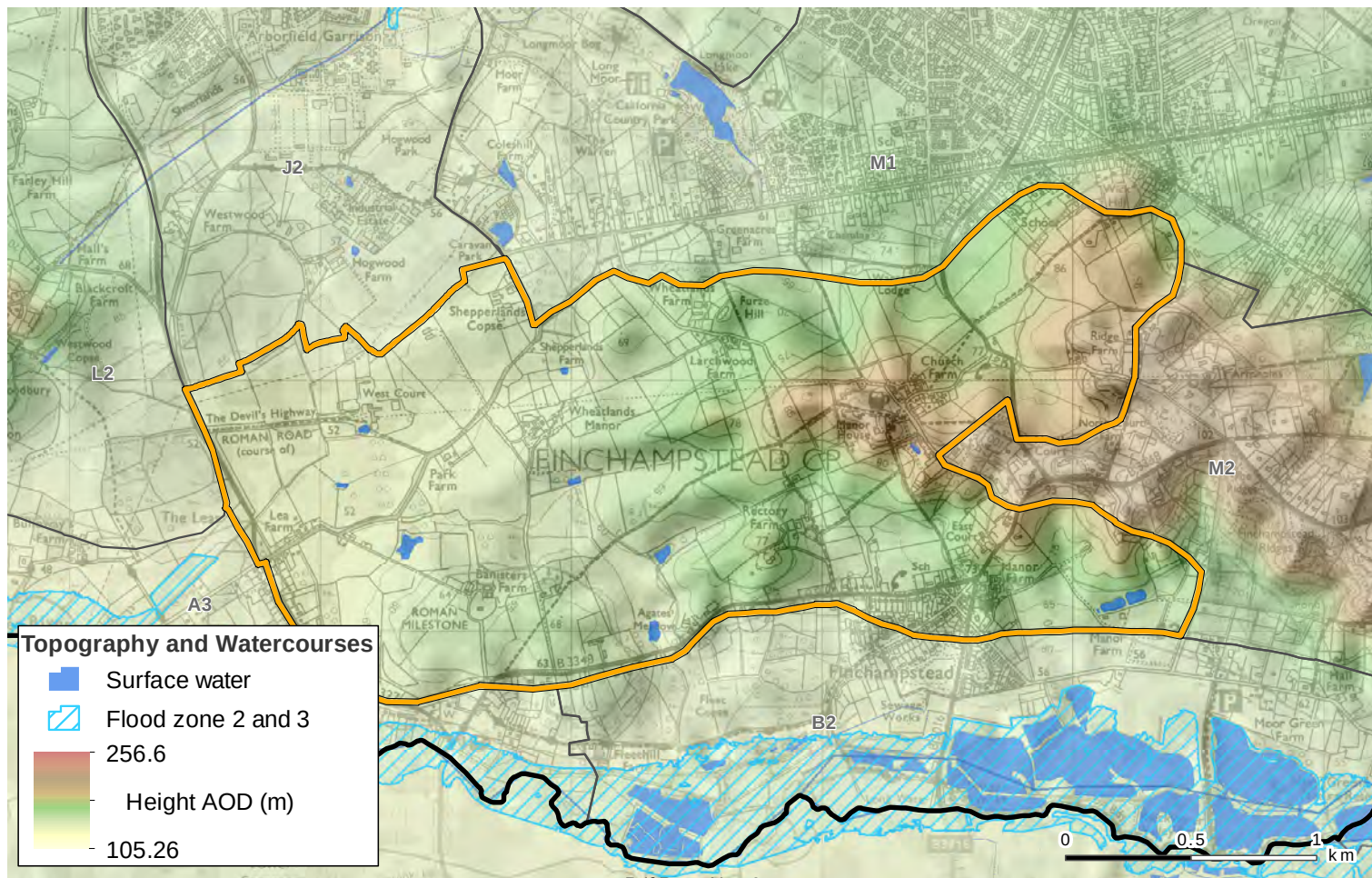
The key aspects to be enhanced and actively managed are the hedgerow network and the woodland habitats.

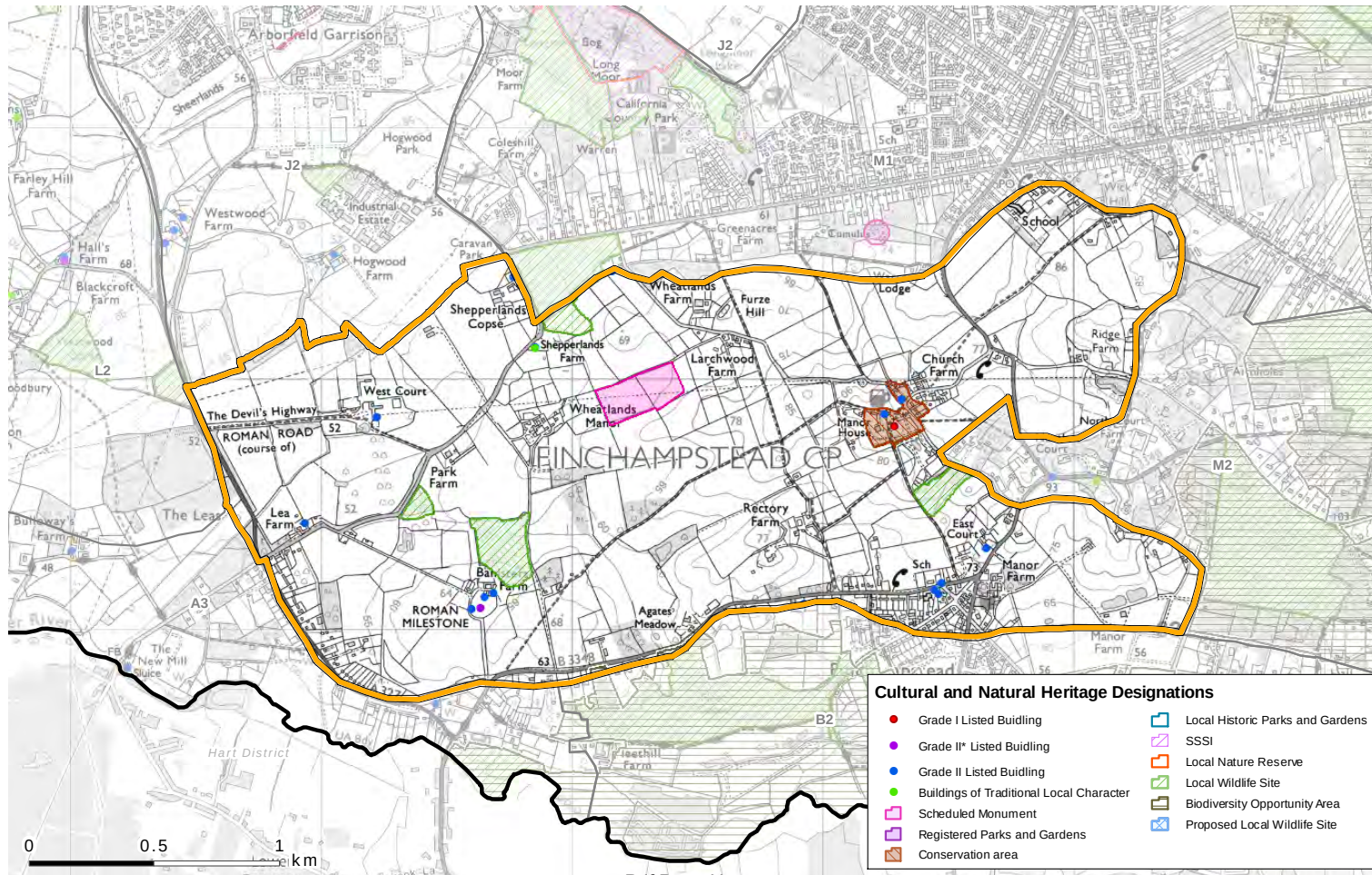
In terms of development, the aim is to conserve the coherent pattern of settlement, and avoid the spread of urban built form including roads into the area.

Landscape Guidelines

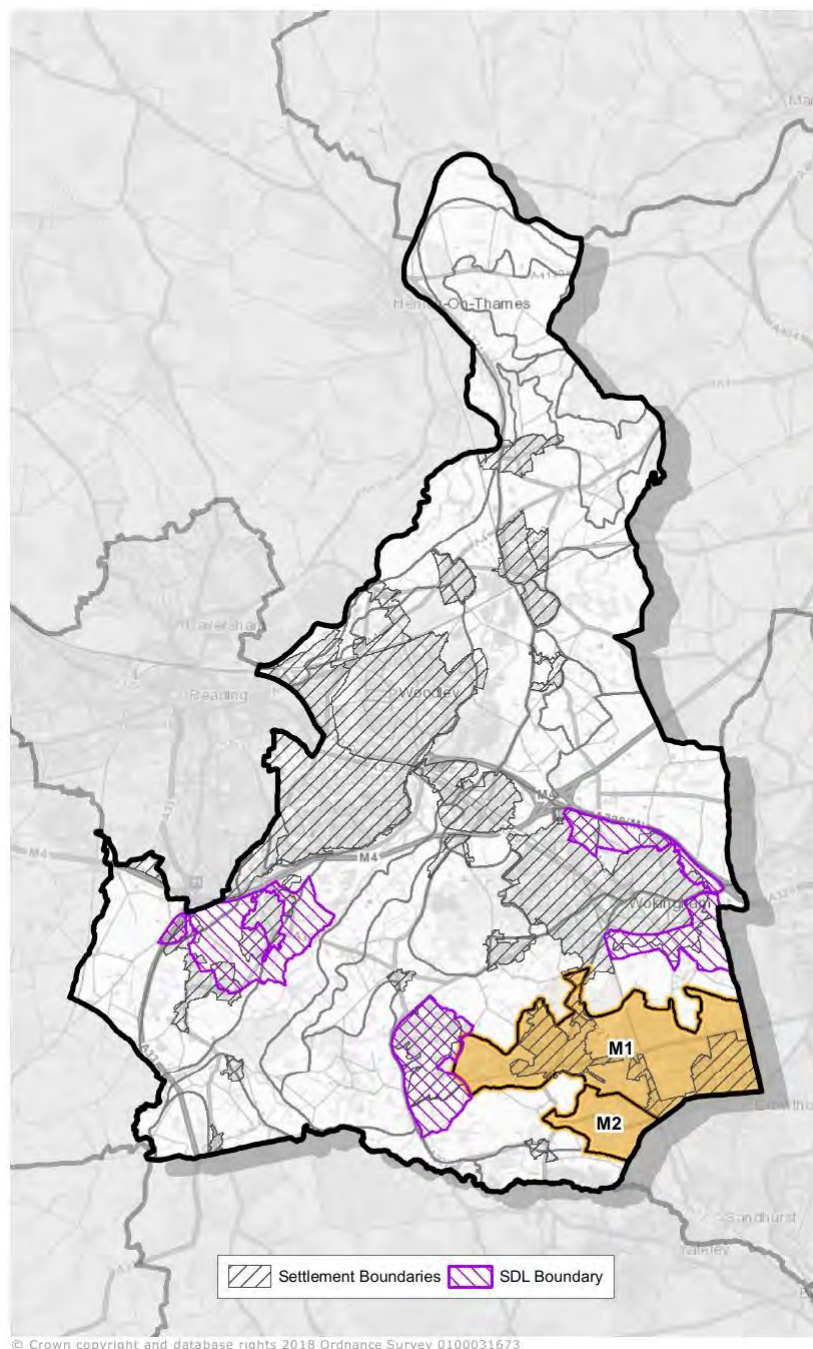
- Conserve distinctive wooded ridgelines. Consider the impact of any development on skylines, where it would have the potential to be highly visible from adjacent character areas. Develop sympathetic fell cycles to maintain positive character, particularly phased cycles along sensitive skylines to ensure that the wooded backdrop is maintained.
- Conserve and protect pasture and encourage appropriate restoration and management of grassland to restore lost grassland habitats.
- Manage the integration of equine related activities into the landscape through the maintenance of existing boundaries or restoration of hedgerows and other landscape planting and control of associated built elements.
- Conserve hedgerows as important wildlife habitats and landscape features and promote management of woodlands as coppice, with standards left to form future timber trees. Consider opportunities for reinstatement of hedges, particularly where they have been lost from highly visible locations e.g. along roadsides.
- Conserve and increase the extent of native deciduous woodland, including BAP priority habitats, using natural regeneration or by planting native species in order to enhance the wooded character of the landscape. The aim should be to link existing sites without loss of significant views.
- Seek to avoid introduction of coniferous boundaries and shelterbelts.
- Restore, conserve and manage small wetland areas which provide valued habitats and seek to create new areas of wetland.
- Restore, conserve, enhance and manage parkland landscapes associated with history manor houses, planning for the next generation of parkland trees with a programme of tree planting.

