

Landscape and Visual Technical Briefing Note for:

Ye Olde Leathern Bottel, Wokingham

On behalf of MONOPRO LTD

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1. INTRODUCTION

- 1.1. Pegasus Group has been instructed by Monopro Ltd to provide a high-level appraisal of landscape and visual matters, in relation to proposed alterations to land at Ye Olde Leathern Bottel, Wokingham, Surrey (refer to Location Plan OO-XX-DG-A-0001 P01).
- 1.2. The purpose of this Technical Briefing Note (TBN) is to comment upon the suitability of the site to accommodate alterations to the layout from a landscape and visual perspective and to provide guidance concerning the potential development layout. A number of factors have been considered with regard to this site which are set out below under separate headings.
- 1.3. This TBN sets out a form of preliminary appraisal of landscape and visual matters to determine the various landscape and visual constraints and opportunities regarding the wider site area and its context in relation to potential development. It refers to a previous LVIA undertaken by Pegasus Group (2023) submitted to Wokingham Council as part of a planning application relating to the wider site to the north, of land west of Limmerhill Road.
- 1.4. The TBN considers existing landscape and visual receptors in the study area, including physical landscape resources; landscape character; and, views/visual amenity experienced by residents, recreational users (including visitors and tourists) and road users.
- 1.5. The assessment references a previous site visit to the area, undertaken in August 2023 during summer conditions, where deciduous vegetation was in full leaf, therefore does not represent a worse-case scenario for the visual appraisal.
- 1.6. Having determined the various constraints and opportunities, the PLVA proceeds to consider how these might serve to influence the 'development potential' of the site and how the design approach to a landscape masterplan for the site might be informed, consequently adopting a 'landscape led approach'.
- 1.7. The approach and methodology used for this TBN has been developed using best practice guidance, as set out in the Guidelines for Landscape and Visual Impact Assessment (April 2013, 3rd Edition) written by the Landscape Institute and Institute of Environmental Management and Assessment. The TBN has been written by a Chartered Member of the Landscape Institute (CMLI) and reviewed by a second CMLI.
- 1.8. Additional sources of data and information have also been used where appropriate to do so, such as published character assessments, aerial imagery, and Ordnance Survey (OS) base mapping. These are referenced in the relevant sections of the baseline information.

2. LANDSCAPE CONTEXT

Site

- 2.1. The site is located to the north of Barkham Road/B3349 and west of Limmerhill Road, towards the western extents of Wokingham. The settlement of Barkham is located further to the west of the site (refer to Location Plan OO-XX-DG-A-0001 P01).
- 2.2. The site comprises existing developed land. Internally, the site contains the existing built form of the public house "Ye Olde Leathern Bottel", which occupies the southeast corner, adjacent to Barkham Road and Limmerhill Road. The immediate surrounding landscape of the public house consists of block paving with some steps and amenity grass. A brick wall with wooden picket fence lines the western and southern extents of the paving to the roads, mainly obscured behind a perimeter hedgeline.
- 2.3. Vehicular access is gained via Barkham Road at the southern central edge of the site boundary, with a sweeping asphalt road with speed bumps traversing the site to the car park situated at the northern edge of the site, to the rear of the public house. Pedestrian access to the site can be gained via a path from the southeast and northeast corners. A bus stop is located on the pavement at the southeast corner of the site. There is a pavement on Barkham Road adjacent to the site with a pedestrian desire line running across the southwest corner towards the entrance road.
- 2.4. Site furniture includes some timber felt-roofed cabin booths to the southern patio, backing onto Barkham Road, tables and chairs on the patio to the south of the public house, and picnic benches on patio and amenity grass to north and west of the building. There is some streetlamp style lighting within the external dining areas and festoon lighting above south patio. A wooden overhead pergola is situated near the west entrance to the public house and wooden picket fencing lines the edge of the paved path to the car park. The car park is enclosed from the access road by timber post and rail fencing behind hedging.
- 2.5. Vegetation within the site includes hedges, shrubs and trees of varying sizes and maturity, amenity grass and an area of wildflower to the central western edge. Hedges largely contain the outside dining areas to the roads. There are some trees lining the access road to the car park. There is a larger area of vegetation consisting of trees, shrubs and hedging extending towards the west of the entrance. Most of the trees on the site a subject to a tree preservation order (TPO) (1933/2023).
- 2.6. An overhead cable and several telegraph poles exist at the south of the site, and an electricity substation is located at the northeast corner of the site. A braced wooden post and rail fence edges the vegetated area towards the west of the site entrance. The public house signpost is situated to the southeast corner of the site. An overhead electricity cable runs parallel to the site boundary to the east, outside the red line.
- 2.7. In topographic terms, the site lies on a slightly sloping area of land, falling from the southwest corner at ca.67.5 AOD towards the northeast to an elevation of ca.63 AOD.
- 2.8. There are no water bodies within the site boundary.
- 2.9. The site boundary consists mainly of wooden fences below hedges and mature trees to the east and west, visually enclosing the site to these directions. The north boundary at the east

