

APPENDIX 11.2 - LANDSCAPE AND VISUAL BASELINE – PEARCE'S FARM



**Pearces Farm,
South
Wokingham**

**Landscape and
Visual Baseline**

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On behalf of:
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Section 1

Introduction, Purpose and Methodology

Introduction

- 1.1 The Environmental Dimension Partnership Ltd (EDP) has been commissioned by Nicholas King Homes Ltd to undertake a Landscape and Visual Appraisal (LVIA) of Pearce's Farm, South Wokingham ('the site'). The site falls within Wokingham District Council Local Planning Authority (LPA), and is briefly described in **Section 2** of this LVA.
- 1.2 The site forms part of Wokingham Borough Council's proposals for an extended South Wokingham Strategic Development Location. Land on the north-east boundary of the site is also in the extended SDL area, but is not part of 'the site' for the purposes of this report. The area in question is subject to a live application for 95 homes under ref: 211033. To the north-west of the site an application for 1434 homes (191068) was approved at planning committee in May 2021.
- 1.3 EDP is an independent environmental planning consultancy with offices in Cirencester, Cheltenham and Cardiff. The practice provides advice to private and public sector clients throughout the UK in the fields of landscape, ecology, archaeology, cultural heritage, arboriculture, rights of way and masterplanning. Details of the practice can be obtained at our website (www.edp-uk.co.uk). EDP is a Registered Practice of the Landscape Institute¹ specialising in the assessment of the effects of proposed development on the landscape.

Purpose and Structure of this LVA

- 1.4 The purpose of this LVA is to identify the baseline conditions of the site and surrounding area and to determine those landscape and visual characteristics that might inform the design of the development proposals, including recommendations for mitigation.
- 1.5 In undertaking the assessment described in this LVA, EDP has:
 - Undertaken a thorough data trawl of relevant designations and background documents, described in **Section 3**;
 - Assessed the existing (baseline) condition and character of the site and its setting, described in **Section 4**;
 - Assessed the existing visual (baseline) context, especially any key views to and from the site (**Section 5**); and

¹ LI Practice Number 1010

- Described the landscape aspects of development that may influence any landscape or visual effects, and how these should inform the emerging masterplan proposals (**Section 6**).

Methodology Adopted for the Assessment

- 1.6 This LVA has, therefore, been undertaken in accordance with the principles embodied in 'Guidelines for Landscape and Visual Impact Assessment – Third Edition (LI/IEMA, 2013)' (GLVIA3) and other best practice guidance insofar as it is relevant to non-EIA schemes. A summary of the methodology used is provided at **Appendix EDP 1**.
- 1.7 **Familiarisation:** EDP's study has included reviews of aerial photographs, web searches, LPA publications and landscape character assessments. EDP has also obtained, where possible, information about relevant landscape and other designations such as Areas of Outstanding Natural Beauty (AONBs), conservation areas and gardens and parks listed on Historic England's 'Register of Historic Parks and Gardens of Special Historic Interest in England' (RPG).
- 1.8 **Field Assessment:** EDP has undertaken a comprehensive field assessment of local site circumstances, including a photographic survey of the character and fabric of the site and its surroundings, using photography from a number of representative viewpoints. The field assessment was undertaken by a Chartered Landscape Architect in December 2021 and 2023, in clear weather conditions.
- 1.9 **Design Inputs:** EDP's field assessment should be used to inform any emerging development proposals, and how they should be refined to avoid, minimise or compensate for landscape effects. Such measures are summarised in **Section 6**.

Study Area

- 1.10 To establish the baseline and potential limit of material effects, the study area has been considered at two geographical scales:
- First, a broad 'study area' was adopted. Based mainly on desk-based study, this broad study area allowed the geographical scope of the assessment to be defined based on the extent of views to/from the site, extent of landscape effects and the site's environmental planning context; and
 - Second, following initial analysis and subsequent fieldwork, the broad study area was refined down to the land that is most likely to experience landscape effects. The extent of this detailed study area is 1km from the site boundary, although occasional reference may be made to features beyond this area where appropriate. This detailed study area is illustrated on **Plan EDP 1**.

Section 2

The Site

- 2.1 **Plan EDP 1** illustrates the location of the site's boundaries and the study area for the LVA. The site is centrally located near Wokingham, and lies wholly within Wokingham LPA jurisdiction.
- 2.2 The site area comprises an area of greenfield land set within a mosaic of agricultural field parcels centrally located between Wokingham, Bracknell and Crowthorne. The site is divided up into multiple field parcels of varying shapes and sizes and is adjacent to the Easthamstead Road.
- 2.3 Due to the nature of the site, the main area is typical of farmland; generally open with landscape features predominately located along field boundaries. The site boundaries are generally well vegetated with pockets of woodland, mature hedgerow and hedgerow trees. The site also includes some existing development in the form of farmsteads, residential properties and agricultural buildings.
- 2.4 A review of Soilscape (www.landis.org.uk), illustrated on **Plan EDP 2** finds the site is of a soil typology: Soilscape 18 which is seasonally wet, slightly acid loamy and clayey soils with impeded drainage.
- 2.5 The geology of the site (illustrated on **Plan EDP 3**) is recorded as comprising bedrock of the London Clay Formation, a sedimentary bedrock of clay, silt and sand, formed between 56 and 47.8 million years ago during the Paleogene Period (BGS 2021). Superficially the site superficial River Terrace deposits of sand and gravel.
- 2.6 A Public Right of Way (PRoW) abuts the north western boundary. The byway (Ref: WOKW BW 30 I) runs along Holme Grange Lane connecting Easthamstead Road and Waterloo Road and is contiguous with the site's south eastern boundary.
- 2.7 The topographical context of the site and surrounds is illustrated on **Plan EDP 4**, the site is generally flat with a gentle fall outward towards a local brook, which runs east to west to the south of the site. Across the entire site, there is a c.5m difference in levels from approximately 65m above Ordnance Datum (aOD) in the central portion of the site, 60m at its southern extent.

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Section 3

Findings of EDP Data Trawl

3.1 The findings of EDP's data trawl of relevant environmental and planning designations are illustrated on **Plan EDP 5**. In summary:

- The site contains several Tree Preservation Orders (TPO) located along the boundaries.

Background Published Evidence Base Documents

3.2 The following documents are relevant to this LVA:

- Wokingham Local Plan comprising:
 - o Wokingham Borough Core Strategy (Adopted 29 January 2010;
 - o Wokingham Without Parish Neighbourhood Area Designation; and
 - o Wokingham Without Parish Council Strategic Vision (2018-2023).
- Wokingham District Landscape Character Assessment (2004); and
- South Wokingham Strategic Development Location (SPD).

Findings of EDP Data Trawl

Landscape-related Designations and Other Considerations

3.3 Landscape-related designations and policy considerations within 2km of the site are shown on **Plan EDP 5**:

- The site does not lie within a national or locally designated landscape;
- The emerging local plan proposals seek to designate areas of 'Valued Landscape', none of which apply to the site or immediate surrounds.

Heritage Matters

3.4 Heritage assets can influence the visual character of the landscape and enrich its historic value. This LVA addresses heritage assets only insofar as they are components of the wider contemporary landscape – not in terms of their significance and value as heritage assets.

3.5 Within the site and the study area, the following heritage assets are components of the contemporary landscape:

- Three Grade II listed buildings form a group at Pearce's Farm located within the north-western part of the site;
- Two Grade II listed buildings and locally listed buildings at Sutton Court Farm;
- Lock's Farm, located to the north of the site; and
- The Grade II, Easthampstead Park located to the east of the site.

3.6 With the above points in mind, these heritage assets have been subject to further consideration within EDP report edp7438_r001.

Ecology Matters

3.7 A separate Ecology Assessment has been produced by Ethos which considers the ecological assets on the site and within the study area. The following matters are relevant to the scope of this LVA:

- The site contains and is adjacent to areas of woodland classified within the Priority Habitat Inventory as 'Deciduous Woodland' (including some classified as ancient woodland);
- The site itself contains largely low value ecology habitats, namely agricultural cropland and modified grassland; and
- The network of hedgerows, ditches, lines of trees and small areas of grassland are of higher ecology value.

Arboricultural Matters

3.8 A detailed Arboricultural Assessment is yet to be prepared for the site. Yet, it should be noted that a number of trees and tree groups in proximity to the site and subject to preservation orders.

Public Access and Rights of Way

3.9 A review of online mapping² representing the definitive map reveals the following PRoW and open access land within the study area. PRoW are shown on **Plan EDP 6**. As the site shares its eastern edge with the borough boundary, a separate review of online mapping representing the definitive map for Bracknell Forest has been carried out (refer to paragraph 3.16).

² Wokingham Borough Council; Find my nearest [accessed January 2022].

- 3.10 As previously noted, the site and the immediate surroundings within the Wokingham District Council jurisdiction are limited to the north, south and west and are contained by an urban arc extending from Wokingham to Crowthorne. Within this localised area, there is a moderate number of PRoWs, which when coupled with the local road network, provide a well-connected network linking the surrounding settlements.
- 3.11 The most relevant route is PRoW WOKW BW 30 I, as byway running along Holme Grange Lane in a north-east – south-west orientation. In a north-eastern direction, the route passes across the site, runs along part of the southern boundary, and continues to the north terminating at Waterloo Road.
- 3.12 PRoW WOKW FP 6/I is a footpath located to the south-east extending from Easthampstead Road to Old Wokingham Road. A further two PRoWs (WOKW FP 7/I and WOKW FP 8/I) cross the Easthampstead Road in a south-westerly direction. The most southernly of the two routes is WOKW FP 8 I, a footpath that connects to Honey Hill, comprising mostly cross field routes as well as part of a private road. PRoW WOKW FP 7/I extends in a more easterly direction, connecting to Honey Hill via Redlake Drive and a private track.
- 3.13 To the north-west and running parallel to Holme Grange Lane is PRoW WOKW FP 5/I, a footpath running partly along the north-western boundary. The route passes through an arable field and farmstead and then connects to Waterloo Road. A review of online mapping suggests recent works have been undertaken along Waterloo Road that would have impacted the route. Where the route runs in close proximity to the site boundary, a well-treed field boundary and small proportion of the host field provides clear separation.
- 3.14 Further to the south is the combined byways of WOKW BW 28/IV and WOKW BW 28/II that are aligned with Hatch Ride and an unnamed track respectively. These routes provide a strategic connection between Crowthorne and Wokingham and onto the wider rights of way network. Extending to the north is a collection of routes, WOKW FP 16/II, WOKW FP 12/I, WOKW FP 10/I and WOKW FP 10/II which provides a pedestrian connection to Wokingham, from which, two footpaths extend to the east towards the site. The site is therefore afforded sustainable routes into the settlement.
- 3.15 Beyond this, there are three additional routes with Gorrick Plantation. The remaining PRoWs are located within the urban context surrounding the site and whilst providing a level of connectivity are unlikely to be of relevance.
- 3.16 To the east of the site, with the jurisdiction of Bracknell Forest District Council, there are three PRoWs within the local vicinity. PRoW FP15 is orientated in a north-east to south-west direction connecting Old Wokingham Road to Jannetts Hill, and areas of open space in Bracknell. The footpath passes through the Grade II Easthampstead Park, a historic house and ground that is now used as a conference/hotel complex. To the north of Easthampstead Park Road, the route is orientated to the south before then north-east into PRoW FP18.
- 3.17 Within the context of the site (South Wokingham SDL), there are a number of both permitted and ‘in planning’ proposals which would serve to increase the quantity and quality of walking and cycling routes, alongside informal active travel routes.

Adopted Local Plan (Published)

Wokingham Borough Core Strategy (Adopted January 2010)

- 3.18 The adopted local plan is a collection of planning documents, including the Wokingham Borough Core Strategy, which includes over-arching general development policies, to which the development proposals should reflect. Policies that are specific to the site in landscape and visual terms are briefly summarised below.
- 3.19 Policy CP3: Landscape development that demonstrates the appropriate use of landscaping to contribute to the creation of sense of place.
- 3.20 Policy CP7: The appropriate conservation and retention of landscape features and biodiversity that are considered locally important.

Section 4

Existing (Baseline) Conditions: Landscape Character

- 4.1 This section provides an assessment of the 'baseline' (existing) conditions in respect of the character of the site and its landscape context. It summarises any relevant published landscape assessments that contribute to a better understanding of the landscape context. Such assessments provide a helpful understanding of the landscape context, but rarely deliver sufficiently site-specific or up-to-date information to draw robust conclusions about the significance of any change proposed by the development. Accordingly, EDP has undertaken its own assessment of the site itself, which is included in this section.

National Character Assessment

- 4.2 At the national level, the character of England has been described and classified in the National Character Area (NCA) profiles published by Natural England³. The site and its surroundings fall within NCA 129 'Thames Basin Heath'.
- 4.3 Given the size of the site and scale of likely effects, while such descriptions at the national level provide a broad understanding that informs this study, the description of landscape character undertaken at the sub-regional level is considered more relevant in establishing the landscape resource baseline. Of much greater use are the more localised, district and county-specific assessments described below.

Local Landscape Character Assessments

Berkshire Landscape Character Assessment (Final Report 2003)

- 4.4 A county wide, Berkshire Landscape Character Area Statements was published in 2003, within which the site is located within Landscape Type K: *Settled Farmlands*. Type K is described as being a transitional landscape grading from the Open Clay Lowlands to the north and the Forested Sands to the south/east.