- Enhance informal recreational enjoyment of the landscape. But ensure appropriate management of informal recreation to limit negative impacts on landscape, biodiversity and cultural heritage, particularly in relation to the Rights of Way network.
- Conserve the rural character of dispersed ridgeline settlement to protect the individual identity of farmsteads and manors and conserve the scenic quality of the nucleated character of Finchampstead through the control of development.
- Integrate new development of the Arborfield Garrison SDL into the landscape through wooded boundaries and tree planting to provide a positive interface between the settlement edge and the rural area. In particular protect the sensitive areas of woodland adjacent to West Court in the west of the area.
- Enhance sense of place through careful design (including siting, massing, scale, materials and landscape – and sensitive lighting to retain dark skies at night) to minimise the impacts of any potential new development on valuable attributes.
- Maintain and enhance the character and tranquillity of rural lanes resisting unsympathetic highways improvements, infrastructure and signage through the use of traffic calming and access restrictions. This would also make the use of rural roads more attractive for cyclists and recreational users.
- Protect the expansive views to the Blackwater Valley and Finchampstead Ridges, including resisting proposals that would introduce extensive or obtrusive elements e.g. pylons on the visually sensitive landscape.
- Protect the strong perceptions of tranquillity in the landscape, including the **experience of 'dark skies'**, through the management of development.





M: Forested And Settled Sands



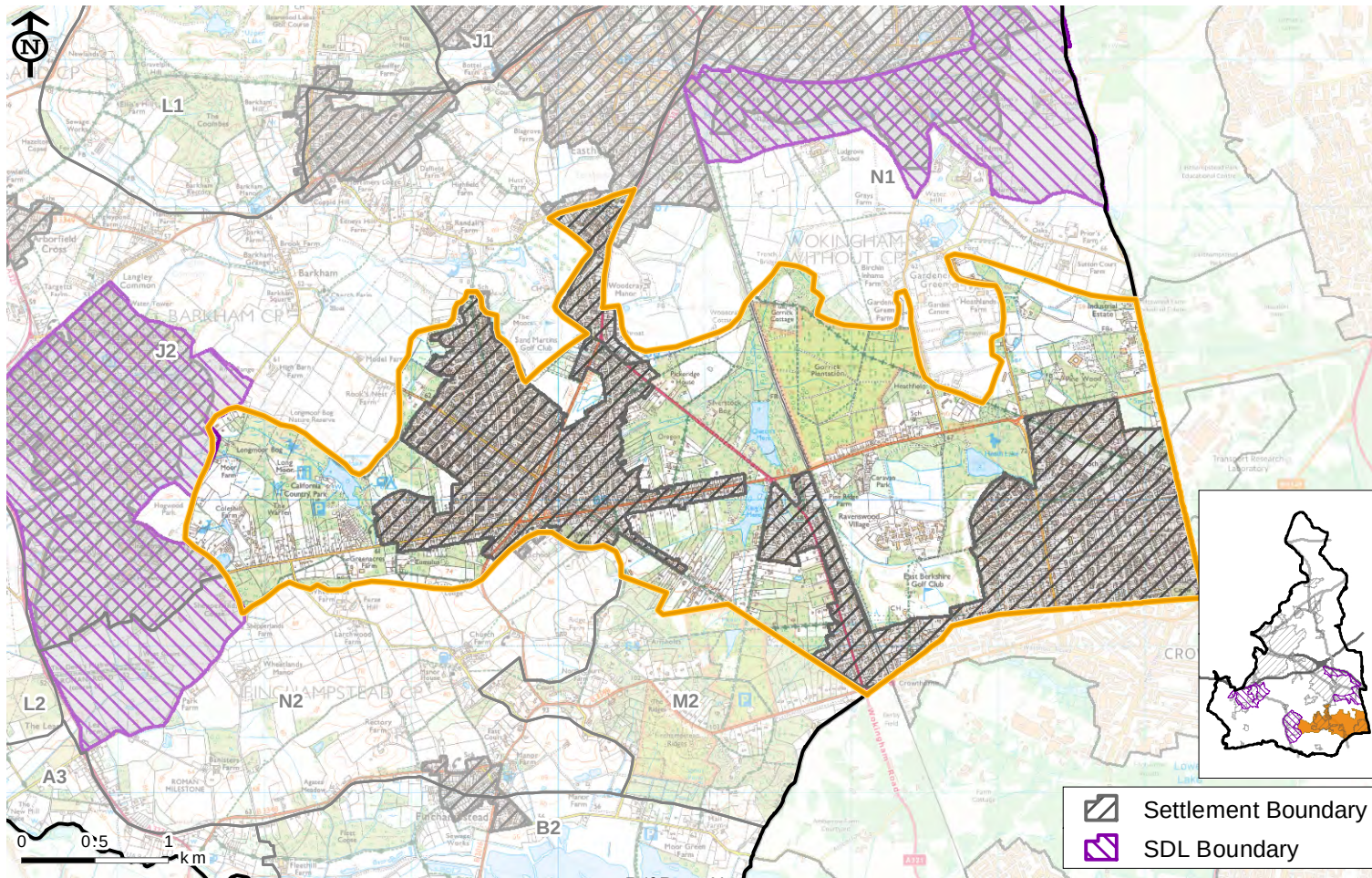
Description

The LCT is characterised by the underlying acidic sandy Camberley Sand and Windlesham Formation, giving rise to a densely wooded area with mixed woodland and coniferous plantations. Low-density modern linear and estate development are arranged on long linear rides through the woodland. Heathland and wetland habitats, combined with numerous footpaths make these areas popular for recreation.

Landscape Character Areas

The Forested and Settled Sands LCT is subdivided into two Landscape Character Areas:

- M1: Finchampstead Forested and Settled Sands
- M2: Finchampstead Ridges Forested and Settled Sands



SUMMARY

An elevated plateau characterised by its densely wooded context, which creates a strong sense of enclosure. The woodland is varied with semi-natural areas and forestry plantation interspersed with heathland. Low density settlement is arranged along linear rides or in the settlements of Finchampstead (north) and part of Crowthorne. Away from areas of settlement, the landscape has a remote character, although it is still accessible due to numerous footpaths.

The eastern boundary of this area is defined by the borough boundary, although the character area extends into Bracknell Forest District. The northern and western boundaries broadly follow the edge of the woodland or settlement and changes in the underlying geology, from sands to clay and river terrace deposits. To the south the boundary is defined by the transition to the more open and topographically varied character of M2: Finchampstead Ridges Forested and Settled Sands and N2: Finchampstead Pastoral Sandy Lowland.



Key Characteristics

- An elevated landscape rising to 90m AOD, comprising a shelving plateau, underlain by acidic sands. The infertile sandy soils influence land cover and ecological character.
- Large swathes of interconnected forestry and woodland dominate the area, which has little farmland. These consist of large coniferous plantations as well as mixed woodlands with sandy heaths. Stands of Scots Pine and exotic species are particularly distinctive.
- A number of large lakes, including Longmoor Lake, King's Mere and Queen's Mere, originally excavated in late 19th century for brick making, now form a focus for recreation.
- The underlying heathland character typifies areas of woodland clearings such as California Park and adjacent to roads.
- Rich semi-natural habitats associated with the poorly draining acidic soils including BAP priority habitat lowland heathland and lowland dry acid grassland. Large acidic lakes or meres are surrounded by wetland and wet woodland; Longmoor Bog and Heath Lake are nationally important SSSIs.
- Long straight roads such as Nine Mile Ride (which originated as historic 'rides' created through the historically open landscape of the Royal Forest of Windsor) give a strong linear character to the landscape. Characterised by roadside rhododendron 'hedges' and occasional colourful patches of gorse and heather.
- The locally listed historic park at Ravenswood, which originated as a medieval deer park within the Royal Forest of Windsor.
- Strong settlement character, with a low density pattern of detached houses lining the historic rides, which have provided a framework for settlement. Residential properties of relatively unremarkable post-war and modern suburban character in a variety of styles.
- Good public accessibility including formal parks such as California Country Park, LNR (including Longmoor Bog and Heath Lake) and areas of open access Forestry Commission land (such as Gorrick Plantation) connected by a network of bridleways and footpaths.
- Localised area of remoteness within woodlands and smaller areas of pasture, mire and heath, which provide a sense of tranquility.
- A highly enclosed landscape created by the often continuous swathes of dense woodland, except for framed views along the rides.

Natural Landscape

- M1.1 The character of the area is dominated by the presence of underlying sandy formations including the Bagshot Beds, fine to medium grained sandy deposits with clay and silt. There are localised deposits of the Camberley Sand Formation and Windlesham Formation and Sixth River Terrace at the highest elevation. These create gley-Podsols which impede drainage and create nutrient-poor acidic conditions unsuitable for arable farmland and dominated by forestry and woodland.
- M1.2 There are no watercourses. However, there are several relatively large lakes or meres and numerous small ponds located across the plateau, which originate from historic brick pits. The most significant of these are Longmoor Lake, Queen's Mere, King's Mere and Heath Lake. These water bodies tend to be acidic and are surrounded by boggy and marshy areas created by the

poorly draining soil, such as Longmoor Bog and Silverstock Bog. The largest meres contain BAP priority habitat eutrophic standing waters and mesotrophic lakes.

- M1.3 The principal land cover outside of settled areas is woodland frequently used as recreation areas. The dense woodland is varied with mixed woodland and large areas of forestry plantations which are tolerant of the underlying sandy and acidic soil conditions. It is also notable for the high incidence of conifers including Scots Pine and exotic species. The largest continuous swathe is Gorrick Plantation, owned by the Forestry Commission, located south of Gardeners Green. The plantations are managed on a commercial rotation, with public access permitted. Within woodland clearings a more colourful heathy character is evident with areas of heathland vegetation including bracken, gorse and heather. Elsewhere, much of the woodland is mixed with both coniferous and broadleaved species. BAP priority habitats lowland mixed deciduous woodland and wet woodland are both present.
- M1.4 The sandy acidic soils support a large number of sites with significant biological interest. The most characteristic are the sandy heaths, valley bogs, wet woods, and large expanses of mixed secondary woodland and includes BAP priority habitats lowland fens, lowland dry acidic grassland and lowland heathland. Longmoor Bog and Heath Lake are nationally important and designated as SSSIs and are also protected as LNR. Longmoor Bog is one of the few base-poor valley mires remaining in Berkshire, and comprises well-developed wetland carr, mire, dry acid woodland and wet heath which supports several regionally restricted plants such as round-leaved sundew and common cotton grass and several species of bog moss. Heath Lake consists of a small shallow lake, surrounded by birch and pine woodland with areas of relict heathland. The site is of interest for its populations of restricted aquatic plants.
- M1.5 The area also contains seven Wildlife Heritage Sites, the majority of which are lakes and open heath surrounded by mixed woodland. These acid woodlands are characterised by birch, pine, oak and sweet chestnut, but many have been colonised by invasive rhododendron, which also grows along the roadsides in this area

Cultural Landscape

- M1.6 Two round barrows northwest of Warren Lodge suggest there may have been Bronze Age expansion of settlement from the valleys onto less favourable sandy soils within this area. This led to the early development of commons and heathland as the ground was cleared and cultivated, and the soils depleted.
- M1.7 The Roman road between London and Calleva (Silchester) runs east-west through the area, and is known locally as the Devil's Highway. There are remains of the agger (earthen embankment) surviving in Crowthorne and Finchampstead parishes.
- M1.8 During the medieval period, this area was part of The Royal Forest of Windsor. At this time an area around the current site of Ravenswood was established as a deer park, Bigshotte Railes, one of a handful of Railes Parks in the Forest. Ravenswood Park is identified as a Local Historic Park and Garden. The Royal Forest of Windsor was enclosed in the early half of the 19th century, and the last remnants of heaths were replaced by plantations by 1857. A number of historic straight rides through this forested landscape e.g. Nine Mile Ride were created for Queen Anne (and later George III), so that when she was unable to hunt, she could follow in her carriage.
- M1.9 The built character of the landscape is one of the dominant elements affecting landscape character. Much of the settlement is characterised by long narrow land-parcels associated with individual dwellings, strung out along the long linear rides such as Nine Mile Ride (A340), Duke's Ride and Heath Ride. The scenic woodland landscape, close to London, made the heathland a popular setting for country houses surrounded by mostly small ornamental and landscaped parks. Sections of the rides have been suburbanised with kerbs, lighting, signage and roundabouts, but remain characterised by roadside rhododendron 'hedges', and occasional colourful patches of gorse and heather with occasional views into woodland or forestry plantation. The rides are interconnected, which has led to many of the linear settled areas joining and the subsequent infill of the intervening areas with more settlement. In terms of character, the settled landscape is predominantly low-density two-storey residential and bungalows set in large gardens. The buildings are set back from the road behind walls and fences and the gardens retain mature

conifers, particularly Scots Pine. Schools and shops are associated with the residential areas but there are no large-scale industrial or commercial buildings.