side consists of a wooden post and rail fence below a narrower strip of shrubs and trees, with glimpses through gaps in the vegetation to the field to the north. The west edge of the northern boundary consists of 1.2m wooden featherboard fence with views extending over the fence and across to woodland to the north. The south boundary is open to Barkham Road at the east side and west side more enclosed due to the vegetation behind the initial grass bank to the pavement.

2.10. The site is bounded to the:

- north by an arable field currently used for equine purposes;
- east by Limmerhill Road and adjacent residential development on Linden Close;
- south by Barkham Road/B3349 and, behind trees adjacent; local green space and playground serving residential development to the southeast;
- west by residential properties off Barkham Road.

Site Context

- 2.11. Beyond the immediate context of the site, residential development lies to the northwest through to the southeast. Areas of woodland and ancient woodland are located to the northwest (Fox Hill) and southwest (Bottle Coppice), with the settlement of Barkham to the west. Existing residential developments within Wokingham and the eastern extents of Barkham also have an influence on the landscape context surrounding the site.
- 2.12. The topography in the wider context of the site is defined by the landform that rises from the shallow valley of Emm Brook in the northeast running through to the west/northwest of the site at elevations of ca.80 AOD.
- 2.13. The site is ca.2.5km from the M4; is located close to urban areas of Wokingham containing a train station; is in the proximity of the settlement of Barkham and has an adjacent bus stop within a network of Public Rights of Way (PROW).

Designations

Statutory

- 2.14. There are no statutory environmental or heritage designations covering the site except for a tree preservation order (TPO) (1933/2023) which covers most of the trees on the site.
- 2.15. A Public Rights of Way (PROW) network lies within the context of the site, predominantly containing PROW Footpaths. The closest to the site include:
- WOKI 1 Footpath – ca. 300m northwest of the site;
 - WOKI 3 Footpath – ca. 300m west of site.

It should be noted an application for a Bridleway has been made adjacent to the site, along Limmerhill Road (Definitive Map Modification Order (DMMO) Application 33, dated 15th June

23), however at the time of writing this application is still pending approval, as per Wokingham Borough Council.

- 2.16. In relation to the above PROWs, intervisibility may exist between the sites southern-most section of the latter proposed Bridleway, only, by means of glimpses through boundary vegetation.

Non-statutory

- 2.17. A number of Ancient Woodlands are found across the study area. Those with most relevance to the site are located at Fox Hill ca. 350m to the northwest of the site, and at Bottle Copse ca. 100m to the southwest of the site.
- 2.18. At the time of writing, the proposed Barkham and Bearwood Valued Landscape Area covers the site (see further Policy in 2.35).

Landscape Character

- 2.19. The site is located in the following landscape character areas/types:

- National level – National Character Area (NCA) 115: Thames Valley¹;
- County level – Wokingham Borough Council Landscape Assessment: Landscape [Character] Area (LCA) J1: Wokingham-Winnersh Settles and Farmed Clay².