Wokingham District Landscape Character Assessment (Final Report 2004)

- 4.5 At a local level, as illustrated on **Plan EDP 7**, the site falls within a single Landscape Character Areas, LCA N1 Holme Green Pastoral Sandy Lowland . LCA N1 *"is characterised by its predominantly pastoral land use with smaller areas of arable land. The landscape here is gently undulating, opening out into flatter areas east of Holme Green and is set within a partially wooded context created by the Settled and Forested Sands to the south and the urban areas of Wokingham in the north."*

³ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles>

- 4.6 The assessment acknowledges that whilst sparsely settled, the site is influenced by the settlement edge of Wokingham.
- 4.7 The key characteristics of this LCA are listed below, with those of greater relevance to the site and its immediate context emboldened for emphasis:
- **Shelving to gently undulating landform underlain by a sandy geology;**
 - **An agricultural landscape defined predominantly by pastoral farming contained within medium-sized and geometrically shaped fields and largely divided by post and wire and rough timber fencing;**
 - **Small scale ‘hobby’ farming including a number of equestrian paddocks and exercising areas bound by often unkempt fencing and supported by temporary-looking facilities such as caravans and sheds;**
 - Speciality farms, including ‘Pick Your Own’, Christmas trees and unusual breeds such as ostrich and guinea fowl farms;
 - **Presence of small businesses indicates economic diversification aside from agriculture;**
 - **Scrubby vegetation including wooded tributaries, shelterbelts with gorse, bramble and bracken;**
 - **Dispersed settlement including large manors being used as educational establishments and hamlets;**
 - Recreational value in the form of a golf course and numerous **footpaths and bridleways;**
 - A landscape evoking a generally peaceful character;
 - **Views of the southern fringes of Wokingham** with some areas of land providing an important break between Finchampstead and Wokingham; and
 - Pine clumps are a locally distinctive feature forming the approach to Wokingham.
- 4.8 The assessment judges an overall moderate condition which relates to the good condition of some elements set against the poor survival of historic patterns and habitats and the loss of field boundaries and untidy appearance of temporary structures/features within fields (such as caravans) leading to a sense of neglect.

EDP Site Assessment

- 4.9 While the above-published assessments provide a helpful contextual appreciation of the wider landscape, none provide a sufficiently site-specific assessment to allow a reliable assessment to be made of the effects of the proposed development on the landscape. Published assessments tend to miss more localised influences on the landscape such as the effect of traffic or existing (and emerging) development on tranquillity and visual character, especially in close proximity to settlements. This requires an appropriately detailed assessment of the site itself and its immediate surroundings, building upon that already provided within **Section 2**, which EDP has undertaken and is described below in relation to area N1. The following should be read in conjunction with **Plan EDP 7**.
- 4.10 Site visits took place in December 2021 and 2023 in clear weather conditions. The visits were complemented by a review of aerial photography, mapping and field assessments from publicly accessible locations (e.g. from local roads and PRow).
- 4.11 As acknowledged within the published LCA N1, the site is dominated by medium sized open pastoral farming with enclosing trees and hedgerows in declining condition, and settlement edge equestrian and hobby farm use.
- 4.12 The existing trees and woodland blocks surrounding the site provide the main bulk of the existing Green Infrastructure, with the intra-site hedgerows and trees providing connectivity between the vegetated site boundaries. In turn, as identified within the published LCA, these mature and maturing landscape features serve to enclose the site and restrict views of the site to the local area. A combination of local topography combined with the presence of maturing landscape features both within the site and its immediate context provide an enclosed site character. This is predominantly experienced through a lack of longer distance outward views and the perceptual presence of maturing landscape features.

Interim Conclusions: Landscape Character

Overall Sensitivity of the Site Character

- 4.13 The susceptibility of the landscape resource is defined as the ability of the receptor (whether the overall character, individual fabric elements or perceptual aspects) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation. On the basis of the above consideration of susceptibility factors, the overall susceptibility of the landscape character is deemed to be **medium**.
- 4.14 The existing hedgerows, trees and scrub provide the main bulk of the existing Green Infrastructure, with the intra-site hedgerows and trees providing connectivity between the vegetated site boundaries. Both the published LCAs and EDP's site assessment identify that many of the mature and maturing landscape features are in decline, with an untidy appearance of temporary structure, with the presence of Wokingham and typical settlement edge equestrian uses influencing the site. Combining the medium susceptibility of the site

and medium value, the site is considered to have a **medium** sensitivity to proposed development. These findings relate to both the wider and core sites areas.

Section 5

Existing (Baseline) Conditions: Visual Amenity

Introduction

- 5.1 Visual amenity (as opposed to ‘visual character’ described in the previous section) is not about the visual appearance of the site, but has to do with the number, distribution and character of views towards, from or within the site. An analysis of visual amenity allows conclusions to be reached about who may experience visual change, from where and to what degree those views will be affected by the proposed development.
- 5.2 This section describes the existing views; consideration for the potential changes to views wrought by any proposed development are considered in **Section 6**. An analysis of existing views and the ‘receptors’ likely to experience visual change has been conducted in three steps described in turn below.

Step One: Defining Zones of Theoretical and Primary Visibility

- 5.3 The starting point for an assessment of visual amenity is a computer-generated ‘zone of theoretical visibility’ (ZTV). The ZTV, illustrated on **Plan EDP 8** was generated using the following datasets and methodology. Building height information was obtained by extracting building location and extent from Ordnance Survey Local Vector (1:10,000) mapping and a generic height value of 8m aOD was uniformly applied.
- 5.4 Tree and vegetation height information was obtained from National Tree Map™ (NTM) data from Bluesky for the study area.
- 5.5 Digital Terrain Model (DTM) information was obtained from Ordnance Survey’s Terrain 5 dataset for the study area.
- 5.6 The ZTV was calculated based on the submitted proposals using a spatial modelling algorithm. This algorithm is based on generating an array of line-of-sight from the proposed development locations (points) at a height of DTM + development parameter (tower height, etc.). The position either above or below the visibility line of each pixel (DTM+1.6m) along the line is recorded. These locations (DTM+1.6m) represent possible human receptors within the landscape.
- 5.7 Above ground features of existing buildings and tree/vegetation height were considered in the spatial model by combining the elevation values from the two datasets (paragraphs 5.4 and 5.5) with the surface DTM. These additions increase horizon elevation and depth where the datasets (building and tree height) intersect with the surface DTM which are then considered by the line-of-site.

5.8 There are a number of temporal and spatial limitations to this work, which can be summarised as follows:

- The DTM has a cell size of 5m², which restricts the receptor position to a minimum of 5m units. The vertical accuracy of the dataset is +/-1.5m, which is likely to both over and underestimate horizon height and depth for line-of-sight algorithm;
- The analysis considers a uniform tree height value (likely crown apex); in certain instances and locations this may overestimate tree height. This dataset only considers vegetation 3m and aOD; it is possible that lower hedgerows may offer additional screening;
- Building locations and extents are derived from mapping with a scale of 1:10,000 which will likely result in oversimplified and inaccurate spatial representations. Additionally, a height value of 8m was uniformly applied; and
- The ZTVs consider vegetation elevation as a solid barrier; no consideration is made for when the trees are not in leaf or low leaf density. There is no representation of filtered views.

5.9 The ZTV is then refined by walking and driving local roads, rights of way and other publicly accessible viewpoints to arrive at a more accurate, 'field-tested' zone of primary visibility (ZPV). The ZPV is where views of the proposed development would normally be close-ranging and open, whether in the public or private domain, on foot, cycling or in a vehicle. In this instance, the field assessment was undertaken by a Chartered Landscape Architect in December 2021.

5.10 Beyond the ZPV lies a zone of visibility that is less open, being either partly-screened or filtered. Views from within this zone would include the proposal – it may not be immediately noticeable, but once recognised would be a perceptible addition to the view.

5.11 **Plan EDP 8** illustrates the findings of the visual appraisal and extent of the ZPV. The ZTV is also illustrated.

Step Two: Defining Receptor Groups

5.12 Within the ZPV and wider area, the people ('receptors') likely to experience visual change can be considered as falling into a number of discernible groups.

Rights of Way Users

5.13 As discussed in **Section 3**, four PRoWs pass within or immediately adjacent to the boundary of the site (sections of FP 6, 7, 8 and BW 30). Furthermore, there are a number of PRoW identified within the study area as shown on **Plan EDP 6**. These generally provide pedestrian links between existing road networks and from the existing settlement edges. Due to mature vegetation, topography and built form, most intervisibility between the site and

surrounding PRoW is extremely limited, to filtered views from higher ground to the east, within 400m of the site boundary, and the immediate PRoW and highway network.

- 5.14 Views from PRoW (illustrated by **Photoviewpoints EDP 1, 2, 4, 5, 7 and 9**, see **Appendix EDP 2**) are foreshortened by the mature vegetation, and broadly limited to the immediate site boundary and within the site itself. More elevated filtered views are available over parts of the site from PRoW within land rising toward Easthampstead Park.
- 5.15 Receptors to the north especially experience views of the site in the context of the existing settlement edge and areas of residential development currently under construction.
- 5.16 It is considered that, due to the focus on the surrounding landscape and interest in the local area, users of local PRoW throughout the study area – although with some de-sensitisation where views are possible of existing built form, large man-made features, or busy/major transport corridors – are considered to be **high** sensitivity receptors.

Road Users

- 5.17 Views from the highway network are illustrated by **Photoviewpoints 1, 3, 6, 7 and 8**, see **Appendix EDP 2**. Although there are a number of roads within the study area, only short sections of Old Wokingham Road and Easthampstead Road (immediately adjacent to the sites) are afforded open views of the southern portion of the site. Due to a combination of existing built form, surrounding woodland and localised changes in topography, views from surrounding roads are ultimately contained to the immediate setting in this context.
- 5.18 Moving further away from the site, views become severely limited and non-existent due to both the presence of existing built form and intervening maturing vegetation, both of which serve to screen and heavily filter views from road corridors.
- 5.19 Road users on these aforementioned routes, including users of public transport and roadside pedestrians (albeit extremely limited availability), have very little focus on the surrounding landscape and are considered to be **low** sensitivity receptors.

Residential Dwellings/Groups

- 5.20 Views from private residential properties, although likely to be of high to very high sensitivity to changes in the view, are not protected by national planning guidance or local planning policy. Accordingly, changes to the character, 'quality' and nature of private views are not a material planning consideration in the determination of a planning application. However, they remain relevant to this review of the predicted extent and nature of visual change, so are reviewed briefly below.
- 5.21 Due to the distribution and orientation of residential properties within the site's context and intervening vegetation within the landscape surrounding the site, the number of private residential properties with potential views of the site are limited. Views from residential properties are generally limited to those few properties immediately adjacent to the site boundary or within the site itself.

- 5.22 It is noteworthy that the residential receptors illustrated on **Plan EDP 8** only have the 'potential' for intervisibility and in reality the vegetated context of the both the local landscape and site itself could mean that the actual number of dwellings that experience views of the site is greatly reduced.
- 5.23 Residents within the wider study area often become less susceptible to the proposed development due to their views being contained to the 'settlement setting' and immediate surrounding fields and vegetation. The sensitivity of residential receptors is dependent, to some extent, on the room(s), and the activities of people in those rooms, from which the site is visible. Residents with visibility from rooms normally occupied in waking hours would generally have a very high sensitivity, with a lower sensitivity from bedrooms and rooms from which there may be no expected view, for example bathrooms. In some instances, the purpose of rooms with potential views towards the site cannot be ascertained from public vantage points, thus in those circumstances a cautionary approach is adopted where the receptor is accorded a **very high** sensitivity.

Step Three: Defining Representative Viewpoints

- 5.24 Within the ZPV, there are clearly many individual points at which views towards the site are gained. EDP has selected a number of viewpoints that are considered representative of the nature of the views from each of the receptor groups. The selection of the representative viewpoints is based on the principle that the assessment needs to test the 'worst case' scenario, and in selecting these viewpoints, EDP has sought to include:
- A range of viewpoints from all points of the compass, north, south, east and west; and
 - A range of viewpoints from varying distances from all the above receptor groups. Considering the contained nature of the site, these are limited to within a 1km radius of the site.
- 5.25 The representation of views is supported by ten photoviewpoints (PVPs). Their location is illustrated on **Plan EDP 8**. Photographs from the selected viewpoints are contained in **Appendix EDP 2**. The purpose of these viewpoints is to aid assessment of a visual receptor(s). These viewpoints are not assessed separately.

Table EDP 5.1: Summary of Representative Photoviewpoints

PVP No.	Location	Grid Reference	Distance and Direction of View	Reason(s) for Selection and Sensitivity of Receptor
1a	View from Public Right of Way WOKW FP 6/I and Old Wokingham Road	483763, 166856	0m; west	PRoW users (high) Road users (low)
1b	View from Public Right of Way WOKW FP 6/I and Old Wokingham Road	483763, 166856	0m; north-east	PRoW users (high) Road users (low)

PVP No.	Location	Grid Reference	Distance and Direction of View	Reason(s) for Selection and Sensitivity of Receptor
2	View from Public Right of Way WOKW BW 30/I	483151, 167533	0m; south-east	PRoW users (high)
3	View from Waterloo Road	483280, 167743	180m; south	Road users (low)
4	View from Public Footpath WOKW FP 5/I	482829, 167707	100m; east	PRoW users (high)
5	View from Public Footpath WOKW FP 5/I	482584, 167572	40m; south-east	PRoW users (high)
6	View from Easthampstead Road	482557, 167558	40m; south-east	Road users (low)
7	View from Footpath WOKW BW 30/I and junction of Easthampstead Road	482958, 167246	20m; north-west	PRoW users (high) Road users (low)
8	View from Old Wokingham Road	483742, 166957	2m; north-west	Road users (low)
9	View from Easthampstead Park	484108, 167619	400m; south-west	PRoW users (high) Visitors to Easthampstead Park
10	View from Footpath BRAC FP 15/I	483881, 167263	180m; west	PRoW users (high)
11	View from Public Right of Way WOKW BW 30/I	483048, 167307	0m; north-west	PRoW users (high)
12	View from Public Footpath WOKW 7	483082, 166747	0m; east	PRoW users (high)
13	View from Redlake Lane	482808, 166774	320m; east	PRoW users (high)
14	View from Public Footpath WOKW 5	482839, 167718	140m; south-west	PRoW users (high)
15	View from Waterloo Roundabout	483026, 167872	370m; south-west	PRoW users (high)
16	View from Public Right of Way WOKW BW 30/I	483002, 167280	45m; south	PRoW users (high)
17	View from Public Footpath WOKW8	483187, 166528	0m; north-east	PRoW users (high)
18	View from Waterloo Road	483161, 167836	440m; south-west	Road users (low)

5.26 As part of the pre-application process the applicant has sought to agree a range of representative viewpoints with the authority's landscape officer, at the time of writing we are awaiting a response.