- M1.10 The settlement is almost entirely post-Victorian and includes a high proportion of post-war and modern estate dwelling. There is no obvious local vernacular, and generally the architecture is unremarkable, although some Victorian buildings with yellow brick and bargeboards, such as Crowthorne Station, stand out. The absence of churches or obvious centres of development is notable.
- M1.11 The woodland and wetlands provide the focus for recreational use in this area. The main 'formal' recreation area is California Country Park, first developed in the early 1950s as a holiday camp, which is focussed on Longmoor Lake and includes an outdoor swimming pool, caravan and camping park, visitor centre and café. Many of these areas are interconnected by the extensive system of bridleways and footpaths throughout this area, which permit long circular walks and also connect to the nearby town of Wokingham. In addition to the informal natural landscape there is also one golf course, the Royal East Berkshire Golf Course, on the edge of Crowthorne and well integrated into the surrounding wooded landscape.

Perceptual Landscape

- M1.12 The interconnected rides and subsequent infill of the intervening areas with settlement give the perception of an area considerably more settled than is actually the case, with an impression of extended linear ribbon development along roads.
- M1.13 Away from the areas of settlement, the landscape demonstrates a strong sense of enclosure and remoteness, with few views afforded by the often continuous swathes of large coniferous woodland, except for vistas along the historic rides, including views from this area up the avenue of giant redwoods on Wellingtonia Avenue (LCA M2). It remains a landscape highly valued for recreation and relative tranquillity.

Valuable Landscape Attributes

- The elevated plateau and wooded skyline visible and forming a backdrop in the wider landscape.
- Large expanses of mixed woodland containing mature trees which are important ecological habitats and provide a sense of place and history as well as opportunities for recreation. Stands of Scots pine provide characteristic landmark features.
- The distinctive pattern of interconnected woodland and forestry, interspersed with sandy heaths, lakes, bogs and wet woodland and occasional pastoral fields which provide scenic quality and visual diversity (a variety of colours and textures and changing seasonal interest) and provide a naturalistic sense of place to the suburban development.
- Acid heathland, large lakes and bogs which provide nationally important BAP priority habitats, nationally recognised as SSSIs, as well as opportunities for recreation.
- Distinctive long straight historic roads following the route of rides through the former Royal Forest of Windsor which provide a cultural record of the past as well as allowing views into a landscape well enclosed by trees.
- The locally listed historic park at Ravenswood, one of only four medieval deer parks in the district.
- Settlement pattern of low density post-war properties in large plots along long straight rides and notably the occasional wooded gaps between areas of settlement. Integration of development in the wooded landscape and absence of commercial, industrial buildings /large or tall built structures.

- Valued areas for recreation including tracts of open access land and the extensive network of bridleways and public footpaths which allow enjoyment of the landscape.
- The continuous network of woodland and forestry which helps to provide physical and visual separation between settlements and to filter and screen views to the settlements within the area, as well as provide an attractive setting to housing.
- Important vistas to the Wellingtonia Avenue (within LCA M2) which provides a sense of place.
- Localised areas with a sense of tranquility and even remoteness, removed from the roads and visual influence of settlement, which provide an escape in close proximity to the urban population.

Landscape Condition

The landscape is in overall good condition, with a distinctive pattern of built and natural elements, including woodland, wetland, open pasture, and heathland habitats, with large lakes, continuous interconnected forestry and a cohesive settlement character. Although much of this landscape has a 'suburban' character it does have a very strong sense of place; however there has been fragmentation of heathland and wetland habitats.

Key Issues

- Changes in deciduous woodland structure through loss of species diversity and spread of sycamore, rhododendron and other invasive/exotic species. The expansion of the coniferous content of woodlands in the past has resulted in a change in character of the woodlands and had a negative impact on the ground flora. However, there are positive signs that woodlands are being brought back into management.
- Effects on tree health or species composition of woodland and heathlands as a consequence of pathogens and climate change.
- The influence of woodland fell cycles within forestry has an influence on wider landscape character, particularly along wooded ridgelines.
- Changes in management that could result in loss and fragmentation of heathland or wetland habitats as a result of scrub encroachment or conversion to forestry.
- Drainage operations associated with development altering ground water levels and affecting wetland habitats.
- High demands for recreation due to proximity to large centres of population, particularly mountain biking and quad biking, leading to erosion and impact on tranquillity. Erosion of rights of way, special archaeological, ecological and other landscape features is a continuing concern in this well-populated area.
- Pressure for intensification of golf courses that have an impact on the character of the landscape.
- Pressure for new residential development and supporting infrastructure, both inside and outside the area, impacting on landscape character. Development of a new settlement at the Arborfield Garrison SDL and the extension of the existing Hogwood Industrial Estate immediately to the west of the LCA (in adjoining LCA J2) could potentially impact California Country Park.
- Continued pressure for expansion, infill and densification within existing settlements, particularly at Crowthorne, leading to loss of open pasture, heathland and woodland habitat and potential

amalgamation with adjacent settlements, such as development at Oakham Park (off Old Wokingham Road and Hatch Ride) and extension of the caravan site on the east shore of Longmoor Lake. There is also pressure for backland development to the rear of properties of Nine Mile Ride and unauthorised development between Nine Mile Ride and Ravenswood Park potentially eroding the landscape of the parkland.

- Continuing pressure for new roads or improvements to existing roads, in this well-populated and commercially vibrant area, impacting tranquillity, particularly in relation to the Arborfield Garrison development and the consequent increase in traffic along Nine Mile Ride.
- Continued pressure for infill development between settlements, particularly along the A321 and B3016 along the southern side of Wokingham, and where the landscape provides tranquil, distinct gaps, and 'breathing space' of rural character between built forms.
- Increasing suburbanisation including frontage development and the use of close board fencing along the rides, which is incongruous to the character of the area and also leads to tree losses which themselves harm the character of the area and the Green Rides.
- Increasing demand for communication masts, pylons and poles leading to visual intrusion of these elements in the elevated landscape and in views to the wooded backdrop from elsewhere.

Landscape Strategy

To maintain the landscape character of the *Finchampstead Forested and Settled Sands* the following strategy is required: to conserve and enhance existing character. The key aspects to be conserved and actively managed are the characteristic forestry and woodland; the rarer open landscapes of heath, mire lakes and pasture; important wildlife habitats; historic landscape features associated with the Royal Forest and recreational use. In particular there is an opportunity to consider restoration of heathland within the woodland context. The aim should be to link and connect existing heathland areas.

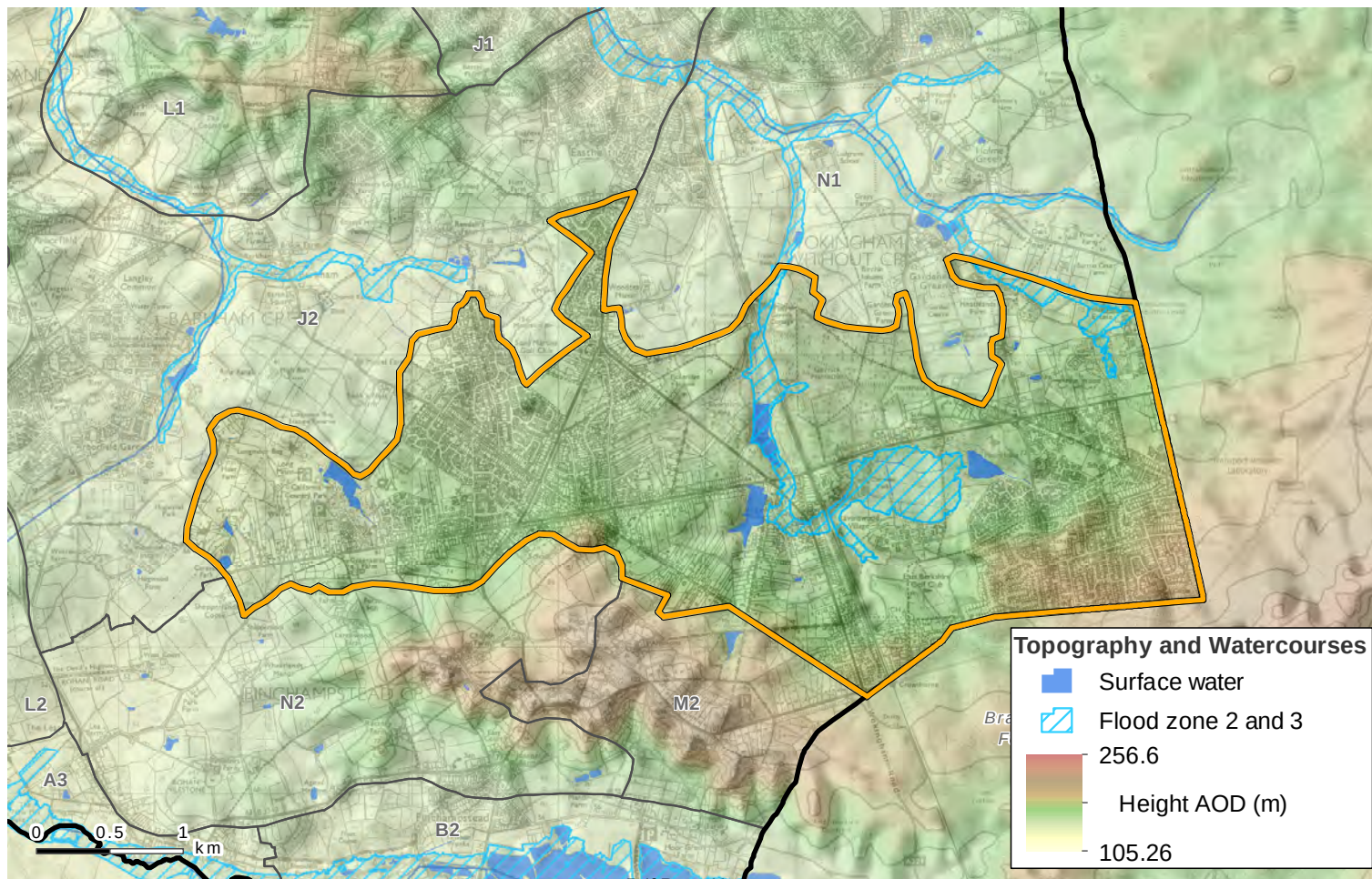
In terms of development, the aim is to conserve and enhance the rural setting and gaps between settlements and maintain the low density domestic character of development.

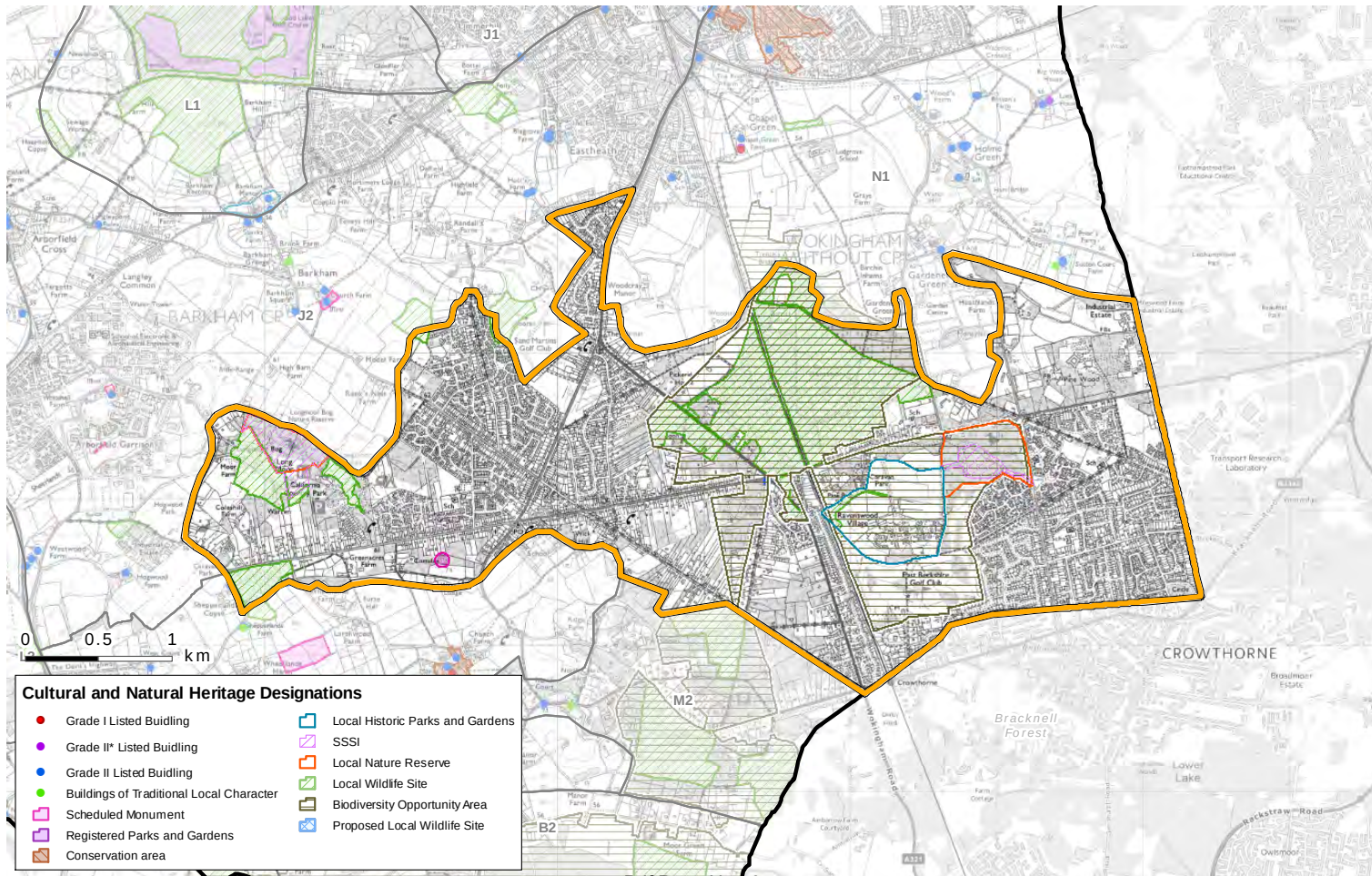
Landscape Guidelines

- Conserve distinctive wooded skylines. Consider the impact of any development on skylines, particularly where it would have the potential to be highly visible from adjacent character areas. Develop sympathetic fell cycles to maintain positive character, particularly phased cycles along sensitive skylines to ensure that the wooded backdrop is maintained. Particular care should be taken in the siting of communication masts or other vertical elements, which have the potential to be highly visible in this elevated landscape.
- Conserve and enhance the wooded character of the landscape. Increase the extent of BAP priority habitat lowland mixed deciduous woodland in the forested areas using locally occurring native species in order to create a more mixed woodland character. Retain open areas of heath, mire, lakes and pasture within the forested areas and existing views into these areas, especially from historic rides. Continue to promote appropriate management through natural regeneration, control of non-native species and coppicing as a management tool for neglected woodland.
- Conserve, enhance and manage heathland, grassland, and wetland habitats particularly BAP priority habitats, from development, changes in land use and encroachment by secondary woodland and scrub. An area of land centred around Gorrick Plantation, Queen's Mere and King's Mere is part of the Thames Basin Heaths BOA. This network of natural habitats, which extend into Bracknell Forest, has been identified as a target for habitat creation and restoration and positive management of heathland and bog habitats. An appropriate heathland management regime is critical.
- Enhance integration of recreation into the landscape, avoiding features which would lead to

greater (sub) urbanisation of the rural character.

- Enhance informal recreational enjoyment of the landscape but balance this with continued conservation of valuable landscapes, heritage assets and semi-natural habitats. Consider zoning of activities to ensure ecologically valuable or more sensitive elevated landscapes are protected from damaging activities and ensure appropriate management of informal recreation, particularly in relation to the Rights of Way network.
- Conserve and enhance the integration of urban edges through wooded boundaries and large-species trees and maintain the important vistas along rides. In particular protect the sensitive areas of open land adjacent to Arborfield Garrison in the western part of this area.
- Enhance sense of place through careful planning and design (including siting, massing, scale, materials and landscape – and sensitive lighting to retain dark skies at night) to minimise the impacts of any potential new development and particularly vertical elements on valuable attributes.
- Conserve the rural character between adjacent towns and village centres, to protect the individual identity of settlements, and retain their sense of physical and visual separation that helps define them. In particular protect the sensitive areas of open land remaining along the B3016 and the A321 between Finchampstead and Wokingham, retain blocks of woodland along the rides and rear of properties under threat from backland development.
- Consider undertaking character appraisals / village design statements of key settlements in Wokingham Borough e.g. Finchampstead to identify features worthy of conservation. Maintain the small scale, low density domestic character of settlement set within large plots avoiding greater densities of development or tall/large structures.
- Use appropriate tree planting to help integrate roads in relation to proposed junction improvements and the extension of Nine Mile Drive to the west of the character area. Encourage retention of wooded edges and boundaries along roads, while retaining existing views to open countryside and wooded ridges. Minimise fencing and other boundary structures.
- Conserve and enhance historic features associated with the Royal Forest of Windsor including the medieval parkland at Ravenswood and the straight rides.
- Reduce and prevent further noise and light pollution through the sensitive siting of any new development, especially any proposed night-time lighting.





C – TGN 2/21 – Table 1 Assessment on Landscape Value



Appendix C – Landscape Institute TGN 2/21 Table 1 – Assessment of valued landscape status

Location – Land to east end of Warren Lane, Finchampstead

Revision – N/A

Factor and definition	At the Site and within its context	Evidence
Natural heritage <i>Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape</i>	Ordinary/Good – Natural heritage at the Site is largely formed by the mature trees it contains, The veteran trees provide an irreplaceable resource and the range of other species and scrubby habitat adds further natural heritage interest.	Site observations and veteran tree inventory.
Cultural heritage <i>Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape</i>	Ordinary – The Site does not hold at Listed buildings or other culturally important features. It acts as part of the setting to Warren Lodge (formerly Orchard House) that is a substantial rural property.	Aerial photography and site observations.
Landscape condition <i>Landscape which is in a good physical state both with regard to individual elements and overall landscape structure</i>	Ordinary/Poor - The Site is generally in a fair to poor state with some fence repairs required but no signs of dumped materials or wider scale abuse. It appears to have a low to no level of active management.	Site observations.
Associations <i>Landscape which is connected with notable people, events and the arts</i>	None known – No obvious associations. The Finchampstead Conservation Area is set around the Grade I Listed St James Church at the heart of the original village area.	Statement research
Distinctiveness <i>Landscape that has a strong sense of identity</i>	Ordinary/Good - The Site has some sense of identity arising from the mature trees set within it. Trees T1 and T30 are particularly noticeable given their size and form.	Site observations.
Recreational <i>Landscape offering recreational opportunities where experience of landscape is important</i>	Ordinary – There is no direct access onto Site but it is readily visible from FINC35 that passes by it.	Site observations
Perceptual (Scenic) <i>Landscape that appeals to the senses, primarily the visual sense</i>	Ordinary/Good - The Site as a whole has ordinary scenic appeal but the mature and veteran trees provide good scenic interest. The overall Site contributes positively to the wider N2 Finchampstead Pastoral Sandy Lowlands.	Published Landscape Character Assessment and site observations.
Perceptual (Wildness and tranquillity) <i>Landscape with a strong perceptual value notably</i>	Ordinary/Poor - There is no sense of wildness at the Site. Tranquillity is largely lacking with vehicle movement on the B3016 audible and visible. However there is a sense of transition at the	Site observations.

Factor and definition	At the Site and within its context	Evidence
<i>wildness, tranquillity and/or dark skies</i>	start of Warren Lane from more open route to narrower rural Bridlepath.	
Functional <i>Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape</i>	Ordinary - The trees on Site, particularly the veterans contribute to the wooded tree line that cloaks greater Finchampstead when viewed from the south. The Site as a whole provides a positive setting for Warren Lodge Care Centre and separation from the B3016.	Site observations.

The landscape is able to demonstrate noteworthy value in three of the nine listed factors but generally these are just above ordinary at an Ordinary/Good level. These stronger factors are its natural heritage, distinctiveness and perceptual (scenic) facets.

The Site has a poorer ratings for Perceptual (Wildness & Tranquillity) and has no known associations with historical or cultural sources.

Taking all these factors into account the Site and its contextual landscape cannot be considered as a valued landscape under NPPF 187 a).

Gradings

To assist in defining what factors have an elevated or lower quality rating a five-point scale has been used to grade the contribution of the Site and its contextual area to the value of the landscape. The five-point scale is set below;

Grading	Description
Excellent	A high-quality element typically recognised by a national designation or protective policy e.g. Listed Building, Ancient Woodland or Registration.
Good	Some notable factors or presence in the landscape that make the factor more notable but not of sufficient merit to warrant protection in its own right.
Ordinary	No notable features that either contribute to, or detract from, the overall landscape value of the area.
Poor	The characteristics that contribute to the factor are negative but are still recognisable within the landscape.
Degraded	Total loss of the particular landscape factor through other land use e.g. quarrying or dominant development type such as an industrial area.

D – Representative Viewpoint Panoramic Photography



Appendix D - Representative panoramic viewpoint photography

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Viewpoint 6 – View west from Public Footpath FINC15 looking towards Site8

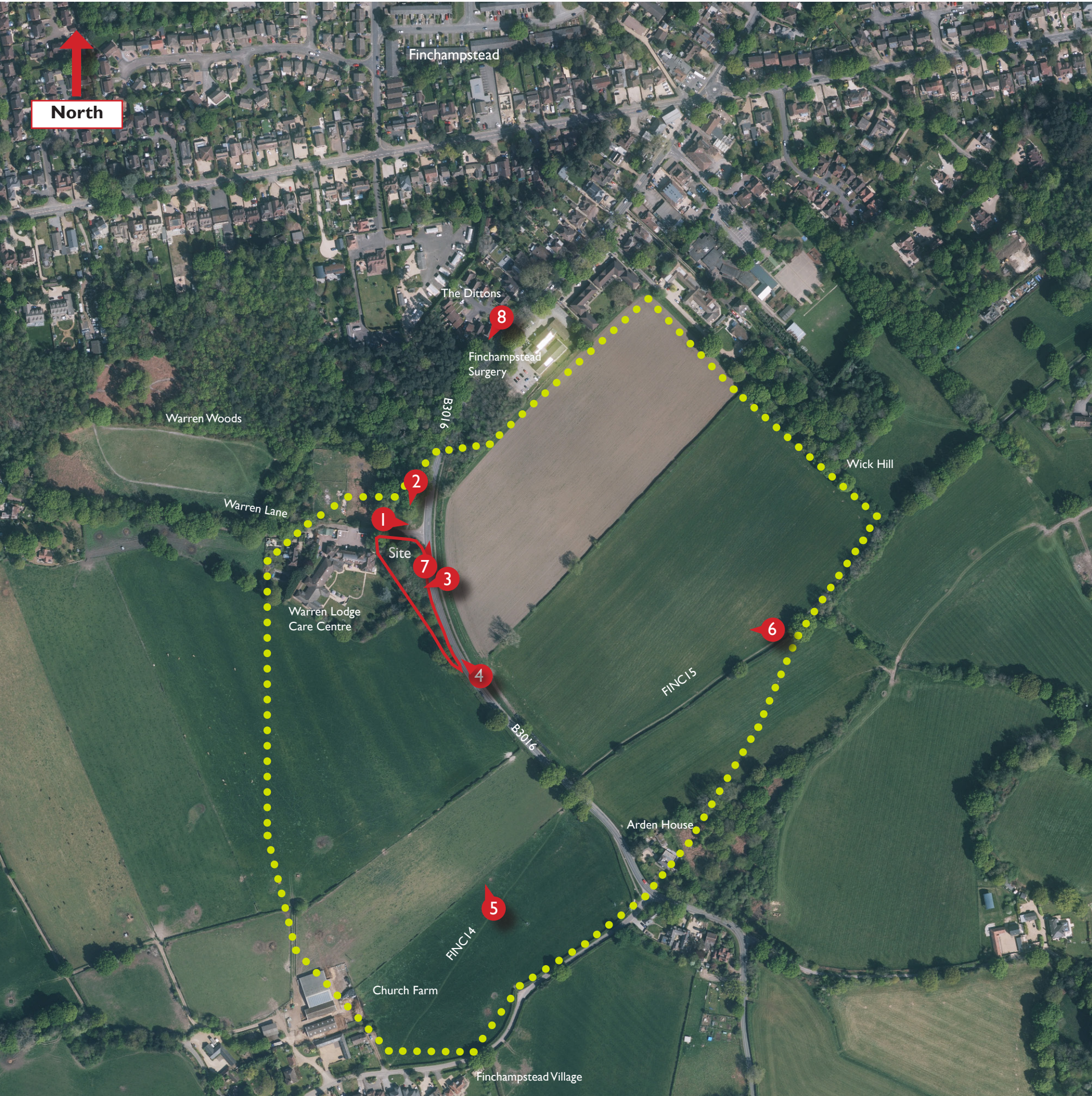
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Appendix E – Illustrative Photography Single Plates and Panoramic Photographs.....