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Section 6

Conclusions and Recommendations

Recommendations

- 6.1 The potential development of the site for residential development should consider the landscape and visual sensitivities identified within this report and seek to mitigate potential effects insofar as is possible, so as to reduce these to an acceptable level and integrate the site into its context at the southern edge of Wokingham.
- 6.2 Any well-designed proposals for development of this site should include the provision of planting, to provide visual filtering and help assimilate views of development at the southern edge of Wokingham. The proposed locations of which are illustrated on **Plan EDP 9**.
- 6.3 The landscape and visual considerations for development of the site would include:
- Protection and enhancement of the existing site boundary hedgerows and protection of vegetation beyond the site boundaries;
 - Retention and enhancement of existing hedgerow planting along field boundaries to help biodiversity and help filter views from surrounding PRow network; and
 - Consideration of the private amenity of adjacent properties and the setting of heritage assets as highlighted on **Plan EDP 9**.

Conclusions in Respect of Landscape and Visual Amenity

- 6.4 The site is not located within and does not contain a designated landscape. Nor is it subject to any historic or emerging local plan designation relevant to matters of landscape value.
- 6.5 On this basis, and if the recommendations set out above can be integrated into the scheme, it should be possible to develop a scheme which provides new housing and other facilities while respecting the sensitivity of the site and thereby minimising adverse effects on landscape character and visual amenity.

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Appendix EDP 1

Methodology: Tables Defining the Thresholds and Definitions of Terminology used in this Appraisal

A1.1 Landscape and Visual Assessments are separate, though linked procedures. Landscape effects derive from changes in the physical landscape fabric, which may give rise to changes in its character and how this is experienced. Visual effects relate to changes that arise in the composition of available views as a result of changes to the perception of the landscape, to people's responses to the changes and to the overall effects with respect to visual amenity.

Table EDP A1.1: Defining the Sensitivity of the Landscape Baseline

EDP Assessment Terminology and Definitions	
Landscape Baseline – Overall Sensitivity	
Very High	Value: Nationally/internationally designated/valued countryside and landscape features; strong/distinctive landscape characteristics; absence of landscape detractors.
	Susceptibility: Strong/distinctive landscape elements/aesthetic/perceptual aspects; absence of landscape detractors; landscape receptors in excellent condition. Landscapes with clear and widely recognised cultural value. Landscapes with a high level of tranquillity.
High	Value: Locally designated/valued countryside (e.g. Areas of High Landscape Value, Regional Scenic Areas) and landscape features; many distinctive landscape characteristics; very few landscape detractors.
	Susceptibility: Many distinctive landscape elements/aesthetic/perceptual aspects; very few landscape detractors; landscape receptors in good condition. The landscape has a low capacity for change as a result of potential changes to defining character.
Medium	Value: Undesignated countryside and landscape features; some distinctive landscape characteristics; few landscape detractors.
	Susceptibility: Some distinctive landscape elements/aesthetic/perceptual aspects; few landscape detractors; landscape receptors in fair condition. Landscape is able to accommodate some change as a result.
Low	Value: Undesignated countryside and landscape features; few distinctive landscape characteristics; presence of landscape detractors.
	Susceptibility: Few distinctive landscape elements/aesthetic/perceptual aspects; presence of landscape detractors; landscape receptors in poor condition. Landscape is able to accommodate large amounts of change without changing these characteristics fundamentally.
Very Low	Value: Undesignated countryside and landscape features; absence of distinctive landscape characteristics; despoiled/degraded by the presence of many landscape detractors.
	Susceptibility: Absence of distinctive landscape elements/aesthetic/perceptual aspects; presence of many landscape detractors; landscape receptors in very poor condition. As such landscape is able to accommodate considerable change.

Table EDP A1.2: Defining the Sensitivity of the Visual Baseline

Visual Baseline – Overall Sensitivity	
Very High	Value/Susceptibility: View is designed/has intentional association with surroundings; recorded in published material; from a publicly accessible heritage asset/designated/promoted viewpoint; nationally/internationally designated right of way; protected/recognised in planning policy designation.
	Examples: May include views from residential properties; National Trails; promoted holiday road routes; designated countryside/landscape features with public access; visitors to heritage assets of national importance; Open Access Land.
High	Value/Susceptibility: View of clear value but may not be formally recognised e.g. framed view of scenic value or destination/summit views; inferred that it may have value for local residents; locally promoted route or PRoW.
	Examples: May include from recreational locations where there is some appreciation of the visual context/landscape e.g. golf, fishing; themed rights of way with a local association; National Trust land; panoramic viewpoints marked on OS maps; road routes promoted in tourist guides and/or for their scenic value.
Medium	Value/Susceptibility: View is not widely promoted or recorded in published sources; may be typical of those experienced by an identified receptor; minor road routes through rural/scenic areas.
	Examples: May include people engaged in outdoor sport not especially influenced by an appreciation of the wider landscape e.g. pitch sports; views from minor road routes passing through rural or scenic areas.
Low	Value/Susceptibility: View of clearly lesser value than similar views from nearby visual receptors that may be more accessible.
	Examples: May include major road routes; rail routes; receptor is at a place of work but visual surroundings have limited relevance.
Very Low	Value/Susceptibility: View may be affected by many landscape detractors and unlikely to be valued.
	Examples: May include people at their place of work, indoor recreational or leisure facilities or other locations where views of the wider landscape have little of no importance.

Magnitude of Change

A1.2 The magnitude of any landscape or visual change is determined through a range of considerations particular to each receptor. The three attributes considered in defining the magnitude are:

- Scale of change;
- Geographical extent; and
- Duration and reversibility/proportion.

A1.3 **Table EDP A1.3** provides an indication of the criteria by which the geographical extent of the area will be affected within this assessment.

Table EDP A1.3: Geographical Extent Criteria

Landscape Receptors	Visual Receptor Criteria
Large scale effects influencing several landscape types or character areas.	Direct views at close range with changes over a wide horizontal and vertical extent.
Effects at the scale of the landscape type or character areas within which the proposal lies.	Direct or oblique views at close range with changes over a notable horizontal and/or vertical extent.
Effects within the immediate landscape setting of the site.	Direct or oblique views at medium range with a moderate horizontal and/or vertical extent of the view affected.
Effects at the site level (within the development site itself).	Oblique views at medium or long range with a small horizontal/vertical extent of the view affected.
Effects only experienced on parts of the site at a very localised level.	Long range views with a negligible part of the view affected.

- A1.4 The third, and final, factor, in determining the predicted magnitude of change is duration and reversibility. Duration and reversibility are separate but linked considerations. Duration is judged according to the defined terms set out below, whereas reversibility is a judgement about the prospects and practicality of the particular effect being reversed in, for example, a generation. The categories used in this assessment are set out in **Table EDP A1.4**.

Table EDP A1.4: Factors Influencing Judgements on Magnitude of Change

Duration	Reversibility
Long Term (20+ years)	Permanent with unlikely restoration to original state e.g. major road corridor, power station, urban extension, hydrocarbons.
Medium to long term (10 to 20 years)	Permanent with possible conversion to original state e.g. agricultural buildings, retail units.
Medium term (5 to 10 years)	Partially reversible to a different state e.g. mineral workings.
Short term (1 – 5 years)	Reversible after decommissioning to a similar original state e.g. renewable energy development.
Temporary (less than 12 months)	Quickly reversible e.g. temporary structures.

Table EDP A1.5: Defining the Magnitude of Change to the Landscape and Visual Baseline

Magnitude of Change (Considers Scale of Proposal/Geographical Extent/Duration and Reversibility/Proportion)	
Very High	Landscape: Total loss/major alteration to key receptors/characteristics of the baseline; addition of elements that strongly conflict or integrate with the baseline. Visual: Substantial change to the baseline, forming a new, defining focus and having a defining influence on the view.
High	Landscape: Notable loss/alteration/addition to one or more key receptors/-characteristics of the baseline; or addition of prominent conflicting elements. Visual: Additions are clearly noticeable and part of the view would be fundamentally altered.

Magnitude of Change	
Medium	Landscape: Partial loss/alteration to one or more key receptors/characteristics; addition of elements that are evident but do not necessarily conflict with the key characteristics of the existing landscape. Visual: The proposed development will form a new and recognisable element within the view which is likely to be recognised by the receptor.
Low	Landscape: Minor loss or alteration to one or more key landscape receptors/- characteristics; additional elements may not be uncharacteristic within existing landscape. Visual: Proposed development will form a minor constituent of the view being partially visible or at sufficient distance to be a small component.
Very Low	Landscape: Barely discernible loss or alteration to key components; addition of elements not uncharacteristic within the existing landscape. Visual: Proposed development will form a barely noticeable component of the view, and the view whilst slightly altered would be similar to the baseline.
Imperceptible	In some circumstances, changes at representative viewpoints or receptors will be lower than 'Very Low' and changes will be described as 'Imperceptible'. This will lead to negligible effects.

Predicted Effects

- A1.5 In order to consider the likely level of any effect, the sensitivity of each receptor is combined with the predicted magnitude of change to determine the level of effect, with reference also made to the geographical extent, duration and reversibility of the effect within the assessment. Having taken such a wide range of factors into account when assessing sensitivity and magnitude at each receptor, the level of effect can be derived by combining the sensitivity and magnitude in accordance with the matrix in **Table EDP A1.6**.

Table EDP A1.6: Determining the Predicted Levels of Effects to the Landscape and Visual Baseline

Overall Sensitivity	Overall Magnitude of Change				
	Very High	High	Medium	Low	Very Low
Very High	Substantial	Major	Major/- Moderate	Moderate	Moderate/- Minor
High	Major	Major/- Moderate	Moderate	Moderate/- Minor	Minor
Medium	Major/- Moderate	Moderate	Moderate/- Minor	Minor	Minor/- Negligible
Low	Moderate	Moderate/ Minor	Minor	Minor/- Negligible	Negligible
Very Low	Moderate/- Minor	Minor	Minor/- Negligible	Negligible	Negligible/- None

Table EDP A1.7: Definition of Effects

Definition of Effects	
Substantial	Effects that are in complete variance to the baseline landscape resource or visual amenity.
Major or Major/Moderate	Effects that result in noticeable alterations to much (<i>Major effect</i>) or some (<i>Moderate/Major effect</i>) of the key characteristics of the landscape resource or aspects of visual amenity.
Moderate	Effects that result in noticeable alterations to a few of the key characteristics of the baseline landscape resource or aspects of visual amenity.
Minor or Minor/Negligible	Effects that result in slight alterations to some (<i>Minor effect</i>) or a few (<i>Minor/Negligible</i>) of the key characteristics of the landscape resource or aspects of visual amenity.
Negligible or Negligible/None	Effects that result in barely perceptible alterations to a few (<i>Negligible effect</i>) or some (<i>Negligible/None effect</i>) of the key characteristics of the landscape resource or aspects of visual amenity.
None	No detectable alteration to the key characteristics of the landscape resource or aspects of visual amenity.

- A1.6 Effects can be adverse (negative), beneficial (positive) or neutral. The landscape effects will be considered against the landscape baseline, which includes published landscape strategies or policies if they exist. Changes involving the addition of large-scale man-made objects are typically considered to be adverse, unless otherwise stated, as they are not usually actively promoted as part of published landscape strategies.
- A1.7 Visual effects are more subjective as peoples' perception of development varies through the spectrum of negative, neutral and positive attitudes. In the assessment of visual effects the assessor will exercise objective professional judgement in assessing the level of effects and, unless otherwise stated, will assume that all effects are adverse, thus representing the worst-case scenario. Effects can be moderated by maturation of landscape strategies.
- A1.8 The timescale of each effect is also important and effects are generally assessed at time stamps in the whole development life cycle: temporary (at a mid-point in construction), short-term (completion at year 1), medium-term (typically 15 years), medium- to long-term (15+ years). In some cases, the operational phase of a scheme could be considered 'temporary'.

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Appendix EDP 2
Photoviewpoints
(edp7438_d016c 23 July 2024 GYo/MWi)

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To be viewed at comfortable arm's length



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Registered office: 01285 740427
www.edp-uk.co.uk
info@edp-uk.co.uk

Grid Coordinates: 483763, 166856
Date and Time: 15/12/2023 @ 10:22
Projection: Cylindrical
Visualisation Type: 1

Horizontal Field of View: 90°
Height of Camera: 1.6m
Make, Model, Sensor: Sony A7 MK2, FFS
Enlargement Factor: 96% @ A1 width

Direction of View: 270°
Distance: 0m
aOD: 64m
Focal Length: 50mm

date: 23 JULY 2024
drawing number: edp7438_d016c
drawn by: GYo
checked: MWI
QA: JFr

client: Lightwood Strategic
project title: Priors Farm, South Wokingham
drawing title: Photoviewpoint EDP 1b



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Registered office: 01285 740427
www.edp-uk.co.uk
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Grid Coordinates: 483151, 167533
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Visualisation Type: 1

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Height of Camera: 1.6m
Make, Model, Sensor: Sony A7 MK2, FFS
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Direction of View: 160°
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date
drawing number
drawn by
checked
QA

23 JULY 2024
edp7438_d016c
Gyo
MWI
Jfr

client
project title
drawing title

Lightwood Strategic
Priors Farm, South Wokingham
Photoviewpoint EDP 2





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Registered office: 01285 740427
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Grid Coordinates: 482746, 167609
Date and Time: 15/12/2023 @ 12:44
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Direction of View: 150°
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date
drawing number
drawn by
checked
QA
23 JULY 2024
edp7438_d016c
Gyo
MWI
JFr

client
project title
drawing title
Lightwood Strategic
Priors Farm, South Wokingham
Photoviewpoint EDP 4





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Registered office: 01285 740427
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Grid Coordinates: 483742, 166957
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Projection: Planar
Visualisation Type: 1

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Height of Camera: 1.6m
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Enlargement Factor: 100% @ A3

Direction of View: 340°
Distance: 2m
aOD: 62m
Focal Length: 50mm

date
drawing number
drawn by
checked
QA
23 JULY 2024
edp7438_d016c
GYo
MWi
JFr

client
project title
drawing title
Lightwood Strategic
Priors Farm, South Wokingham
Photoviewpoint EDP 8



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Registered office: 01285 740427
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info@edp-uk.co.uk

Grid Coordinates: **483881, 167263**
Date and Time: **15/12/2023 @ 09:47**
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Visualisation Type: **1**

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Enlargement Factor: **100% @ A3**