25-55 I - GRT Site Warren Lane / B3016 Junction

Figure I - Representative Viewpoint Photography Location Plan



Key to Viewpoint Photographs

Taken 10th June 2025

- VP 1 – View east along Warren Lane to the north end of the Site
- VP 2 – View south from the side of the B3016 looking towards north and east side of Site
- VP 3 – View west from B3016 Finchampstead Road looking towards proposed new entrance
- VP 4 – View north from B3016 footpath looking along eastern side of Site towards new entrance
- VP 5 – View north from Public Footpath FINC14 looking towards Site
- VP 6 – View west from Public Footpath FINC15 looking towards Site
- VP 7 – View north from proposed new access point looking towards greater Finchampstead
- VP 8 – View south along B3016 from existng edge of greater Finchampstead settlement

The area denoted by the yellow dotted line is considered the contextual landscape to the Site

Viewpoint I – View east along Warren Lane to the north end of the Site



View to open pasture fields at lane end
Junction with B3016
End planting block on Site to be removed
Existing northern access to Site
Proposed position of northern static
Views into centre of Site are available in pockets
Sign for Warren Lodge Care Centre

Date of photography – 10/6/25
Camera – Canon EOS 6D
Height of lens – 1.5m
Lens focal length – 50mm f-stop f/4
No. of photographs stitched – 4
Approximate distance to Site – 5m

- Notes**
1. **Reason for representative viewpoint** – Taken from end of Warren Lane to illustrate current appearance of the north end of the Site.
 2. View taken along Warren Lane with open pasture fields at its end, the lane is also the route of Bridleway FINC35.
 3. The position of the Site in this and subsequent views is marked by the double headed blue arrow set towards the top of the panoramic image.
 4. The existing timber post and rail boundary fence and gate can be clearly seen as can the general treed appearance of Site.
 5. Lane and Bridlepath users along this route have been assessed as having a **Medium** visual sensitivity given its rural lane qualities and the fact that it passes Warren Lodge Care Home.
 6. The clearance of the blocks of trees to the south (right) side of the lane and introduction of caravans and other vehicles will have a **Medium/High** magnitude of visual effect at Year 0.
 7. This will lead to a **Moderate, Adverse** visual effect with it being at the upper end of this scale.
 8. With mitigation planting of a boundary hedge along the fence line the magnitude of the resulting visual effect would reduce to **Medium** at Year 15.
 9. The long term visual effect would be **Moderate, Adverse and Permanent** with it being in the middle of the Moderate scale with clear sight still possible down the access.
 10. The side elevation and roof of the northern static caravan would still remain evident above the hedge and through it in winter months.

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Project GRT Caravan Site, Warren Lane & B3016 Junction		
Figure Title Viewpoint I		
Date 19/6/25	Scale Not to scale	
Job No 24-533	Figure No 02 – Sheet I	Rev

Viewpoint 2 – View south from the side of the B3016 looknig towards north and east side of Site



Grass verge and path to east side of B3016 Southern end of Site marked by twin oaks Wide grass verge facilitates sightline out of Warren Lane End of footpath just beyond signs for Warren Lodge

Curve of the B3016 with the Site set in a prominent position on the outside of the bend Block of coniferous trees on site to be removed

Date of photography – 10/6/25
Camera – Canon EOS 6D
Height of lens – 1.5m
Lens focal length – 50mm f-stop f/2.8
No. of photographs stitched – 4
Approximate distance to Site – 25m

- Notes**
1. **Reason for representative viewpoint** – Typical view from B3016 for people leaving Finchampstead and looking towards the Site.
 2. The B3016 runs in a steady curve after leaving Finchampstead passing the proposed Site to the west (right) of the road.
 3. A combination of the open grass verge and having your eye drawn along the curve makes the Site prominent in the road corridor as would any development upon it.
 4. Road users along the rural road have been assessed as having a **Medium** visual sensitivity given its rural qualities and views are opening out after being constrained in Finchampstead.
 5. The introduction to the proposed Site would be the long north elevation of the northern static caravan set within a cleared area of the Site. This is judged as having a **Medium** magnitude of visual effect at Year 0.
 6. The resulting visual effect is **Moderate, Adverse** at Year 0 with no established mitigation effect
 7. At Year 15 the view to the Site would be partly screened by the intervening hedgerow and developing tree form leading to a magnitude of **Medium/Small**.
 8. The resulting visual effect is **Moderate/Minor, Adverse and Permanent** at Year 15 with the established mitigation effect

		
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Figure Title Viewpoint 2		
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Viewpoint 3 – View west from B3016 Finchampstead Road looknig towards proposed new entrance



Twin oaks mark the south end of Site

Trees no western Site boundary

Trees in centre of Site removed for pitches

Overgrown verge to be replaced by native hedge

Approximate position of new eastern access

Date of photography – 10/6/25
Camera – Canon EOS 6D
Height of lens – 1.5m
Lens focal length – 50mm f-stop f/5.6
No. of photographs stitched – 4
Approximate distance to Site – 15m

Notes

1. **Reason for representative viewpoint** – Taken from B3106 highway footpath to indicate current appearance of the proposed new eastern access point.
2. As well as showing the position of the proposed access this view indicates the range of mature and developing trees found on Site.
3. The existing highway verge is overgrown with brambles and other scrubby species and these would need to be cut back and managed to create sightlines from the access.
4. The trees positioned centrally to the Site would be removed to make space for the pitches, associated access, parking and the lawns around the pitches.
5. Footpath users along the B3016 road have been assessed as having a **Medium** visual sensitivity given its rural qualities and good amenity.
6. The creation of the access, verge clearance, tree felling and placing of caravans centrally to this scene would have a **High** magnitude of visual effect at Year 0.
7. The resulting visual effect is assessed as being **Major/Moderate, Adverse** until the mitigation measures start to take effect.
8. The boundary hedgerow would screen some of the lower features on Site and the tree planting would break up some of the form of the caravans but not remove them from sight or visibility through the new access.
9. The resulting magnitude of effect is assessed as a **Medium** at Year 15.
10. There would result in a **Moderate, Adverse and Permanent** visual effect.

		
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Figure Title Viewpoint 3		
Date 19/6/25	Scale Not to scale	
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Viewpoint 4 – View north from B3016 footpath looking along eastern side of Site towards new entrance



Southern pointed end of Site	Oak tree T30	Bulk of trees here are marked as retained	Proposed position of new eastern access	Occasional property evident
		Highway verge likely to require mowing and invreased management		Strong tree line hides the position of greater Finchampstead

Date of photography – 10/6/25
Camera – Canon EOS 6D
Height of lens – 1.5m
Lens focal length – 50mm f-stop f/2.8
No. of photographs stitched – 4
Approximate distance to Site entrance – 15m

- Notes**
- 1. **Reason for representative viewpoint** – Taken from B3016 highway footpath to provides views of Site looking from the southern end taking in approach to greater Finchampstead.
 - 2. The Site presents itself as a largely wooded area and as an extension to the tree line that marks the edge of greater Finchampstead.
 - 3. The trees at the southern end of the Site are largely retained with the Site’s footprint running to a point and restricting its use for development.
 - 4. The forward view towards greater Finchampstead remains empty of development other than occasional properties, the overall appearance is of a wooded horizon.
 - 5. Footpath users along this stretch of highway footpath have been assessed as having a **Medium** visual sensitivity given it is a rural road with good amenity.
 - 6. The introduction of the new access, tree clearance in the mid-distance and insertion of caravans in the scene will have a **Medium** magnitude of visual effect at Year 0.
 - 7. This results in a **Moderate, Adverse** visual effect at Year 0.
 - 8. With the boundary planting to the eastern side of the Site the magnitude of effect would diminish to **Medium/Small**. There would be more sight to the caravans and vehicles on Site in winter months when the boundary hedge and trees are leafless.
 - 9. Domestic lights from the caravans at night will also be evident and mark the position of the development to the side of the road.
 - 10. The resulting visual effect is assessed to be **Moderate/Minor and Permanent** at Year 15 from this southern viewpoint. .

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Figure Title Viewpoint 4		
Date 19/6/25	Scale Not to scale	
Job No 24-533	Figure No 02 – Sheet 4	Rev

Viewpoint 5 – View north from Public Footpath FINC14 looknig towards Site



Tree line extends down Warren Lane to west Broken hedge line bounds the field T30 Oak at south end of Site Other sizeable oak along B3106 corridor Route of path leading north east towards B3016

Veteran T1 Lime tree set at north end of Site

Date of photography – 10/6/25
Camera – Canon EOS 6D
Height of lens – 1.5m
Lens focal length – 50mm f-stop f/2.8
No. of photographs stitched – 4
Approximate distance to Site –240m

Notes

1. **Reason for representative viewpoint** – Taken from one of the two public footpaths to the south of the Site to test potential views to the Site.
2. Path users along this rural footpath across the fields have been assessed as having a **Medium/High** visual sensitivity given it is a rural route passing through scenic countryside.
3. The felling of trees and formation of the eastern access will have no effect on this view. Some initial visibility to the southern caravans may be evident, particularly in winter and spring months or during the hours of darkness when their lights are on.
4. A **Small** magnitude of visual effect at Year 0 has been judged.
5. The resulting visual effect has been judged as **Minor, Adverse**.
6. Mitigation in the form of further tree planting is proposed along the Site’s western boundary in gaps between the existing mature trees.
7. The magnitude of visual effect would reduce to a **Small/None** level at Year 15 with the additional screening.
8. The resulting visual effect would remain at **Minor, Adverse and Permanent** given the sensitivity of the visual receptor group.
9. Out of the two rural footpaths to the south of the Site the views from FINC14 are more heavily screened by retained trees and offsite vegetation.

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Project
GRT Caravan Site, Warren Lane & B3016 Junction

Figure Title
Viewpoint 5

Date 19/6/25	Scale Not to scale
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Job No 24-533	Figure No 02 – Sheet 5	Rev
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Viewpoint 6 – View west from Public Footpath FINC15 looking towards Site



Native hedgerow and mature oak as field boundary Position of new Site access Veteran Lime Tree T1 – tallest in tree line Rear of Finchampstead surgery centre at settlement edge

Rolling open pastoral landscape of N2 LCA Open side to field running down to Site Strong tree line in M1 LCA hides the majority of greater Finchampstead from view

Date of photography – 10/6/25
Camera – Canon EOS 6D
Height of lens – 1.5m
Lens focal length – 50mm f-stop f/4
No. of photographs stitched – 4
Approximate distance to Site – 300m

- Notes**
- 1. **Reason for representative viewpoint** – Taken from Footpath FINC15 to illustrate the scene whilst walking westwards down Wick Hill.
 - 2. FINC15 seems frequently walked with a number of dog walkers noted during the site visit and defined bare earth route set along the field edge.
 - 3. The path allows elevated views westwards along the edge of the woodland that defines greater Finchampstead taking in the eastern side of the Site.
 - 4. There are two blocks of development evident at the edge of greater Finchampstead but the appearance of the overall scene is as open countryside.
 - 5. Walkers on the path have the path have the elevation and distance to look down upon the proposed caravans with the southern pair more evident set within the tree line.
 - 6. Path users on this rural footpath across the sloping field have been assessed as having a **Medium/High** visual sensitivity given it is a rural route passing through scenic countryside.
 - 7. The felling of trees and formation of the eastern access will be evident in this view but not form a break in the tree line. Initial visibility to the southern caravans will be evident, particularly in winter and spring months or during the hours of darkness when their lights are on.
 - 8. **A Medium/Small** magnitude of visual effect at Year 0 has been judged with the insertion of the caravans in the centre of the view.
 - 9. The resulting visual effect has been judged as **Moderate, Adverse**.
 - 10. Mitigation in the form of the eastern boundary hedge and tree planting is proposed which over time will break up the form of the vans but not screen them, or the site entrance entirely.
 - 11. The magnitude of visual effect would reduce to a **Small** level at Year 15 with the additional screening.
 - 12. The resulting visual effect would reduce to **Moderate/Minor, Adverse and Permanent** for path users walking westwards towards the B3016.
 - 13. Out of the two rural footpaths to the south of the Site the views from FINC15 are more impacted by the proposals looking to the more open eastern side of the Site.

		
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Figure Title Viewpoint 6		
Date 19/6/25	Scale Not to scale	
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Viewpoint 7 – View north from proposed new access point looking towards greater Finchampstead



Current boundary fence to east of Site Warning sign for residents of Warren Lodge Road curves round into green 'tunnel' before entering Finchampstead Wild Acres development visible in front of tree line
Last street light Rear of Finchampstead Surgery relatively discrete in summer months Open field edge opposite to the proposed Site

Date of photography –10/6/25
Camera – Canon EOS 6D
Height of lens – 1.5m
Lens focal length – 50mm f-stop f/2.8 & f/5.6
No. of photographs stitched – individual
Approximate distance to Site – 2m

- Notes**
- 1. **Reason for representative viewpoint** – To illustrate the view from and relationship between the proposed Site and the edge of greater Finchampstead.
 - 2. This photograph is taken from the approximate position of the proposed new eastern site entrance looking north along the B3106 towards greater Finchampstead.
 - 3. It illustrates the separation between the Site and the edge of greater Finchampstead with no properties in the forward look along the road.
 - 4. Two, apparently isolated properties are however visible off to the east side of the road and are set on the edge of greater Finchampstead but appear backed by mature trees disguising the fact that they are part of a larger settlement.
 - 5. The balance of the view is looking open countryside with only occasional properties evident.
 - 6. Road users along the B3016 here have been assessed as having a **Medium** visual sensitivity given it is a rural roads travelling through good quality countryside.
 - 7. The creation of the new access, verge clearance, tree felling and placing of caravans to the left of the view would have a **High** magnitude of visual effect at Year 0.
 - 8. The resulting visual effect is assessed as being **Major/Moderate, Adverse** until the mitigation measures start to take effect.
 - 9. The boundary hedgerow would screen some of the lower features on Site and the tree planting would break up part of the caravans' form but not remove them from sight or visibility through the new access.
 - 10. The resulting magnitude of effect is assessed as a **Medium** at Year 15.
 - 11. This would result in a **Moderate, Adverse and Permanent** visual effect for people travelling northbound past the Site travelling towards greater Finchampstead that would remain largely screened behind the forward tree line.

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Figure Title Viewpoint 7		
Date 19/6/25	Scale Not to scale	
Job No 24-533	Figure No 02 – Sheet7	Rev

Viewpoint 8 – View south along B3016 from existnig edge of greater Finchampstead settlement



Front elevation of Finchampstead Surgery

Start of wooded edge to settlement
40mph road speed signs reinforce the sense of leaving the settlement

Curving road alignment prevents forward look to Site
End residential properties to greater Finchampstead at The Dittons

Date of photography – 10/6/25
Camera – Canon EOS 6D
Height of lens – 1.5m
Lens focal length – 50mm f-stop f/48
No. of photographs stitched – Individual
Approximate distance to Site – 215m

- Notes**
- 1. **Reason for representative viewpoint** – Taken looking along the B3016 from the start / end of greater Finchampstead to illustrate the current edge of settlement and lack of view to Site.
 - 2. The road curves out of the settlement into a block of woodland that forms a green tunnel limiting views to either side of the road.
 - 3. The curve in the B3016’s alignment prevents longer forward views until the woodland is left and the Site comes into view within the more open pastoral landscape.
 - 4. The end properties of the Finchampstead Surgery and The Dittons, backed by the woodland, combine to form a distinct settlement edge.
 - 5. Road users along the B3016 have been assessed as having a **Low** visual sensitivity given it is an urban road travelling through built settlement.
 - 6. The introduction of the proposed works will have a **None** level magnitude of visual effects at Years 0 and 15 as the proposed Site is not visible from this location.
 - 7. There would be **No Effect** with regards to visual impacts at Year 0 and Year 15 assuming the intervening woodland is retained which I have no reason to doubt.

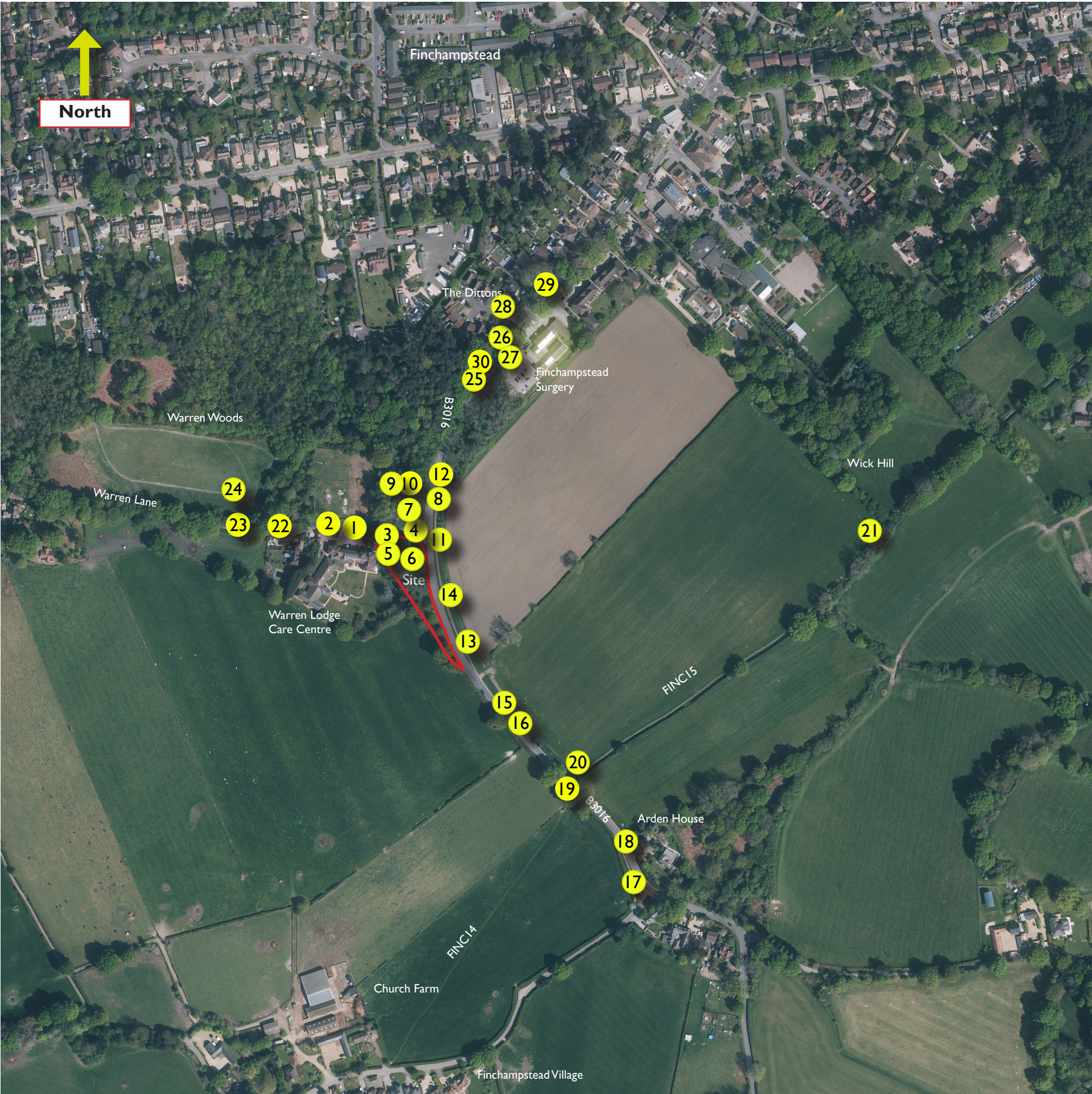
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Project GRT Caravan Site, Warren Lane & B3016 Junction		
Figure Title Viewpoint 8		
Date 19/6/25	Scale Not to scale	
Job No 24-533	Figure No 02 – Sheet8	Rev

E – Illustrative Single Plate and Panoramic Photography



25-55 I - GRT Site Warren Lane / B3016 Junction

Figure 2 - Single Plate Illustrative Photography Location Plan



Key to Single Plate Photographs taken 10th June 2025

- Photosheet 1
- 1 - Warren Lodge Care Centre

2 - View east along Warren Lane

3 - Tree T1 - Veteran Lime Tree

4 - View west along Warren Lane

5 - Warren Lodge Care Centre name sign on Site

6 - Existing north access to Site
- Photosheet 2
- 7 - Wide verge to north of Site

8 - B3016 corridor north of Site

9 - Silver Jubilee commemorative bench

10 - View east to Wick Hill from bench

11 - Warren Lane road signs at junction with B3016

12 - View south along B3016
- Photosheet 3
- 13 - Twin oaks at south end of Site

14 - Village fete promotional signs

15 - Wick Hill from B3016

16 - View north along B3016

17 - Footpath opposite Arden House

18 - Arden House
- Photosheet 4
- 19 - Entrance to footpath FINC15 off B3016

20 - FINC15 climbing Wick Hill

21 - View west from top of Wick Hill

22 - Residential property on Warren Lane

23 - Entrance to Warren Woods off Warren Lane

24 - Warren Woods public open space
- Photosheet 5
- 25 - B3016 entering greater Finchampstead

26 - Entrance to greater Finchampstead

27 - Finchampstead Surgery

28 - The Dittons residential cul-de-sac

29 - View along B3016 into greater Finchampstead

30 - Exit speed signs at edge of greater Finchampstead

Appendix E - Illustrative photographs of Warren Lane/B3016 GRT Site and Context – Sheet 1 of 5



Plate 1 – Warren Lodge Care Centre is a large building with various extensions, it is located towards the end of Warren Lane.



Plate 2 – View west to Warren Lane beyond Warren Lodge that quickly narrows and becomes vegetated, it is a popular dog walking route.



Plate 3 – Very tall T1 – Lime Tree and Veteran Tree set to the north end of the Site and appreciable from Warren Lane.



Plate 4 – View east down Warren Lane with Warren Lodge to the south (right) side of the lane and the Site heavily vegetated beyond the lodge's car park wall.



Plate 5 – The entrance sign for Warren Lodge is set within the Site at its north west corner.



Plate 6 – Current northern access to the Site that would be retained to serve the northern pitches. Note Warren Lodge rear garden fence to rear of image.



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Project
Warren Lane / B3106 GRT Site

Figure Title
Illustrative Photos 1

Date
17/6/25

Scale
Not to scale

Job No
24-539

Figure No
App E Sheet 1

Rev

Appendix E - Illustrative Photographs of Warren Lane/B3016 GRT Site and Context – Sheet 2 of 5



Plate 7 – The wide verge to the north of Warren Lane with a set of deep ruts where a vehicle has reversed onto it when it was boggy.



Plate 8 – SLOW warning lettering painted onto the B3106 beyond the Site to advise motorists of their approach to Finchampstead and a 30mph zone.



Plate 9 – Bench set at wide verge that commemorates Queen Elizabeth's Silver Jubilee in 1977. The original is likely to have been replaced.



Plate 10 – View from the Jubilee bench looking east towards Wick Hill is a reasonably attractive one.



Plate 11 – Conifer block of trees on Site that would be removed to form the northern static caravan pitch. Note the Bridleway FINC35 marker.



Plate 12 – View no leaving the 'green tunnel' out of greater Finchampstead where the curve of the B3016 directs the viewers' attention to the Site.



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Project
Warren Lane / B3106 GRT Site

Figure Title
Illustrative Photos 2

Date 17/6/25	Scale Not to scale
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Job No 24-539	Figure No App E Sheet 2	Rev -
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Appendix E - Illustrative Photographs of Warren Lane/B3016 GRT Site and Context – Sheet 3 of 5

		
Plate 13 – Twin oaks to the pointed southern end of the Site. The larger left hand oak is understood to be tree T30 and a Veteran.	Plate 14 – A series of temporary estate agents boards were actually promoting the Finchampstead village fete rather than seeking to sell a property.	Plate 15 – The rising and rolling pasture field running up Wick Hill to the east of the Site.
		