Direction of View: **240°**
Distance: **190m**
aOD: **66m**
Focal Length: **50mm**

date
drawing number
drawn by
checked
QA
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edp7438_d016c
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MWi
JFr

client
project title
drawing title
Lightwood Strategic
Priors Farm, South Wokingham
Photoviewpoint EDP 9







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Projection: Cylindrical
Visualisation Type: 1

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Make, Model, Sensor: Sony A7 MK2, FFS
Enlargement Factor: 96% @ A1 width

Direction of View: 90°
Distance: 0m
aOD: 62m
Focal Length: 50mm

date
drawing number
drawn by
checked
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23 JULY 2024
edp7438_d016c
Gyo
MWI
Jfr

client
project title
drawing title
Lightwood Strategic
Priors Farm, South Wokingham
Photoviewpoint EDP 12















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Registered office: 01285 740427
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Grid Coordinates: 483161, 167836
Date and Time: 15/12/2023 @ 12:32
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Visualisation Type: 1

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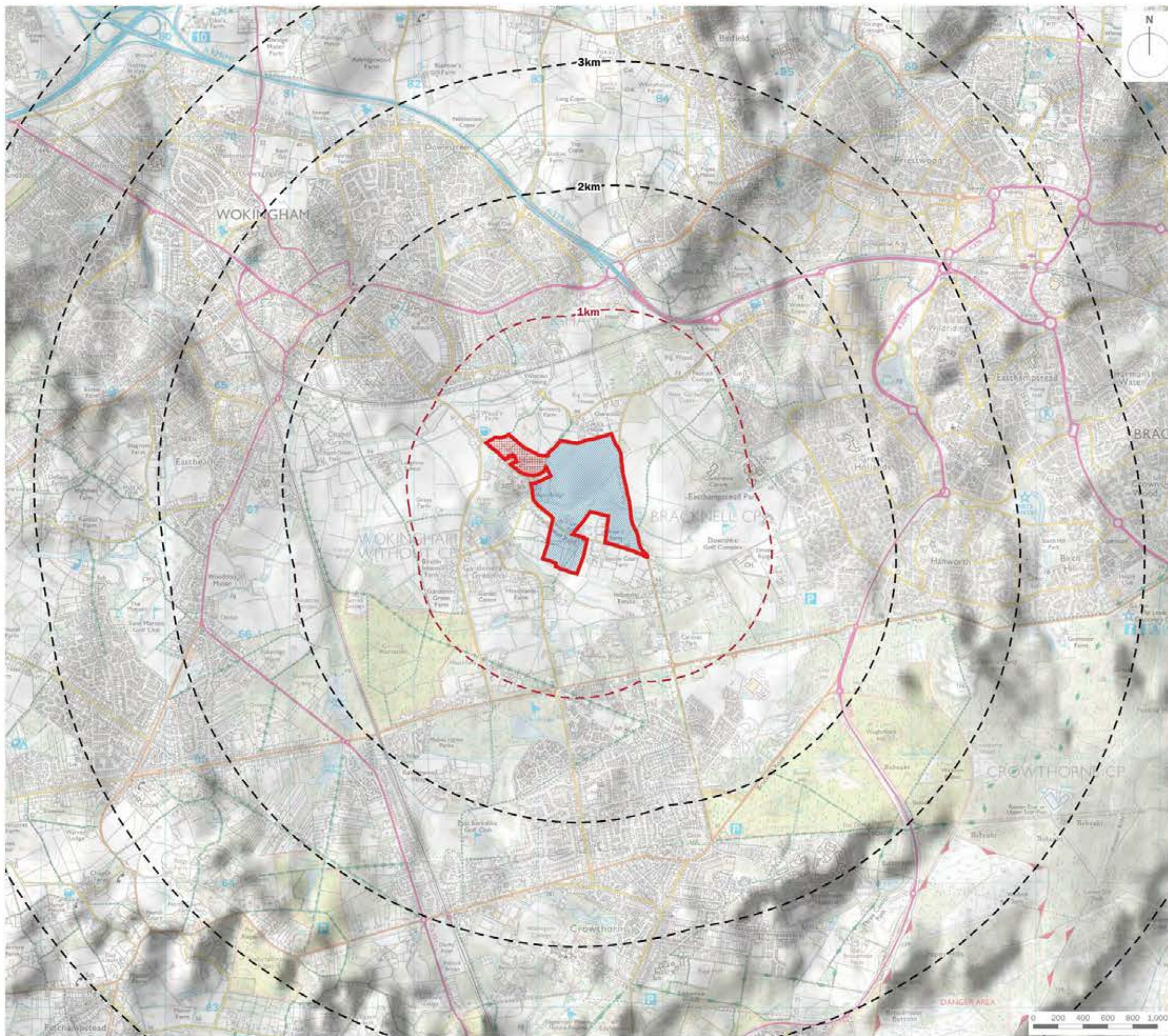
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Gyo
MWI
JFr

client
project title
drawing title

Lightwood Strategic
Priors Farm, South Wokingham
Photoviewpoint EDP 18

Plans

Plan EDP 1	Site Location and Boundaries (edp7438_d007a 24 January 2022 SW/MA)
Plan EDP 2	Soils Plan (edp7438_d013a 24 January 2022 VMS/MA)
Plan EDP 3	Geology Plan (edp7438_d012a 24 January 2022 VMS/MA)
Plan EDP 4	Topography Plan (edp7438_d008a 24 January 2022 SW/MA)
Plan EDP 5	Environmental Planning Context (edp7438_d011a 24 January 2022 SW/MA)
Plan EDP 6	Site Character and Local Context (edp7438_d010a 24 January 2022 SW/MA)
Plan EDP 7	Published Landscape Character Assessment (edp7438_d009a 24 January 2022 SW/MA)
Plan EDP 8	Findings of Visual Appraisal (edp7438_d014c 20 December 2023 WGa/MAI)
Plan EDP 9	Summary of Opportunities (edp7438_d015a 24 January 2022 WG/MA)



- EIA Project Boundary
- Pearce's Farm and Surrounding Land, Easthampstead Road, Wokingham
- Prior's Farm, South Wokingham
- Range Rings (at 1km intervals)
- 1km Detailed Study Area

client

Lightwood Strategic

project title

Priors Farm and Environs, South Wokingham

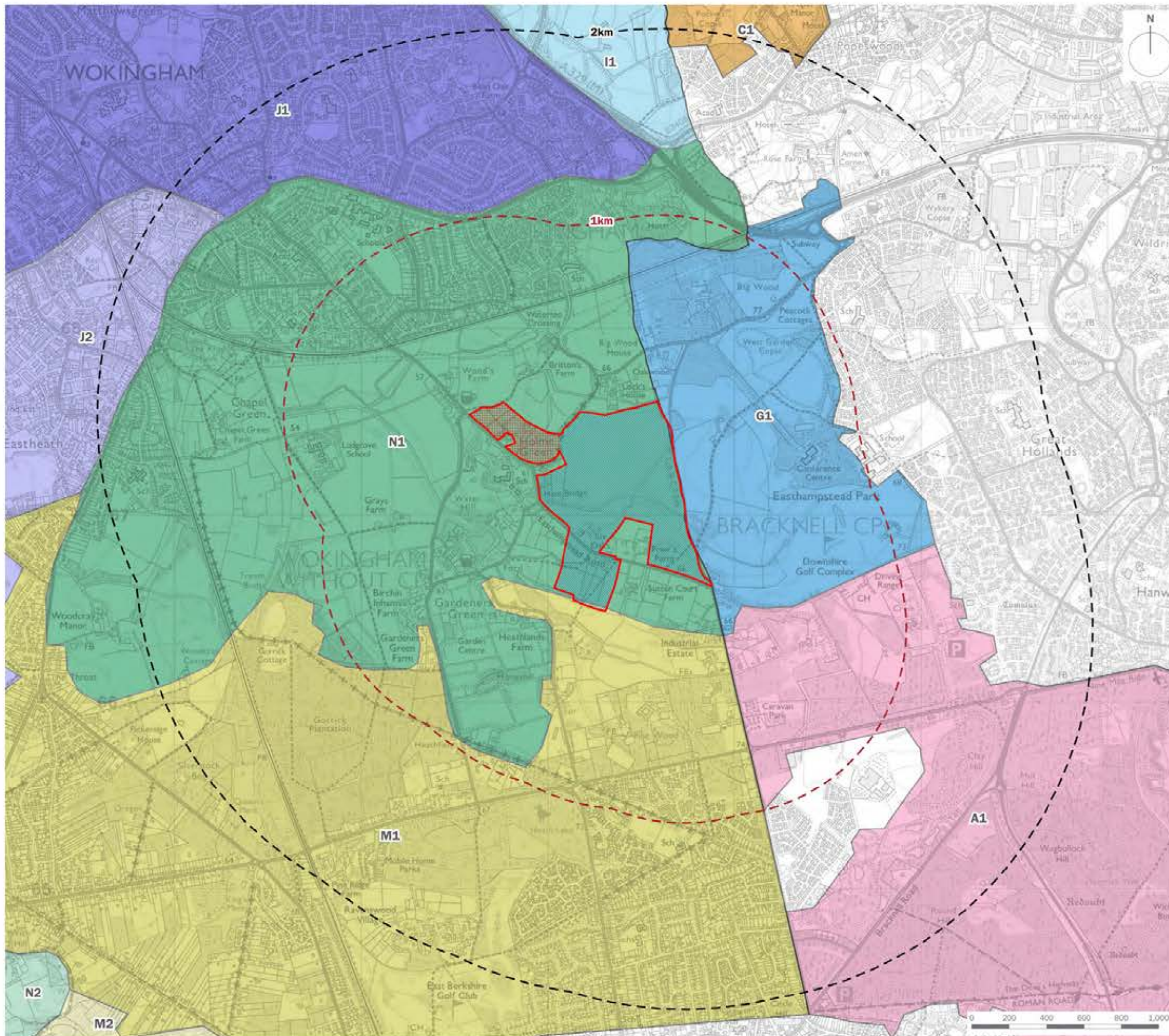
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Plan EDP 1: Site Location and Boundaries

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drawing number	edp7438_d007a	checked	MA
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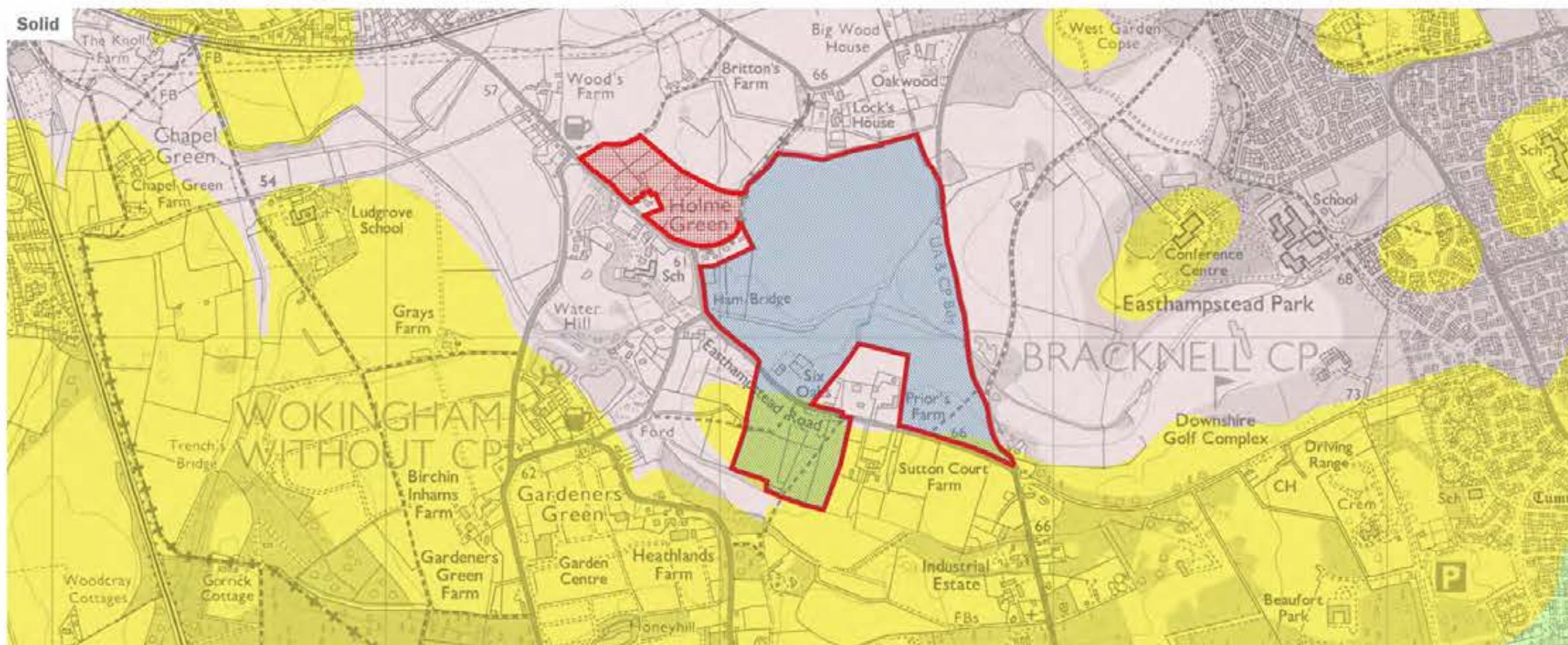
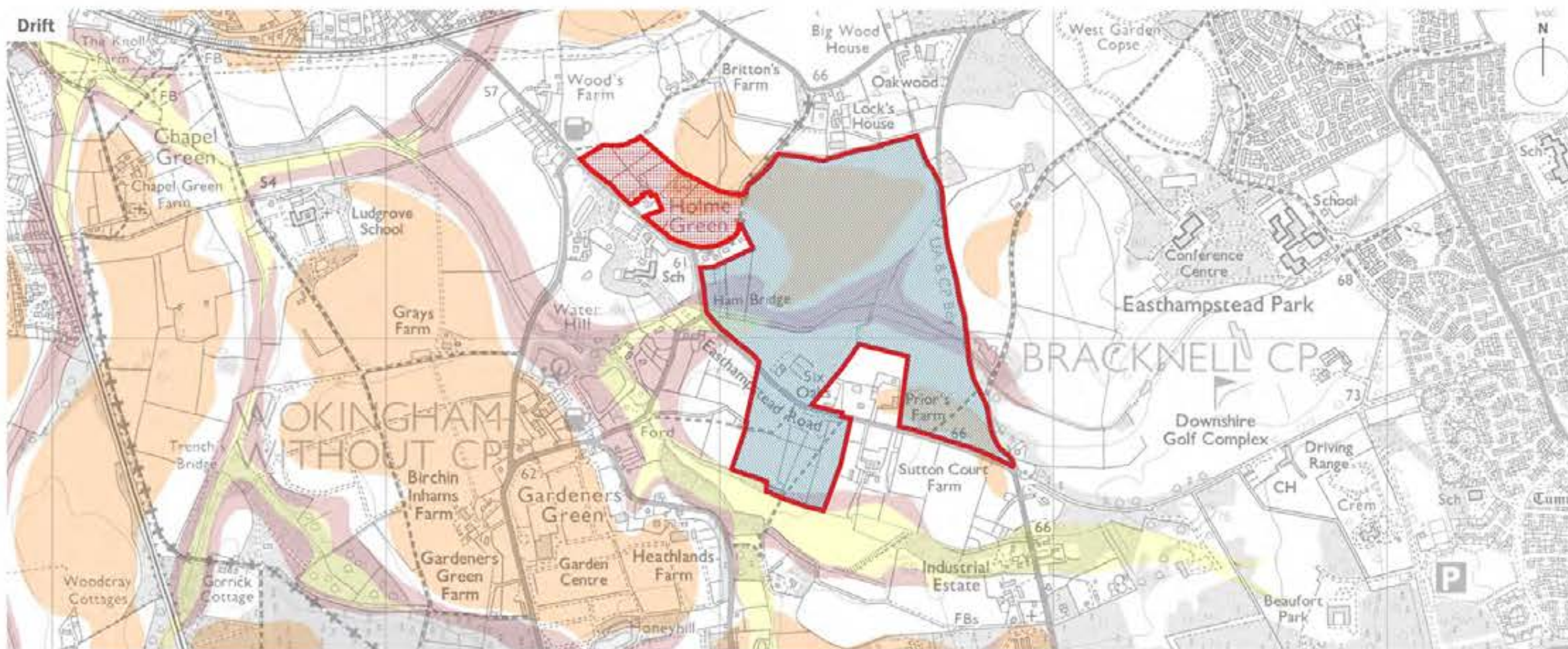
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Plan EDP 7: Published Landscape Character Assessment