Plate 16 – View northwards along the B3016 which is a mixture of hedges and large mature hedgerow trees, typically oaks.	Plate 17 – The route from Finchampstead village towards Wick Hill and FINC15 was a popular one with dog walkers and four sets were noted.	Plate 18 – Arden House is typical of older rural properties set back from the B3016, traditional inform with generous space set to the road corridor.



Client
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Project
Warren Lane / B3106 GRT Site

Figure Title
Illustrative Photos 3

Date 17/6/25	Scale Not to scale
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Job No 24-539	Figure No App E Sheet 3	Rev -
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Appendix E - Illustrative Photographs of Warren Lane/B3016 GRT Site and Context – Sheet 4 of 5



Plate 19 – Access gate from B3016 to FINC15 which is well marked and well used.



Plate 20 – View looking east taking in the winding field edge path and dog walker heading east up the hill.



Plate 21 – The added elevation at the top of the hill allows longer views to be taken across the N2 LCA including visibility to the Site.



Plate 22 – Older residential property set off Warren Lane to the west of Warren Lodge, note the width of the lane has narrowed considerably.



Plate 23 – Entrance to Warren Woods off Warren Lane. This public open space is managed by Wokingham Borough Council.



Plate 24 – Warren Woods is a naturalistic area of public open space. The tree line of the woods is part of the separation to greater Finchampstead.



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Project
Warren Lane / B3106 GRT Site

Figure Title
Illustrative Photos 4

Date 17/6/25	Scale Not to scale
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Job No 24-539	Figure No App E Sheet 4	Rev -
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Appendix E - Illustrative Photographs of Warren Lane/B3016 GRT Site and Context – Sheet 5 of 5



Plate 25 – Car under braking as it approaches the 30mph signs at the start of greater Finchampstead.



Plate 26 – Arrival point into greater Finchampstead with The Dittons residential cul-de-sac off to the west (right) and the surgery to the east (left).



Plate 27 – Finchampstead Surgery is a medium sized complex of buildings that appear to have been built in the 1980's, it has a car park to the front.



Plate 28 – View down The Dittons residential street that forms part of the settlement edge to greater Finchampstead.



Plate 29 – View north along the B3016 Finchampstead Road as it continues through the residential area it remains well treed.



Plate 30 – Pair of 40mph speed signs mark the exit to greater Finchampstead and the beginning of the rural section of the road heading south.



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Project
Warren Lane / B3106 GRT Site

Figure Title
Illustrative Photos 5

Date 17/6/25	Scale Not to scale
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Job No 24-539	Figure No App E Sheet 5	Rev -
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25-55 I - GRT Site Warren Lane / B3016 Junction

Figure 3 - Illustrative Panoramas Photography Location Plan



Key to Illustrative Panoramas

Taken 10th June 2025

- 1 – View east past Warren Lodge Care Centre towards Site
- 2 – View south from B3016 looking towards Site and the bend in road
- 3 – View east from Silver Jubilee commemorative bench
- 4 – View west along Warren Lane from its junction with B3016
- 5 – View north along B3016 looking towards Site and edge of Finchampstead
- 6 – View north east from B3016 looking up to Wick Hill
- 7 – View north along a hedged section of the B3016 Finchampstead Road
- 8 – View number not used
- 9 - View north west from lower section of FINC15
- 10 - View west from top of Wick Hill from FINC15
- 11 - View south along B3016 after leaving greater Finchampstead
- 12 - View south along B3016 on approaching Site

Illustrative Panorama Photography Sheet I



Panorama I – View east along Warren Lane past Warren Lodge Care Centre entrance towards the Site.



Panorama 2 – View south west across B3016 looking towards Site set behind Warren Lane junction showing block of trees that are largely removed.

	Client Wokingham Borough Council	Project Warren Lane / B3106 GRT Site	Date 17/6/25	Figure No App E Sheet 6	Revision -
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Illustrative Panorama Photography Sheet 2



Panorama 3 – View from Jubilee seat looking east towards pasture fields climbing Wick Hill.



Panorama 4 – View west down Warren Lane showing rural character and road signs advising that it is for access only and a Bridleway. The coniferous vegetation to the left is on the Site.

	Client Wokingham Borough Council	Project Warren Lane / B3106 GRT Site	Date 17/6/25	Figure No App E Sheet 7	Revision -
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Illustrative Panorama Photography Sheet 3



Panorama 5 – View north along B3016 Finchampstead Road looking to the wooded settlement edge of greater Finchampstead.



Panorama 6 – View east from B3016 footpath looking up the rolling hill landform of Wick Hill that public footpath FINC15 climbs.

	Client Wokingham Borough Council	Project Warren Lane / B3106 GRT Site	Date 17/6/25	Figure No App E Sheet 8	Revision -
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Panorama 7 – View north from junction of FINC15 and the B3016 showing hedged section of road, the field edge to the east (right) side of road is predominately bracken and will die back in winter.

Deliberately Not Used

Panorama 8 – No Title

	Client Wokingham Borough Council	Project Warren Lane / B3106 GRT Site	Date 17/6/25	Figure No App E Sheet 9	Revision -
--	--	--	------------------------	-----------------------------------	----------------------

Illustrative Panorama Photography Sheet 5



Panorama 9 – View north west from lower part of FINC15 on flatter ground at the base of the local hill.



Panorama 10 – View north west from upper part of FINC15 at the top of Wick Hill with a longer view taking in the Site and the wooded edge to greater Finchampstead.

	Client Wokingham Borough Council	Project Warren Lane / B3106 GRT Site	Date 17/6/25	Figure No App E Sheet 10	Revision -
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Illustrative Panorama Photography Sheet 6



Panorama 11 – View south along B3016 Finchampstead Road as the view starts to open up after leaving the woodland to the east (left) side of the road, the Site is clearly visible at the centre of the forward view.



Panorama 12 – Further view south along B3016 Finchampstead Road but closer to the Site is clearly visible off to the west (right) side of the bend

	Client Wokingham Borough Council	Project Warren Lane / B3106 GRT Site	Date 17/6/25	Figure No App E Sheet 11	Revision -
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F – Tree Preservation Order TPO-1306-2009



8th may 2009
Town and Country Planning Act 1990

TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999

THE WOKINGHAM BOROUGH COUNCIL

(PARISH OF FINCHAMPSTEAD)

TREE PRESERVATION ORDER NO. 1306/2009

**(Order Made in accordance with
Sections 198, 201 and 203 of the Act)**

**Relating to trees on land at Warren Lodge, Warren Lane,
Finchampstead, RG40 4HR.**

TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999

Town and Country Planning Act 1990

The Wokingham Borough Council

TREE PRESERVATION ORDER NO. 1306/2009

The Wokingham Borough Council, in exercise of the powers conferred on them by sections 198 [201] and 203 of the Town and Country Planning Act 1990 hereby make the following Order—

Citation

1. This Order may be cited as the Wokingham Borough Council (Parish of Finchampstead) Tree Preservation Order No. 1306/2009

Interpretation

2. In this Order "the authority" means the Wokingham Borough Council and unless the context otherwise requires, any reference in this Order to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990.

Application of section 201

3. The authority hereby direct that section 201 (provisional tree preservation orders) shall apply to this Order and, accordingly, this Order shall take effect provisionally on

8 May 2009

Prohibited acts in relation to trees

4. Without prejudice to subsections (6) and (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners), and subject to article 5, no person shall—

- (a) cut down, top, lop, uproot, wilfully damage or wilfully destroy; or
- (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

any tree specified in Schedule 1 to this Order or comprised in a group of trees or in a woodland so specified, except with the consent of the authority and, where such consent is given subject to conditions, in accordance with those conditions.

Exemptions

5.—(1) Nothing in article 4 shall prevent—

- (a) the cutting down, topping, lopping or uprooting of a tree by or at the request of a statutory undertaker, where the land on which the tree is

situated is operational land of the statutory undertaker and the work is necessary—

- (i) in the interests of the safe operation of the undertaking;
 - (ii) in connection with the inspection, repair or renewal of any sewers, mains, pipes, cables or other apparatus of the statutory undertaker; or
 - (iii) to enable the statutory undertaker to carry out development permitted by or under the Town and Country Planning (General Permitted Development) Order 1995;
- (aa) the cutting down, topping, lopping or uprooting of a tree where that work is required to enable the implementation of an order made or confirmed under paragraph 8(1) or paragraph 15(1) of Schedule 1 to the Highways Act 1980 (procedures for making or confirming certain orders and schemes);
- (ab) the cutting down, topping, lopping or uprooting of a tree where that work is urgently necessary for national security purposes;
- (b) the cutting down, topping, lopping or uprooting of a tree cultivated for the production of fruit in the course of a business or trade where such work is in the interests of that business or trade;
- (c) the pruning, in accordance with good horticultural practice, of any tree cultivated for the production of fruit;
- (d) the cutting down, topping, lopping or uprooting of a tree where that work is required to enable a person to implement a planning permission (other than an outline planning permission or, without prejudice to paragraph (a)(iii), a permission granted by or under the Town and Country Planning (General Permitted Development) Order 1995) granted on an application under Part III of the Act, or deemed to have been granted (whether for the purposes of that Part or otherwise);
- (e) the cutting down, topping, lopping or uprooting of a tree by or at the request of the Environment Agency to enable the Agency to carry out development permitted by or under the Town and Country Planning (General Development Order) 1995;
- (f) the cutting down, topping, lopping or uprooting of a tree by or at the request of a drainage body where that tree interferes, or is likely to interfere, with the exercise of any of the functions of that body in relation to the maintenance, improvement or construction of watercourses or of drainage works, and for this purpose “drainage body” and “drainage” have the same meanings as in the Land Drainage Act 1991; or
- (g) without prejudice to section 198(6)(b), the felling or lopping of a tree or the cutting back of its roots by or at the request of, or in accordance with a notice served by, a licence holder under paragraph 9 of Schedule 4 to the Electricity Act 1989.

(2) In paragraph (1), "statutory undertaker" means any of the following—

- a person authorised by any enactment to carry on any railway, light railway, tramway, road transport, water transport, canal, inland navigation, dock, harbour, pier or lighthouse undertaking, or any undertaking for the supply of hydraulic power,
- a relevant airport operator (within the meaning of Part V of the Airports Act 1986),
- the holder of a licence under section 6 of the Electricity Act 1989,
- a public gas transporter,
- the holder of a licence under section 7 of the Telecommunications Act 1984 to whom the telecommunications code (within the meaning of that Act) is applied,
- a water or sewerage undertaker,
- the Civil Aviation Authority or a body acting on behalf of that Authority,
- the Post Office.

*see footnote on last page of order.

Application of provisions of the Town and Country Planning Act 1990

7.—(1) The provisions of the Town and Country Planning Act 1990 relating to registers, applications, permissions and appeals mentioned in column (1) of Part I of Schedule 2 to this Order shall have effect, in relation to consents under this Order and applications for such consent, subject to the adaptations and modifications mentioned in column (2).

(2) The provisions referred to in paragraph (1), as so adapted and modified, are set out in Part II of that Schedule.

Directions as to replanting

8.—(1) Where consent is granted under this Order for the felling in the course of forestry operations of any part of a woodland area, the authority may give to the owner of the land on which that part is situated ("the relevant land") a direction in writing specifying the manner in which and the time within which he shall replant the relevant land.

(2) Where a direction is given under paragraph (1) and trees on the relevant land are felled (pursuant to the consent), the owner of that land shall replant it in accordance with the direction.

(3) A direction under paragraph (1) may include requirements as to—

- (a) species;
- (b) number of trees per hectare;
- (c) the preparation of the relevant land prior to the replanting; and

- (d) the erection of fencing necessary for the protection of the newly planted trees.

Compensation

9.—(1) If, on a claim under this article, a person establishes that loss or damage has been caused or incurred in consequence of—

- (a) the refusal of any consent required under this Order; or
- (b) the grant of any such consent subject to conditions,

he shall, subject to paragraphs (3) and (4), be entitled to compensation from the authority.

(2) No claim, other than a claim made under paragraph (3), may be made under this article—

- (a) if more than 12 months has elapsed since the date of the authority's decision or, where such a decision is the subject of an appeal to the Secretary of State, the date of the final determination of the appeal; or
- (b) if the amount in respect of which the claim would otherwise have been made is less than £500.

(3) Where the authority refuse consent under this Order for the felling in the course of forestry operations of any part of a woodland area, they shall not be required to pay compensation to any person other than the owner of the land; and such compensation shall be limited to an amount equal to any depreciation in the value of the trees which is attributable to deterioration in the quality of the timber in consequence of the refusal.