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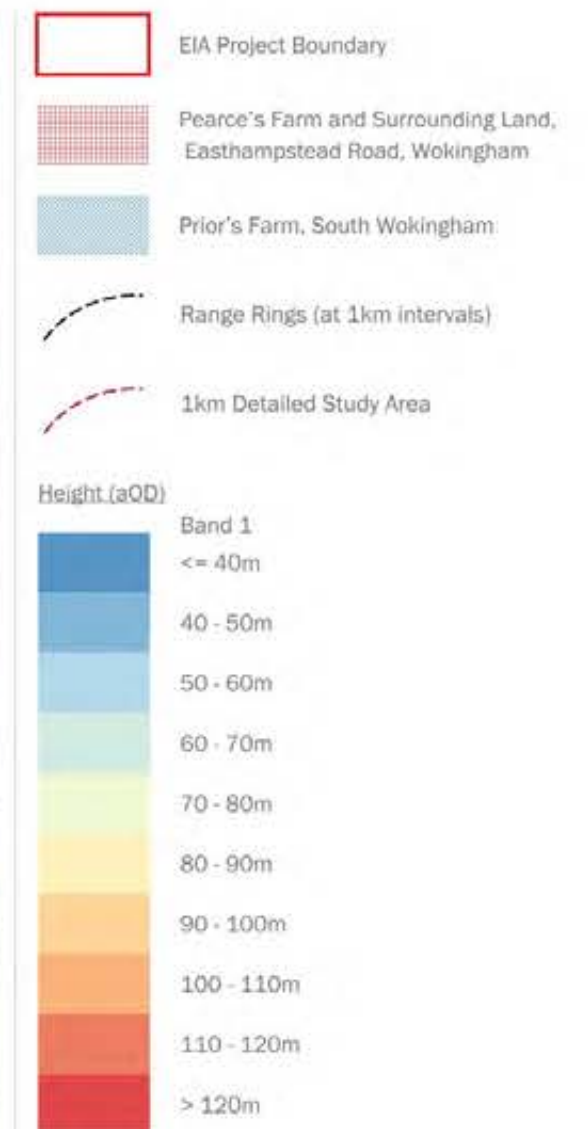
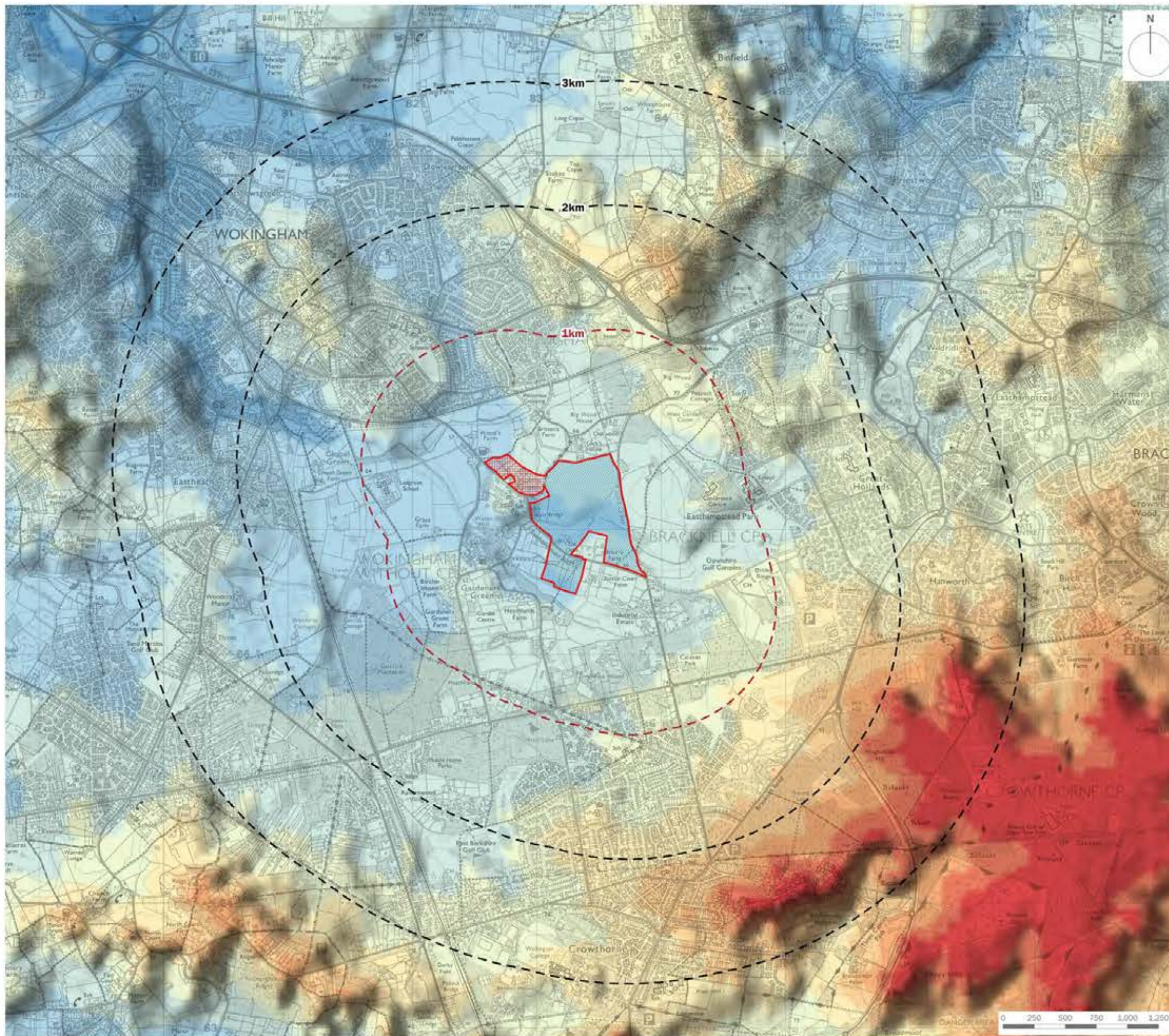
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Plan EDP 3: Geology Plan

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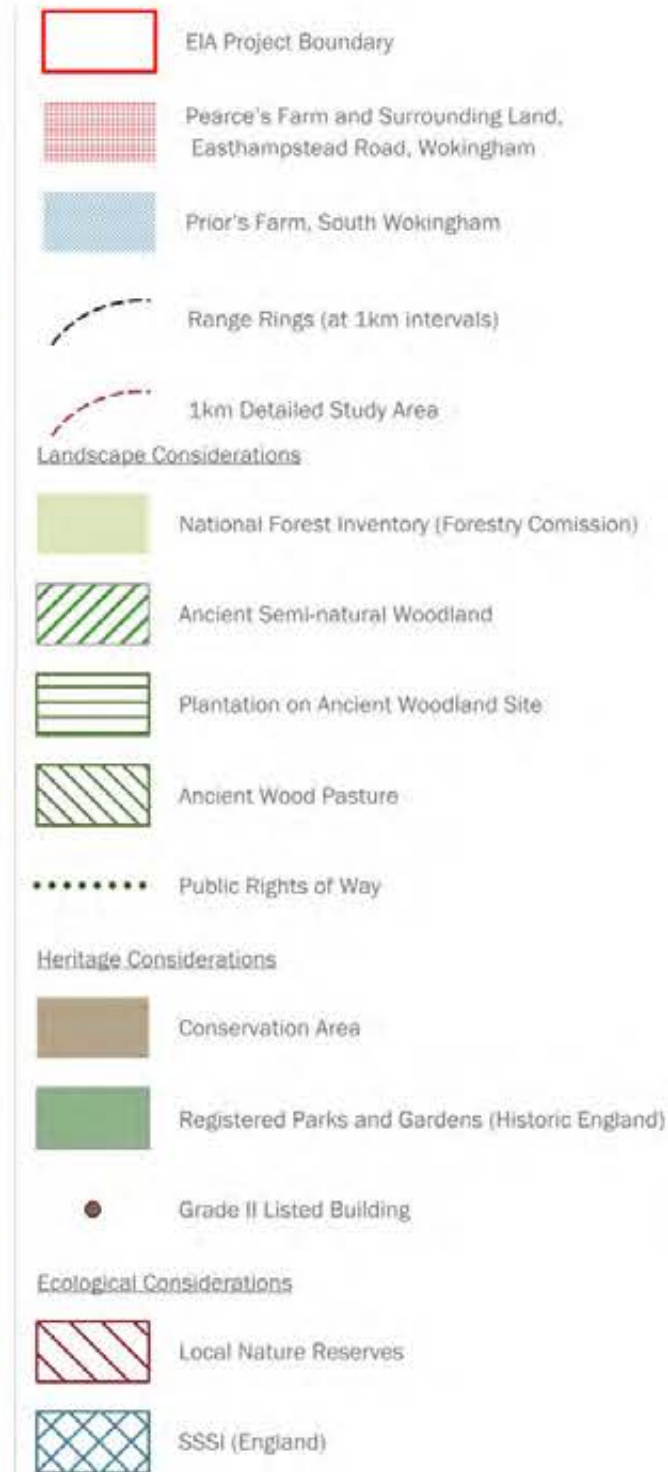
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client	Lightwood Strategic		
project title	Priors Farm and Environs, South Wokingham		
drawing title	Plan EDP 4: Topography Plan		
date	24 JANUARY 2022	drawn by	SW
drawing number	edp7438_d008a	checked	MA
scale	1:30,000 @ A3	QA	JTF



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client
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project title
Priors Farm and Environs, South Wokingham

drawing title
Plan EDP 5: Environmental Planning Context

date
24 JANUARY 2022

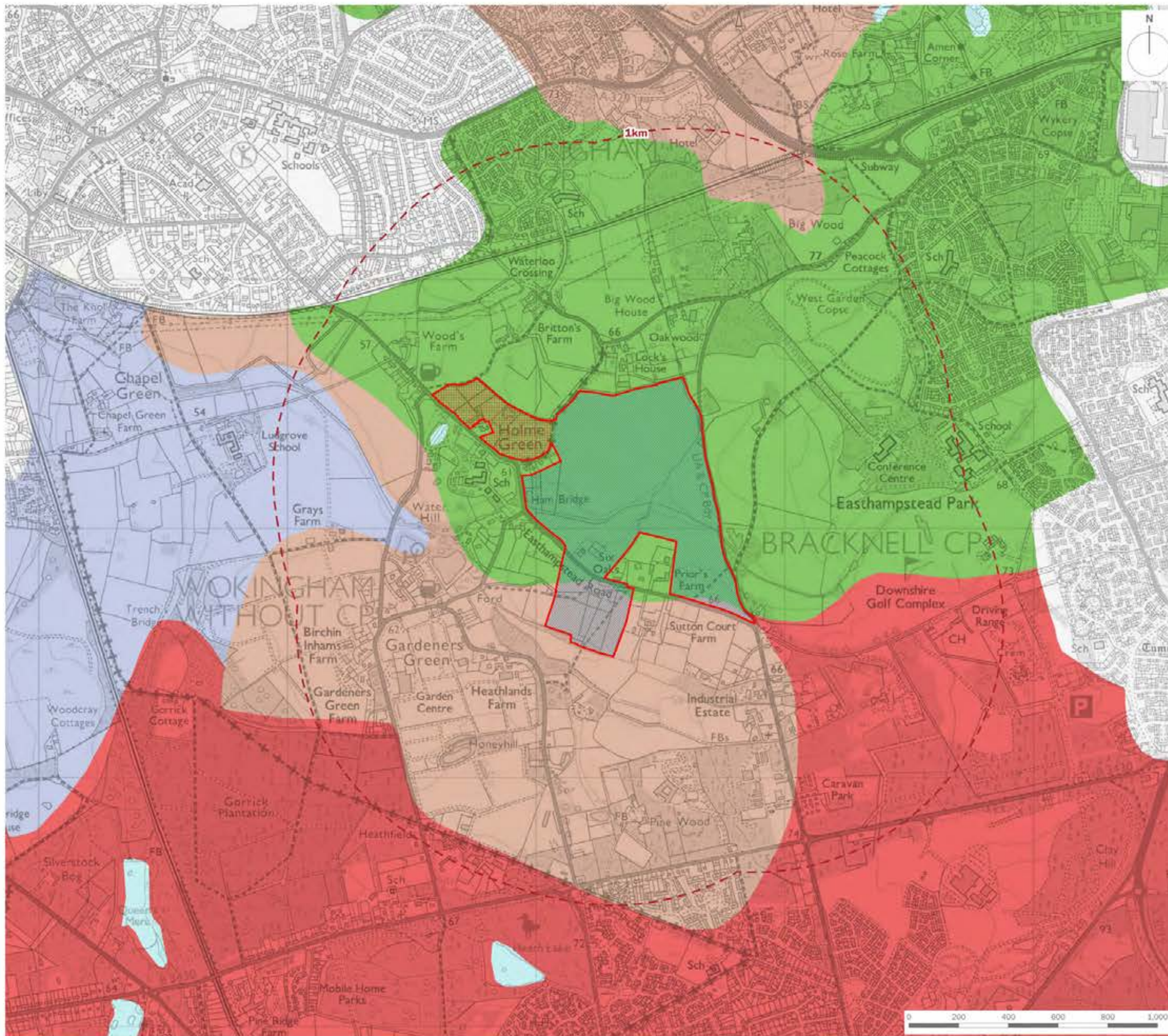
drawing number
edp7438_d011a

scale
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drawn by
SW

checked
MA

QA
JTF



- EIA Project Boundary
- Pearce's Farm and Surrounding Land, Easthampstead Road, Wokingham
- Prior's Farm, South Wokingham
- 1km Detailed Study Area

Soil Types

- Freely Draining Very Acid Sandy and Loamy Soils
- Fen Peat Soils
- Slowly Permeable Seasonally Wet Slightly Acid but Base Rich Loamy and Clayey Soils
- Freely Draining Slightly Acid Loamy Soils
- Saltmarsh Soils

client

Lightwood Strategic

project title

Priors Farm and Environs, South Wokingham

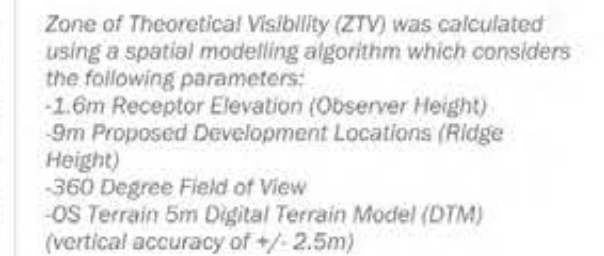
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Plan EDP 2: Soils Plan

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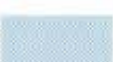
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-  EIA Project Boundary
-  Pearce's Farm and Surrounding Land, Easthampstead Road, Wokingham
-  Prior's Farm, South Wokingham
-  Contours (at 10m intervals)
-  National Tree Map Data
-  Lakes Inventory
-  Watercourse
-  Listed Building
-  Structural Planting
-  Considered Treatment of Open Space/ Development Areas to Preserve the Setting of the Listed Buildings
-  Opportunity for Strategic Green Multifunctional Green Infrastructure

client

Lightwood Strategic

project title

Priors Farm and Environs, South Wokingham

drawing title

Plan EDP 9: Summary of Opportunities

date	24 JANUARY 2022	drawn by	WG
drawing number	edp7438_d015a	checked	MA
scale	1:7,500 @ A3	QA	JTF

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APPENDIX 11.3 - LANDSCAPE AND VISUAL EFFECTS DURING CONSTRUCTION

Technical Appendix 11.2
Landscape and Visual Effects during Construction

Table 9.2.1: Landscape Resource Schedule of Effects during Construction

Landscape Resource	Value	Susceptibility	Sensitivity	Magnitude of Change	Effect	Assessment of Effects
Landscape Character						
Landscape Character and Fabric of the Application Site (Direct Effects)	Medium	Medium	Medium	Very High	Major/ moderate Adverse Temporary Local Significant	It is important that the entirety of the site is undesignated. None of the landscape components within the site are unusual or particularly rare within the local agricultural context and are typical of many urban-fringe locations, and includes some landscape detractors. Taking these matters into account, it is considered that the overall value of the site is medium. The susceptibility to change to the type of development proposed, retaining some elements of the baseline landscape character, in a location that contains influence from neighbouring built development areas, is medium. Combining value and susceptibility to change results in medium sensitivity. The construction of the primary route and local residential access roads, the groundworks associated with proposed drainage features and public open space, and the building of the new housing will materially change the land use from agriculture to urban. Construction works will require large parts of the site, at different times dependent on the phasing of the development, to be enclosed by fencing for security and safety purposes. The construction works would also require lighting. The construction works would lead to a loss of trees and some hedgerows and include localised ground remodelling. Some of the effects would be temporary in nature. The works would require temporary lighting where previously there was little street lighting. In essence, the landscape character experienced across the entirety of the site would change fundamentally, but this is a necessary change assuming the requirement to build residential development upon green field sites. Construction activities will be stark and not benefit from the softening effects of strategic landscape planting. Taking these matters into account, the overall magnitude of change at the level of the site is considered to be very high locally, but quickly dissipating as distance from the construction operations increases. Indirect effects are considered below in greater detail, and at the level of the host landscape character area. Significance Given a very high magnitude of change and a medium sensitivity, the level of effect on the landscape resource at the site level is major/moderate, short term in nature, reversible and locally significant.
Landscape Character						
Landscape Character Area ‘LCA N1 Holme Green Pastoral Sandy Lowland’	Medium	Medium	Medium	low	Minor Adverse Temporary Regional Not Significant	The application site is wholly within this LCA. Whilst there will be direct effects upon this LCA, these are identified above, at the site level. This assessment deals with how the changes and effects identified above, relate to indirect landscape character effects at the LCA level. This avoids ‘double handling’ of effects and focusses on identifying the accurate effects upon landscape as a whole, rather than the inevitable change that results from development in a green field location. It is clear, from the review undertaken within the baseline, that the site and its near context are influenced by the existing urban edge of Wokingham. Construction activities would inevitably be somewhat stark in views from the east and not benefiting from the establishment of structural planting. This would tend to increase the perception of ‘urban character’, but this would be seen in the surrounding settlement edge context, impacts are moderated, and retained as localised impacts. Therefore, whilst the development will result in some indirect change to the perception of the LCA, the extent of change, both in terms of the perceived effects and the extent of the LCA indirectly affected, means the magnitude of indirect change would be low. The area of the LCA affected would, as demonstrated by the viewpoint assessment, be very limited, such that the integrity of the LCA would not be unduly harmed.

Landscape Resource	Value	Susceptibility	Sensitivity	Magnitude of Change	Effect	Assessment of Effects
						Effects Overall, the landscape value of the local area is assessed to be medium. The susceptibility to change to the type of development proposed is medium. Combining value and susceptibility results in a medium sensitivity. The magnitude of change on the wider landscape character context is considered to be low, and the level of effect would be minor overall, adverse, permanent and not significant in EIA terms.
Landscape Character Area 'LCA M1 Finchhampstead Forested and Settled Sands'	Medium	Medium	Medium	low	Minor Adverse Temporary Regional Not Significant	This LCA is immediate adjust to the host area, discussed above. This assessment deals with how the changes and effects identified above, relate to indirect landscape character effects at the LCA level. This avoids 'double handling' of effects and focusses on identifying the accurate effects upon landscape, rather than the inevitable change that results from development in a green field location. It is clear, from the review undertaken within the baseline, that the site and its near context are influenced by the existing urban edge of Wokingham. Construction activities would inevitably be somewhat stark in views from the east and not benefiting from the establishment of structural planting. This would tend to increase the perception of 'urban character', but this would be seen in the surrounding settlement edge context of Plymouth, impacts are moderated, and retained as localised impacts. Therefore, whilst the development will result in some indirect change to the perception of the LCA, the extent of change, both in terms of the perceived effects and the extent of the LCA indirectly affected, means the magnitude of indirect change would be low. The area of the LCA affected would, as demonstrated by the viewpoint assessment, be very limited, such that the integrity of the LCA would not be unduly harmed. Effects Overall, the landscape value of the local area is assessed to be medium. The susceptibility to change to the type of development proposed is medium. Combining value and susceptibility results in a medium sensitivity. The magnitude of change on the wider landscape character context is considered to be low, and the level of effect would be minor overall, adverse, permanent and not significant in EIA terms.

Table 9.2.2: Visual Amenity Schedule of Effects during Construction

Value	Susceptibility	Sensitivity	Magnitude of Change	Effect	Description of Effects
Photoviewpoint 1:					
High	High	High	High	Major Adverse Temporary Local Significant	Construction activities within the view will be very noticeable as a result of land clearing works, construction access and traffic and building operations. The construction works will be perceived in the context of pre-existing urbanising elements to many aspects. Construction activities will disrupt this edge of settlement location; however, the effect on views will be reduced through the use of hoardings and careful management of construction traffic. There will be temporary shift from a largely rural/urban fringe landscape, to one representing an active construction site. Having said this, construction activities would only be visible in one direction, with such views being partially obscured. Effects The susceptibility of the visual receptor to change is high. Combining value and susceptibility to change results in high sensitivity. The magnitude of change predicted to arise from construction stage activities is considered to be high and the level of effect on visual receptors at this location is major and significant , short term and reversible.
Photoviewpoint 2:					
High	High	High	High	Major Adverse Temporary Local	Construction activities within the vicinity of this route will be very noticeable as a result of land clearing works, creation of a primary route across the site, construction access and traffic and building operations. The construction works will be seen against a backdrop of the existing settlement edge and will as a result represent an appreciable change. This change will lead to a high magnitude of change, albeit much of the site activity will be screen by vegetation.

Value	Susceptibility	Sensitivity	Magnitude of Change	Effect	Description of Effects
				Significant	Effects The susceptibility of the visual receptor to change is high. Combining value and susceptibility to change results in high sensitivity. The magnitude of change predicted to arise from construction stage activities is considered to be high and the level of effect on visual receptors at this location is major and significant , short term and reversible.
Photoviewpoint 3:					
Medium	Medium	Medium	Low	Minor Adverse Temporary Local Not Significant	Due to the screening afforded by the vegetation, and the existing built form, any change as a result of construction operations from this location will be at a low level. Effects Due to the screening afforded by the vegetation, there would be a low level of change as a result of construction operations from this location. The magnitude of change predicted to arise from construction stage activities is considered to be low and the level of effect on visual receptors at this location is minor and not significant , short term and reversible.
Photoviewpoint 4:					
High	High	High	Medium	Major/Moderate Adverse Temporary Local Significant	Whilst a great deal of the site is not visible and nor will be construction activity within it, the magnitude of change at this location, would be medium, with the proposed development activities influencing the view. Effects The susceptibility of the receptors to change is high. Combining value and susceptibility to change results in high sensitivity. The magnitude of change predicted to arise from construction stage effects is considered to be medium and the level of effect on receptors at this location is major/moderate and significant , short term and reversible
Photoviewpoint 5:					
High	High	High	Medium	Major/Moderate Adverse Temporary Local Significant	Whilst a great deal of the site is not visible and nor will be construction activity within it, the magnitude of change at this location, would be medium, with the proposed development activities influencing the view. Effects The susceptibility of the receptors to change is high. Combining value and susceptibility to change results in high sensitivity. The magnitude of change predicted to arise from construction stage effects is considered to be medium and the level of effect on receptors at this location is major/moderate and significant , short term and reversible
Photoviewpoint 6:					
High	High	High	Medium	Major/Moderate Adverse Temporary Local Significant	Whilst a great deal of the site is not visible and nor will be construction activity within it, the magnitude of change at this location, would be medium, with the proposed development activities influencing the view. Effects The susceptibility of the receptors to change is high. Combining value and susceptibility to change results in high sensitivity. The magnitude of change predicted to arise from construction stage effects is considered to be medium and the level of effect on receptors at this location is major/moderate and significant , short term and reversible
Photoviewpoint 7:					
High	High	High	Medium	Major/Moderate Adverse	Whilst a great deal of the site is not visible and nor will be construction activity within it, the magnitude of change at this location, would be medium, with the proposed development activities influencing the view. Effects

Value	Susceptibility	Sensitivity	Magnitude of Change	Effect	Description of Effects
				Temporary Local Significant	The susceptibility of the receptors to change is high. Combining value and susceptibility to change results in high sensitivity. The magnitude of change predicted to arise from construction stage effects is considered to be medium and the level of effect on receptors at this location is major/moderate and significant , short term and reversible.
Photoviewpoint 8:					
High	High	High	Medium	Major/Moderate Adverse Temporary Local Significant	Whilst a great deal of the site is not visible and nor will be construction activity within it, the magnitude of change at this location, would be medium, with the proposed development activities influencing the view. Effects The susceptibility of the receptors to change is high. Combining value and susceptibility to change results in high sensitivity. The magnitude of change predicted to arise from construction stage effects is considered to be medium and the level of effect on receptors at this location is major/moderate and significant , short term and reversible
Photoviewpoint 9:					
High	High	High	Medium	Major/Moderate Adverse Temporary Local Significant	Whilst a great deal of the site is not visible and nor will be construction activity within it, the magnitude of change at this location, would be medium, with the proposed development activities influencing the view. Effects The susceptibility of the receptors to change is high. Combining value and susceptibility to change results in high sensitivity. The magnitude of change predicted to arise from construction stage effects is considered to be medium and the level of effect on receptors at this location is major/moderate and significant , short term and reversible
Photoviewpoint 10:					
High	High	High	Medium	Major/Moderate Adverse Temporary Local Significant	Whilst a great deal of the site is not visible and nor will be construction activity within it, the magnitude of change at this location, would be medium, with the proposed development activities influencing the view. Effects The susceptibility of the receptors to change is high. Combining value and susceptibility to change results in high sensitivity. The magnitude of change predicted to arise from construction stage effects is considered to be medium and the level of effect on receptors at this location is major/moderate and significant , short term and reversible
Photoviewpoint 11:					
High	High	High	Medium	Major/Moderate Adverse Temporary Local Significant	Whilst a great deal of the site is not visible and nor will be construction activity within it, the magnitude of change at this location, would be medium, with the proposed development activities influencing the view. Effects The susceptibility of the receptors to change is high. Combining value and susceptibility to change results in high sensitivity. The magnitude of change predicted to arise from construction stage effects is considered to be medium and the level of effect on receptors at this location is major/moderate and significant , short term and reversible
Photoviewpoint 12:					
High	High	High	Low	Moderate Adverse Temporary	Due to the screening afforded by the vegetation, and the existing built form, any change as a result of construction operations from this location will be at a low level. Effects