(4) In any other case, no compensation shall be payable to a person—

- (a) for loss of development value or other diminution in the value of the land;
- (b) for loss or damage which, having regard to the statement of reasons submitted in accordance with article 6(c) and any documents or other evidence submitted in support of any such statement, was not reasonably foreseeable when consent was refused or was granted subject to conditions;
- (c) for loss or damage reasonably foreseeable by that person and attributable to his failure to take reasonable steps to avert the loss or damage or to mitigate its extent; or
- (d) for costs incurred in appealing to the Secretary of State against the refusal of any consent required under this Order or the grant of any such consent subject to conditions.

(5) Subsections (3) to (5) of section 11 (terms of compensation on refusal of licence) of the Forestry Act 1967 shall apply to the assessment of compensation under paragraph (3) as it applies to the assessment of compensation where a felling

licence is refused under section 10 (application for felling licence and decision of Commissioners thereon) of that Act as if for any reference to a felling licence there were substituted a reference to a consent required under this Order and for the reference to the Commissioners there were substituted a reference to the authority.

(6) In this article—

“development value” means an increase in value attributable to the prospect of development; and, in relation to any land, the development of it shall include the clearing of it; and

“owner” has the meaning given to it by section 34 of the Forestry Act 1967.

[Application to trees to be planted pursuant to a condition

[10.] In relation to the tree[s] identified in the first column of Schedule 1 by the letter “C”, being [a tree] [trees] to be planted pursuant to a condition (being a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees)), this Order takes effect as from the time when [that tree is planted] [those trees are planted].]

Dated this Eight day of May
In the year Two Thousand and Nine

The Common Seal of the Wokingham Borough Council
was hereunto affixed in the presence of -

Solicitor



FIRST SCHEDULE

TREES SPECIFIED INDIVIDUALLY
(Encircled in black on the map)

<u>No. on Map</u>	<u>Description</u>	<u>Situation</u>
T1	Lime (Tilia sp.)	On land at Waren Lodge, Warren Lane
T2	Lime (Tilia sp.)	Finchampstead, Berkshire RG40 4HR
T3	Lime (Tilia sp.)	
T4	Pine (Pinus sp.)	Grid ref: SU 479403 164429

TREES SPECIFIED BY REFERENCE TO AN AREA
(Within a dotted black line on the map)

<u>No. on Map</u>	<u>Description</u>	<u>Situation</u>
	NONE	

GROUPS OF TREES
(Within a broken black line on the map)

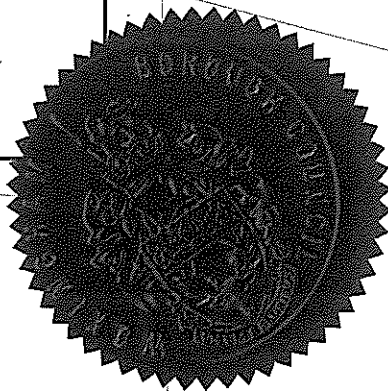
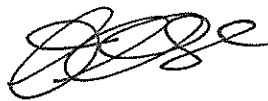
<u>No. on Map</u>	<u>Description</u>	<u>Situation</u>
	NONE	

WOODLANDS
(Within a continuous black line on the map)

<u>No. on Map</u>	<u>Description</u>	<u>Situation</u>
	NONE	

MAP REFERRED TO IN THE
WOKINGHAM BOROUGH COUNCIL
(PARISH OF FINCHAMPSTEAD)
TREE PRESERVATION ORDER
NO 1306/2009

SOLICITOR



18804

FINCHAMPSTEAD RD

Drain

BM 72.78m

OT1

OT2

OT3

Orchard House

Warren Lodge

OT4



WOKINGHAM
BOROUGH COUNCIL

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Scale 1:1250

SCHEDULE 2

PART I PROVISIONS OF THE TOWN AND COUNTRY PLANNING ACT 1990 APPLIED WITH ADAPTATIONS OR MODIFICATIONS

Provision of the Town and Country Planning Act 1990	Adaptation or Modification
Section 69 (registers)	(a) In subsection (1)— (i) omit— “, in such manner as may be prescribed by a development order,” “such” in the second place where it appears, and “as may be so prescribed”; and (ii) substitute “matters relevant to tree preservation orders made by the authority” for “applications for planning permission”. (b) In subsection (2)— (i) after “contain” insert “, as regards each such order”; and (ii) for paragraphs (a) and (b) substitute— (a) details of every application under the order and of the authority’s decision (if any) in relation to each such application, and (b) a statement as to the subject-matter of every appeal under the order and of the date and nature of the Secretary of State’s determination of it.”. (c) Omit subsections (3) and (4) (as required by section 198(4)).
Section 70 (determination of applications: general considerations)	(a) In subsection (1)— (i) substitute—

	"Subject to subsections (1A) and (1B), where" for "Where"; "the authority" for "a local planning authority"; "consent under a tree preservation order" for "planning permission" where those words first appear; and "consent under the order" for "planning permission" in both of the other places where those words appear; (ii) after "think fit", insert— "(including conditions limiting the duration of the consent or requiring the replacement of trees)"; and (iii) omit "subject to sections 91 and 92,". (b) After subsection (1) insert— "(1A) Where an application relates to an area of woodland, the authority shall grant consent so far as accords with the practice of good forestry, unless they are satisfied that the granting of consent would fail to secure the maintenance of the special character of the woodland or the woodland character of the area. (1B) Where the authority grant consent for the felling of trees in a woodland area they shall not impose conditions requiring replacement where such felling is carried out in the course of forestry operations (but may give directions for securing replanting).". (c) Omit subsections (2) and (3).
Section 75 (effect of planning permission)	(a) In subsection (1) substitute— (i) "Any" for the words from "Without" to "any"; (ii) "consent under a tree preservation order" for "planning permission to develop land"; (iii) "the consent" for "the permission"; and (iv) "the land to which the order relates" for "the land". (b) Omit subsections (2) and (3).

Section 78 (right to appeal against planning decisions and failure to take such decisions)	(a) In subsection (1) substitute— (i) “the authority” for “a local planning authority”; (ii) “consent under a tree preservation order” for “planning permission” in the first place where those words appear; (iii) “consent under such an order” for “planning permission” in the second place where those words appear; (iv) for paragraph (c) substitute— “(c) give a direction under a tree preservation order, or refuse an application for any consent, agreement or approval of that authority required by such a direction; or (d) fail to determine any such application as is referred to in paragraphs (a) to (c) within the period of 8 weeks beginning with the date on which the application was received by the authority,”. (b) Omit subsection (2). (c) In subsection (3) for “served within such time and in such manner as may be prescribed by a development order.” substitute— “in writing addressed to the Secretary of State, specifying the grounds on which the appeal is made; and such notice shall be served— (a) in respect of a matter mentioned in any of paragraphs (a) to (c) of subsection (1), within the period of 28 days from the receipt of notification of the authority’s decision or direction or within such longer period as the Secretary of State may allow; (b) in respect of such a failure as is mentioned in paragraph (d) of that subsection, at any time after the expiration of the period mentioned in that paragraph, but if the authority have informed the applicant that the application has been refused, or granted subject to conditions, before an appeal has been made, an appeal may only be made against that refusal or grant.”. (d) For subsection (4), substitute—
---	--

	"(4) The appellant shall serve on the authority a copy of the notice mentioned in subsection (3).". (e) For subsection (5), substitute— "(5) For the purposes of the application of section 79(1), in relation to an appeal made under subsection (1)(d), it shall be assumed that the authority decided to refuse the application in question.".
Section 79 (determination of appeals)	(a) In subsections (1) and (2), substitute "the authority" for "the local planning authority". (b) Omit subsection (3). (c) In subsection (4), substitute— (i) "section 70(1), (1A) and (1B)" for "sections 70, 72(1) and (5), 73 and 73A and Part I of Schedule 5"; (ii) "consent under a tree preservation order" for "planning permission"; and (iii) "the authority" for "the local planning authority and a development order may apply, with or without modifications, to such an appeal any requirements imposed by a development order by virtue of sections 65 or 71.". (d) Omit subsections (6) and (6A). (e) In subsection (7), omit the words after "section 78".

PART II
PROVISIONS OF THE TOWN AND COUNTRY PLANNING ACT 1990,
AS ADAPTED AND MODIFIED BY PART I

The following provisions of the Town and Country Planning Act 1990, as adapted and modified by Part I of this Schedule, apply in relation to consents, and applications for consent, under this Order.

Section 69

(1) Every local planning authority shall keep a register containing information with respect to matters relevant to tree preservation orders made by the authority.

(2) The register shall contain, as regards each such order—

- (a) details of every application under the order and of the authority's decision (if any) in relation to each such application, and
- (b) a statement as to the subject-matter of every appeal under the order and of the date and nature of the Secretary of State's determination of it.

.....

(5) Every register kept under this section shall be available for inspection by the public at all reasonable hours.

Section 70

(1) Subject to subsections (1A) and (1B), where an application is made to the authority for consent under a tree preservation order—

- (a) they may grant consent under the order, either unconditionally or subject to such conditions as they think fit (including conditions limiting the duration of the consent or requiring the replacement of trees); or
- (b) they may refuse consent under the order.

(1A) Where an application relates to an area of woodland, the authority shall grant consent so far as accords with the practice of good forestry, unless they are satisfied that the granting of consent would fail to secure the maintenance of the special character of the woodland or the woodland character of the area.

(1B) Where the authority grant consent for the felling of trees in a woodland area they shall not impose conditions requiring replacement where such felling is carried out in the course of forestry operations (but may give directions for securing replanting).

.....

Section 75

Any grant of consent under a tree preservation order shall (except in so far as the consent otherwise provides) ensure for the benefit of the land to which the order relates and of all persons for the time being interested in it.

Section 78

(1) Where the authority—

- (a) refuse an application for consent under a tree preservation order or grant it subject to conditions;
- (b) refuse an application for any consent, agreement or approval of that authority required by a condition imposed on a grant of consent under such an order or grant it subject to conditions;
- (c) give a direction under a tree preservation order, or refuse an application for any consent, agreement or approval of that authority required by such a direction; or
- (d) fail to determine any such application as is referred to in paragraphs (a) to (c) within the period of 8 weeks beginning with the date on which the application was received by the authority,

the applicant may by notice appeal to the Secretary of State.

.....

(3) Any appeal under this section shall be made by notice in writing addressed to the Secretary of State, specifying the grounds on which the appeal is made; and such notice shall be served—

- (a) in respect of a matter mentioned in any of paragraphs (a) to (c) of subsection (1), within the period of 28 days from the receipt of notification of the authority's decision or direction or within such longer period as the Secretary of State may allow;
- (b) in respect of such a failure as is mentioned in paragraph (d) of that subsection, at any time after the expiration of the period mentioned in that paragraph, but if the authority have informed the applicant that the application has been refused, or granted subject to conditions, before an appeal has been made, an appeal may only be made against that refusal or grant.

(4) The appellant shall serve on the authority a copy of the notice mentioned in subsection (3).

(5) For the purposes of the application of section 79(1), in relation to an appeal made under subsection (1)(d), it shall be assumed that the authority decided to refuse the application in question.

.....

Section 79

(1) On an appeal under section 78 the Secretary of State may—

- (a) allow or dismiss the appeal, or
- (b) reverse or vary any part of the decision of the authority (whether the appeal relates to that part of it or not),

and may deal with the application as if it had been made to him in the first instance.

(2) Before determining an appeal under section 78 the Secretary of State shall, if either the appellant or the authority so wish, give each of them an opportunity of appearing before and being heard by a person appointed by the Secretary of State for the purpose.

.....

(4) Subject to subsection (2), the provisions of section 70(1), (1A) and (1B) shall apply, with any necessary modifications, in relation to an appeal to the Secretary of State under section 78 as they apply in relation to an application for consent under a tree preservation order which falls to be determined by the authority.

(5) The decision of the Secretary of State on such an appeal shall be final.

.....

(7) Schedule 6 applies to appeals under section 78.

Please note that Article 6 was removed by the Town and Country Planning (Trees) (Amendment) (England) Regulations 2008.

THE WOKINGHAM BOROUGH COUNCIL in
exercise of the powers conferred
on them in that behalf hereby
confirm Tree Preservation Order No. 1306/2009
relating to tree(s) on land at Warren Lodge, Warren Lane, Finchampstead, Berkshire RG40 4HR

Without modification.

IN WITNESS whereof the Common Seal
of the WOKINGHAM BOROUGH COUNCIL was
hereunto affixed in the presence of



Solicitor

Dated

17 SEPTEMBER 2009