Value	Susceptibility	Sensitivity	Magnitude of Change	Effect	Description of Effects
				Local Significant	Due to the screening afforded by the vegetation, there would be a low level of change as a result of construction operations from this location. The magnitude of change predicted to arise from construction stage activities is considered to be low and the level of effect on visual receptors at this location is moderate and significant , short term and reversible.
Photoviewpoint 13:					
High	High	High	Low	Moderate Adverse Temporary Local Significant	Due to the screening afforded by the vegetation, and the existing built form, any change as a result of construction operations from this location will be at a low level. Effects Due to the screening afforded by the vegetation, there would be a low level of change as a result of construction operations from this location. The magnitude of change predicted to arise from construction stage activities is considered to be low and the level of effect on visual receptors at this location is moderate and significant , short term and reversible.
Photoviewpoint 14:					
High	High	High	Low	Moderate Adverse Temporary Local Significant	Due to the screening afforded by the vegetation, and the existing built form, any change as a result of construction operations from this location will be at a low level. Effects Due to the screening afforded by the vegetation, there would be a low level of change as a result of construction operations from this location. The magnitude of change predicted to arise from construction stage activities is considered to be low and the level of effect on visual receptors at this location is moderate and significant , short term and reversible.
Photoviewpoint 15:					
High	High	High	Very Low	Moderate/Minor Adverse Temporary Local Not Significant	Due to the screening afforded by the vegetation, and the existing built form, any change as a result of construction operations from this location will be at a very low level. Effects Due to the screening afforded by the vegetation, there would be a low level of change as a result of construction operations from this location. The magnitude of change predicted to arise from construction stage activities is considered to be very low and the level of effect on visual receptors at this location is moderate/minor and not significant , short term and reversible.
Photoviewpoint EDP 16:					
High	High	High	High	Major/Moderate Adverse Temporary Local Significant	Construction activities within the vicinity of this route will be very noticeable as a result of land clearing works, creation of a primary route across the site, construction access and traffic and building operations. The construction works will be seen against a backdrop of the existing settlement edge and will as a result represent an appreciable change. This change will lead to a high magnitude of change, albeit much of the site activity will be screen by vegetation. Effects The susceptibility of the visual receptor to change is high. Combining value and susceptibility to change results in high sensitivity. The magnitude of change predicted to arise from construction stage activities is considered to be high and the level of effect on visual receptors at this location is major and significant , short term and reversible.
Photoviewpoint 17:					
High	High	High	Medium	Moderate Adverse Temporary Local	Whilst a great deal of the site is not visible and nor will be construction activity within it, the magnitude of change at this location, would be medium, with the proposed development activities influencing the view. Effects

Value	Susceptibility	Sensitivity	Magnitude of Change	Effect	Description of Effects
				Significant	The susceptibility of the receptors to change is high. Combining value and susceptibility to change results in high sensitivity. The magnitude of change predicted to arise from construction stage effects is considered to be medium and the level of effect on receptors at this location is major/moderate and significant , short term and reversible
Photoviewpoint 18:					
High	High	High	Medium	Moderate Adverse Temporary Local Significant	Whilst a great deal of the site is not visible and nor will be construction activity within it, the magnitude of change at this location, would be medium, with the proposed development activities influencing the view. Effects The susceptibility of the receptors to change is high. Combining value and susceptibility to change results in high sensitivity. The magnitude of change predicted to arise from construction stage effects is considered to be medium and the level of effect on receptors at this location is major/moderate and significant, short term and reversible

APPENDIX 11.4 - LANDSCAPE AND VISUAL EFFECTS DURING OPERATION

Technical Appendix 11.3
Landscape and Visual Effects during Operation

Table 11.3.1: Landscape Resource Schedule of Effects during Operation

Landscape Resource	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
Landscape Character									
Landscape Character and Fabric of the Application Site (Direct Effects)	Medium	Medium	Medium	Very High	Major/moderate Adverse Permanent Local Significant	At Year 1 following completion, the proposed development will have replaced all pre-existing farmland with public open space, residential and related uses, as shown on the illustrative masterplan. The layout of the proposed development has been designed to be respectful of the field and hedgerow network, resulting in a development with indicators of the former uses, although the introduction of the new development will result in the partial loss of these elements, and a wholesale change compared to the baseline situation. At this stage, there are no detailed housing layouts or planting plans, and therefore this assessment is based on the parameters plans and the illustrative masterplan. It is, however, possible to deduce from these plans that, on completion of the development (which will include local access roads, roundabouts, the groundworks associated with proposed attenuation feature), public open space and the building of the new housing, there will be a material change the land use from agriculture to urban. Trees and hedgerows will be retained where possible; indeed, the retention and incorporation into the scheme of such features is given a high priority. Notwithstanding sensitive design and mitigation, the development of the site will permanently change the character from urban-fringe agriculture to urban. Mitigation planting at this stage would not have any perceptible effect but would help assimilation of the scheme into its context. Effects Given a very high magnitude of change and a medium sensitivity, the level of effect on landscape resource at this location is major/moderate, adverse, permanent and significant in EIA terms.	High	Moderate Adverse Permanent Local Significant	Despite the absence of detailed planting plans, it is envisaged that in the long term, both maturing vegetation and existing vegetation will soften the direct effects of the development as illustrated on the landscape masterplan, whilst retention of key hedgerows and trees/woodlands will allow a mature landscape framework to continue to be evident. The development would integrate with existing built form to the south that characterises the urban edge of Wokingham and would provide a more effective new urban edge along the ‘green’ southern site boundary, where areas of public open space, mitigation planting and development would appear as a well-considered new urban edge. Effects With maturing mitigation planting (the benefit from which is mainly felt outside the site), and a development that has matured as an accepted part of the landscape, the magnitude of change will reduce to high, despite the permanent change in character from rural to urban. Combined with a medium sensitivity, the level of effect on landscape resource at this location is moderate, adverse, permanent and significant in EIA terms.

Landscape Resource	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
Landscape Character Area 'LCA N1 Holme Green Pastoral Sandy Lowland'	Medium	Medium	Medium	Medium to low	Minor to moderate/ minor Adverse Permanent Regional Not Significant	The application site is wholly within this LCA. Whilst there will be direct effects upon this LCA, these are identified above, at the site level. This assessment deals with how the changes and effects identified above, relate to indirect landscape character effects at the LCA level. This avoids 'double handling' of effects and focusses on identifying the accurate effects upon landscape as a whole, rather than the inevitable change that results from development in a green field location. It is clear, from the review undertaken within the baseline, that the site and its near context are influenced by the existing urban edge of Wokingham.. This results from road signs, traffic calming and the presence of built form. The proposed development would inevitably extend the settlement of Wokingham into the agricultural landscape to the south of the city. This would tend to increase the perception of 'urban character', but the masterplan has been carefully conceived, as have the proposed landscape mitigation measures, to ensure the impacts are moderated, and retained as localised impacts. Therefore, whilst the development will result in some indirect change to the perception of the LCA, the extent of change, both in terms of the perceived effects and the extent of the LCA indirectly affected, means the magnitude of indirect change would be medium to low. The area of the LCA affected would, as demonstrated by the viewpoint assessment, be very limited, such that the integrity of the LCA would not be unduly harmed. Effects Overall, the landscape value of the local area is assessed to be medium. The susceptibility to change to the type of development proposed is medium. Combining value and susceptibility results in a medium sensitivity. The magnitude of change on the wider landscape character context is considered to be low, and the level of effect would be minor overall, adverse, permanent and not significant in EIA terms.	Low	Minor Adverse Permanent Regional Not Significant	In the long term, the development of the green infrastructure framework will soften views towards the development from within the wider LCA. Therefore, whilst an adverse effect on the LCA results from the proposals in the short term, the long-term appreciation of the rural area will be improved through development that provides an improved urban-rural interface, albeit the urban edge will extend further into the hinterland landscape than currently. This will lead to a low magnitude of change and a minor, adverse, permanent and not significant effect in EIA terms.

Table 11.3.2: Visual Amenity Schedule of Effects during Operation

Value	Susceptibility	Sensitivity	Year 1			Year 15		
			Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
Photoviewpoint 1								
High	High	High	High	Major Adverse Permanent Local Significant	Upon completion, the view will change in character from one defined by agricultural land uses to one where new residential development will dominate the view, albeit surrounding a retained green link. Residential development will be visible in view, beyond the hedgerows, and will create the overriding character given the proximity of these elements in the view. . The introduction of the proposed development would introduce built form into a location that already has urbanising influences, which will moderate the change to a small degree. Effects The susceptibility of the visual receptor to change is high. Combining value and susceptibility to change results in high sensitivity. The magnitude of change predicted to arise on completion of the proposed development is high and the level of effect on visual receptors at this location would be Major, adverse, permanent and significant in EIA terms.	Medium	Moderate Adverse Permanent Local Potentially significant	Planting within new residential development will contribute to the general increase in vegetation within the view, which provide a degree of separation between the receptor and the built form. The development would be mature and have become an established part of the wider landscape. This reduction would lead to a reduction in the overall effect from major to moderate
Photoviewpoint 2								
High	High	High	High	Major Adverse Permanent Local Significant	Upon completion, the view will change in character from one defined by agricultural land uses to one where new residential development will dominate the view, albeit surrounding a retained green link. Residential development will be visible in view, beyond the hedgerows, and will create the overriding character given the proximity of these elements in the view. . The introduction of the proposed development would introduce built form into a location that already has urbanising influences, which will moderate the change to a small degree. Effects The susceptibility of the visual receptor to change is high. Combining value and susceptibility to change results in high sensitivity. The magnitude of change predicted to arise on completion of the proposed development is high and the level of effect on visual receptors at this location would be Major, adverse, permanent and significant in EIA terms.	Medium	Moderate Adverse Permanent Local Potentially significant	Planting within new residential development will contribute to the general increase in vegetation within the view, which provide a degree of separation between the receptor and the built form. The development would be mature and have become an established part of the wider landscape. This reduction would lead to a reduction in the overall effect from major to moderate
Photoviewpoint 3								
Medium	Medium	Medium	Low	Minor Adverse	Upon completion, the view will change in character, with the addition of housing broadly set within the context of the existing	Very low	Minor Adverse	The passage of time will result in a change to a view of generally lower sensitivity. It is likely that the view will be further softened by

Value	Susceptibility	Sensitivity	Year 1			Year 15		
			Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
				Permanent Local Not Significant	landscape fabric. The majority of the development will be heavily screened and filtered, much like the existing settlement edge. Residential development will be visible in the view, beyond the intervening hedgerows/trees, and will create the overriding character given the proximity of these elements in the view. Effects The susceptibility of the recreational receptors to change is medium. Combining value and susceptibility to change results in medium sensitivity. The magnitude of change predicted to arise from operational stage effects is considered to be Low and the level of effect on receptors at this location is minor and not significant , permanent and adverse.		Permanent Local Not Significant	planting integral to the proposed development, and this, along with the general establishment and general acceptability of change over this duration, will reduce the magnitude of change from low to very low. This reduction would lead to a reduction in the overall effect from moderate to minor realising a not significant effect.
Photoviewpoint 4								
High	High	High	Medium	Major/Moderate Adverse Permanent Local Significant	Upon completion, the view will change in character, with the addition of housing broadly set within the context of the existing landscape fabric. The majority of the development, will be heavily screened and filtered, much like the existing settlement edge. Residential development will be visible in the view, beyond the intervening hedgerows/trees, and will create the overriding character given the proximity of these elements in the view. Effects The susceptibility of the recreational receptors to change is High. Combining value and susceptibility to change results in High sensitivity. The magnitude of change predicted to arise from operational stage effects is considered to be Medium and the level of effect on receptors at this location is major/moderate and significant , permanent and adverse.	Low	Moderate/ Minor Adverse Permanent Local Potentially significant	The passage of time will result in a change to a view of generally lower sensitivity. It is likely that the view will be further softened by planting integral to the proposed development, and this, along with the general establishment and general acceptability of change over this duration, will reduce the magnitude of change from very high to medium. This reduction would lead to a reduction in the overall effect from major/moderate to moderate/minor realising a potentially significant effect.
Photoviewpoint 5								
High	High	High	Medium	Major/Moderate Adverse Permanent Local Significant	Upon completion, the view will change in character, with the addition of housing broadly set within the context of the existing landscape fabric. The majority of the development, will be heavily screened and filtered, much like the existing settlement edge. Residential development will be visible in the view, beyond the intervening hedgerows/trees, and will create the overriding character given the proximity of these elements in the view. Effects The susceptibility of the recreational receptors to change is High. Combining value and susceptibility to change results in High sensitivity. The magnitude of change predicted to arise from operational stage effects is considered to be Medium and the	Low	Moderate/ Minor Adverse Permanent Local Potentially significant	The passage of time will result in a change to a view of generally lower sensitivity. It is likely that the view will be further softened by planting integral to the proposed development, and this, along with the general establishment and general acceptability of change over this duration, will reduce the magnitude of change from very high to medium. This reduction would lead to a reduction in the overall effect from major/moderate to moderate/minor realising a potentially significant effect.

Value	Susceptibility	Sensitivity	Year 1			Year 15		
			Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
					level of effect on receptors at this location is major/moderate and significant , permanent and adverse.			
Photoviewpoint 6								
High	High	High	Medium	Major/Moderate Adverse Permanent Local Significant	Upon completion, the view will change in character, with the addition of housing broadly set within the context of the existing landscape fabric. The majority of the development, will be heavily screened and filtered, much like the existing settlement edge. Residential development will be visible in the view, beyond the intervening hedgerows/trees, and will create the overriding character given the proximity of these elements in the view. Effects The susceptibility of the recreational receptors to change is High. Combining value and susceptibility to change results in High sensitivity. The magnitude of change predicted to arise from operational stage effects is considered to be Medium and the level of effect on receptors at this location is major/moderate and significant , permanent and adverse.	Low	Moderate/ Minor Adverse Permanent Local Potentially significant	The passage of time will result in a change to a view of generally lower sensitivity. It is likely that the view will be further softened by planting integral to the proposed development, and this, along with the general establishment and general acceptability of change over this duration, will reduce the magnitude of change from very high to medium. This reduction would lead to a reduction in the overall effect from major/moderate to moderate/minor realising a potentially significant effect.
Photoviewpoint 7								
High	High	High	Medium	Major/Moderate Adverse Permanent Local Significant	Upon completion, the view will change in character, with the addition of housing broadly set within the context of the existing landscape fabric. The majority of the development, will be heavily screened and filtered, much like the existing settlement edge. Residential development will be visible in the view, beyond the intervening hedgerows/trees, and will create the overriding character given the proximity of these elements in the view. Effects The susceptibility of the recreational receptors to change is High. Combining value and susceptibility to change results in High sensitivity. The magnitude of change predicted to arise from operational stage effects is considered to be Medium and the level of effect on receptors at this location is major/moderate and significant , permanent and adverse.	Low	Moderate/ Minor Adverse Permanent Local Potentially significant	The passage of time will result in a change to a view of generally lower sensitivity. It is likely that the view will be further softened by planting integral to the proposed development, and this, along with the general establishment and general acceptability of change over this duration, will reduce the magnitude of change from very high to medium. This reduction would lead to a reduction in the overall effect from major/moderate to moderate/minor realising a potentially significant effect.
Photoviewpoint 8								
High	High	High	Medium	Major/Moderate Adverse Permanent Local Significant	Upon completion, the view will change in character, with the addition of housing broadly set within the context of the existing landscape fabric. The majority of the development, will be heavily screened and filtered, much like the existing settlement edge. Residential development will be visible in the view, beyond the intervening hedgerows/trees, and will create the overriding character given the proximity of these elements in the view.	Low	Moderate/ Minor Adverse Permanent Local Potentially significant	The passage of time will result in a change to a view of generally lower sensitivity. It is likely that the view will be further softened by planting integral to the proposed development, and this, along with the general establishment and general acceptability of change over this duration, will reduce the magnitude of change from very high to medium.

Value	Susceptibility	Sensitivity	Year 1			Year 15		
			Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
					Effects The susceptibility of the recreational receptors to change is High. Combining value and susceptibility to change results in High sensitivity. The magnitude of change predicted to arise from operational stage effects is considered to be Medium and the level of effect on receptors at this location is major/moderate and significant , permanent and adverse.			This reduction would lead to a reduction in the overall effect from major/moderate to moderate/minor realising a potentially significant effect.
Photoviewpoint 9								
High	High	High	Medium	Major/Moderate Adverse Permanent Local Significant	Upon completion, the view will change in character, with the addition of housing broadly set within the context of the existing landscape fabric. The majority of the development, will be heavily screened and filtered, much like the existing settlement edge. Residential development will be visible in the view, beyond the intervening hedgerows/trees, and will create the overriding character given the proximity of these elements in the view. Effects The susceptibility of the recreational receptors to change is High. Combining value and susceptibility to change results in High sensitivity. The magnitude of change predicted to arise from operational stage effects is considered to be Medium and the level of effect on receptors at this location is major/moderate and significant , permanent and adverse.	Low	Moderate/ Minor Adverse Permanent Local Potentially significant	The passage of time will result in a change to a view of generally lower sensitivity. It is likely that the view will be further softened by planting integral to the proposed development, and this, along with the general establishment and general acceptability of change over this duration, will reduce the magnitude of change from very high to medium. This reduction would lead to a reduction in the overall effect from major/moderate to moderate/minor realising a potentially significant effect.
Photoviewpoint 10								
High	High	High	Medium	Major/Moderate Adverse Permanent Local Significant	Upon completion, the view will change in character, with the addition of housing broadly set within the context of the existing landscape fabric. The majority of the development, will be heavily screened and filtered, much like the existing settlement edge. Residential development will be visible in the view, beyond the intervening hedgerows/trees, and will create the overriding character given the proximity of these elements in the view. Effects The susceptibility of the recreational receptors to change is High. Combining value and susceptibility to change results in High sensitivity. The magnitude of change predicted to arise from operational stage effects is considered to be Medium and the level of effect on receptors at this location is major/moderate and significant , permanent and adverse.	Low	Moderate/ Minor Adverse Permanent Local Potentially significant	The passage of time will result in a change to a view of generally lower sensitivity. It is likely that the view will be further softened by planting integral to the proposed development, and this, along with the general establishment and general acceptability of change over this duration, will reduce the magnitude of change from very high to medium. This reduction would lead to a reduction in the overall effect from major/moderate to moderate/minor realising a potentially significant effect.
Photoviewpoint 11								
High	High	High	Medium	Major/Moderate	Upon completion, the view will change in character, with the addition of housing broadly set within the context of the existing	Low	Moderate/ Minor Adverse	The passage of time will result in a change to a view of generally lower sensitivity. It is likely that the view will be further softened by

Value	Susceptibility	Sensitivity	Year 1			Year 15		
			Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
				Adverse Permanent Local Significant	landscape fabric. The majority of the development will be heavily screened and filtered, much like the existing settlement edge. Residential development will be visible in the view, beyond the intervening hedgerows/trees, and will create the overriding character given the proximity of these elements in the view. Effects The susceptibility of the recreational receptors to change is High. Combining value and susceptibility to change results in High sensitivity. The magnitude of change predicted to arise from operational stage effects is considered to be Medium and the level of effect on receptors at this location is major/moderate and significant, permanent and adverse.		Permanent Local Potentially significant	planting integral to the proposed development, and this, along with the general establishment and general acceptability of change over this duration, will reduce the magnitude of change from very high to medium. This reduction would lead to a reduction in the overall effect from major/moderate to moderate/minor realising a potentially significant effect.
Photoviewpoint 12								
High	High	High	Low	Moderate Adverse Permanent Local Significant	Upon completion, the view will change in character, with the addition of housing broadly set within the context of the existing landscape fabric. The majority of the development will be heavily screened and filtered, much like the existing settlement edge. Residential development will be visible in the view, beyond the intervening hedgerows/trees, and will create the overriding character given the proximity of these elements in the view. Effects The susceptibility of the recreational receptors to change is High. Combining value and susceptibility to change results in High sensitivity. The magnitude of change predicted to arise from operational stage effects is considered to be Low and the level of effect on receptors at this location is moderate and significant, permanent and adverse.	Very Low	Minor Adverse Permanent Local Not significant	By year 15, the proposed development will form a barely noticeable component of the view, being perceived within a wooded, compartmentalised context of the existing settlement edge. Which, whilst slightly altered, would be similar to the baseline situation, being perceived as a local rounding off. This will serve to reduce the magnitude of change to very low. In light of the reduced magnitude of change the effect will be reduced to minor, which would be not significant in EIA terms.
Photoviewpoint 13								
High	High	High	Low	Moderate Adverse Permanent Local Significant	Upon completion, the view will change in character, with the addition of housing broadly set within the context of the existing landscape fabric. The majority of the development will be heavily screened and filtered, much like the existing settlement edge. Residential development will be visible in the view, beyond the intervening hedgerows/trees, and will create the overriding character given the proximity of these elements in the view. Effects The susceptibility of the recreational receptors to change is High. Combining value and susceptibility to change results in High sensitivity. The magnitude of change predicted to arise from operational stage effects is considered to be Low and the level of	Very Low	Minor Adverse Permanent Local Not significant	By year 15, the proposed development will form a barely noticeable component of the view, being perceived within a wooded, compartmentalised context of the existing settlement edge. Which, whilst slightly altered, would be similar to the baseline situation, being perceived as a local rounding off. This will serve to reduce the magnitude of change to very low. In light of the reduced magnitude of change the effect will be reduced to minor, which would be not significant in EIA terms.

Value	Susceptibility	Sensitivity	Year 1			Year 15		
			Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
					effect on receptors at this location is moderate and significant , permanent and adverse.			
Photoviewpoint 14								
High	High	High	Low	Moderate Adverse Permanent Local Significant	Upon completion, the view will change in character, with the addition of housing broadly set within the context of the existing landscape fabric. The majority of the development will be heavily screened and filtered, much like the existing settlement edge. Residential development will be visible in the view, beyond the intervening hedgerows/trees, and will create the overriding character given the proximity of these elements in the view. Effects The susceptibility of the recreational receptors to change is High. Combining value and susceptibility to change results in High sensitivity. The magnitude of change predicted to arise from operational stage effects is considered to be Low and the level of effect on receptors at this location is moderate and significant, permanent and adverse.	Very Low	Minor Adverse Permanent Local Not significant	By year 15, the proposed development will form a barely noticeable component of the view, being perceived within a wooded, compartmentalised context of the existing settlement edge. Which, whilst slightly altered, would be similar to the baseline situation, being perceived as a local rounding off. This will serve to reduce the magnitude of change to very low. In light of the reduced magnitude of change the effect will be reduced to minor, which would be not significant in EIA terms.
Photoviewpoint 15								
High	High	High	Very Low	Moderate/Minor Adverse Permanent Local Not Significant	Due to the distance, and extent of the site within the c view, any additional development of the scale type proposed is going to be very difficult to perceive Effects The susceptibility of the visual receptor to change is high. Combining value and susceptibility to change results in a high sensitivity. The magnitude of change predicted to arise on completion of the proposed development would be very low; the level of effect on visual receptors at this location would be moderate/minor, adverse, permanent and not significant in EIA terms.	Very Low	Minor Adverse Permanent Local Not significant	By year 15, the proposed development will form a barely noticeable component of the view, being perceived within a wooded, compartmentalised context of the existing settlement edge. Which, whilst slightly altered, would be similar to the baseline situation, being perceived as a local rounding off. This will serve to reduce the magnitude of change to very low. In light of the reduced magnitude of change the effect will be reduced to minor, which would be not significant in EIA terms.
Photoviewpoint EDP 16								
High	High	High	Medium	Major/Moderate Adverse Permanent Local Significant	Upon completion, the view will change in character, with the addition of housing broadly set within the context of the existing landscape fabric. The majority of the development, will be heavily screened and filtered, much like the existing settlement edge. Residential development will be visible in the view, beyond the intervening hedgerows/trees, and will create the overriding character given the proximity of these elements in the view. Effects	Low	Moderate/ Minor Adverse Permanent Local Potentially significant	The passage of time will result in a change to a view of generally lower sensitivity. It is likely that the view will be further softened by planting integral to the proposed development, and this, along with the general establishment and general acceptability of change over this duration, will reduce the magnitude of change from very high to medium.

Value	Susceptibility	Sensitivity	Year 1			Year 15		
			Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
					The susceptibility of the recreational receptors to change is High. Combining value and susceptibility to change results in High sensitivity. The magnitude of change predicted to arise from operational stage effects is considered to be Medium and the level of effect on receptors at this location is major/moderate and significant , permanent and adverse.			This reduction would lead to a reduction in the overall effect from major/moderate to moderate/minor realising a potentially significant effect.
Photoviewpoint 17								
High	High	High	Low	Moderate Adverse Permanent Local Significant	Upon completion, the view will change in character, with the addition of housing broadly set within the context of the existing landscape fabric. The majority of the development will be heavily screened and filtered, much like the existing settlement edge. Residential development will be visible in the view, beyond the intervening hedgerows/trees, and will create the overriding character given the proximity of these elements in the view. Effects The susceptibility of the recreational receptors to change is High. Combining value and susceptibility to change results in High sensitivity. The magnitude of change predicted to arise from operational stage effects is considered to be Low and the level of effect on receptors at this location is moderate and significant, permanent and adverse.	Very Low	Minor Adverse Permanent Local Not significant	By year 15, the proposed development will form a barely noticeable component of the view, being perceived within a wooded, compartmentalised context of the existing settlement edge. Which, whilst slightly altered, would be similar to the baseline situation, being perceived as a local rounding off. This will serve to reduce the magnitude of change to very low. In light of the reduced magnitude of change the effect will be reduced to minor, which would be not significant in EIA terms.
Photoviewpoint 18								
High	High	High	Low	Moderate Adverse Permanent Local Significant	Upon completion, the view will change in character, with the addition of housing broadly set within the context of the existing landscape fabric. The majority of the development will be heavily screened and filtered, much like the existing settlement edge. Residential development will be visible in the view, beyond the intervening hedgerows/trees, and will create the overriding character given the proximity of these elements in the view. Effects The susceptibility of the recreational receptors to change is High. Combining value and susceptibility to change results in High sensitivity. The magnitude of change predicted to arise from operational stage effects is considered to be Low and the level of effect on receptors at this location is moderate and significant, permanent and adverse.	Very Low	Minor Adverse Permanent Local Not significant	By year 15, the proposed development will form a barely noticeable component of the view, being perceived within a wooded, compartmentalised context of the existing settlement edge. Which, whilst slightly altered, would be similar to the baseline situation, being perceived as a local rounding off. This will serve to reduce the magnitude of change to very low. In light of the reduced magnitude of change the effect will be reduced to minor, which would be not significant in EIA terms.

APPENDIX 11.5 - LANDSCAPE AND VISUAL CUMULATIVE EFFECTS

Technical Appendix 11.5
Landscape Cumulative Effects

Table 11.5.1: Landscape Resource Cumulative Effects

Landscape Resource	Value	Susceptibility	Sensitivity				
				Magnitude of Change	Effect	Assessment of Effects	
Landscape Character							
Landscape Character	Medium	Medium	Medium	Low	Minor Adverse Permanent Local Not Significant	The cumulative schemes are located within or on the Wokingham urban edge. The addition of these developments into the urban fringe/hinterland landscape of these LCA's would result in the loss of some previously open agricultural land – this being the major, dominant element of this landscape. However, this change would be set in the context of the large geographic area of the LCAs, which would be perceived across a limited extent and in which many of the other key characteristics that unify the landscape character, are retained. The extent of the existing urban edge of Wokingham is such that adding the proposed development to a baseline including these cumulative schemes would result in an additional low magnitude of change.	.