National Landscape Character

- 2.20. At a national level, the site is situated within the National Character Area (NCA) Thames Valley. Where relevant to the site and its landscape context, the key characteristics of NCA 115 are summarised as follows (quoted from the National Character Area Profile):

- *“Farming is limited. Where it survives, grazed pasture is the major land use within a generally open, flat and featureless landscape. The field pattern is medium-scale and irregular, with smaller fields to the west [...]*
- *Although densely populated and developed, pockets of woodland, open grassland, parkland, wetlands and intimate meadows provide escape and tranquillity, and include a variety of habitats supporting important populations of many species [...]*
- *The area has an urban character, and there are very few villages of more traditional character [...]*
- *The area is important for recreation, both for residents and visitors. Historic parkland and commons provide access to green space [...]*” Natural England (2014).

¹ National Character Area 115: Thames Valley (Natural England, 2014)

²Wokingham Borough Council Landscape Assessment (prepared by LUC for Wokingham Borough Council, 2019)

2.21. The site is within 100m of NCA 129: Thames Basin Heaths³ to the south. However, of the key characteristics of NCA 129, only the following relate to the site and its surroundings:

- *“High woodland cover, offering an array of colour in the autumn. [...]*
- *Acid, leached soils mean that farming on the plateaux is limited to rough pasture, and that alternative land uses (such as forestry, golf courses and horse paddocks) have emerged. [...]*
- *Beyond the large areas of heathland and woodland, there is a patchwork of small to medium-sized fields with woods. The legacy of historic hunting forests includes veteran trees, ancient woods, ancient hedgerows and parklands. [...]*” Natural England (2014).

2.22. Given the scale of the NCA, these physical components and characteristics are likely to be represented across the wider context of the NCA; therefore, in this context, changes at a site level will be small scale and not likely to impact upon landscape character as defined by the NCAs. The NCA guidance does however give an indication of key characteristics relevant to the surrounding landscape context.

2.23. Reference has also been made to the published landscape character assessment prepared at a finer grain and more local scale.

County Landscape Character

2.24. At county level, landscape character is defined by the Wokingham Landscape Character Assessment (prepared by LUC for Wokingham Borough Council, 2019⁴).

2.25. This has led to the formation of ‘Landscape Types’ (LT) which are generic and share common combinations of geology, topography, vegetation and human influences; and ‘Character Areas’ (CA) which are single and unique, discrete geographical areas of the LT.

2.26. The site lies within LT J: Settled and Farmed Clay, which are found within the south-central area of the district, incorporating major areas of settlement including Wokingham and areas of Woodley and Earley, east of Reading. This LT is characterised by shelving/undulating landform with predominant land uses of arable farming and urban settlement.

2.27. The site lies within CA J1: Wokingham–Winnersh Settles and Farmed Clay as set out in the published document, where relevant to the site and its landscape context described as follows:

- *“Sloping landform with subtle valleys formed by the Emm Brook and associated tributary[...]*
- *Marginal agricultural landscape of medium sized arable fields... greatly influenced by urban development[...]*

³ National Character Area 129: Thames Basin Heaths (Natural England, 2014)

⁴ Wokingham Borough Council Landscape Assessment (prepared by LUC for Wokingham Borough Council, 2019)

- *The ecological value of this area is limited[...]*
- *Abrupt and often poorly designed rural-urban interface where open arable fields meet suburban style estates[...]* (Wokingham Borough Council, 2019).

2.28. The published LCA document goes on to note some landscape guidelines, reproduced where relevant:

- *“Conserve and enhance the integration of urban edges through wooded boundaries and large-species trees to provide visual screening and a positive interface between the built up and rural areas[...]*
- *Enhance sense of place through careful design (including siting, massing, scale, materials and landscape [...]) to minimise the impacts of new development on valuable attributes.”* (Wokingham Borough Council, 2019).

2.29. Reference to these characteristics can inform the analysis of constraints and opportunities in relation to the site and such an approach will consequently respond appropriately to the context of the local landscape character.

Landscape Policies

2.30. Wokingham Borough Core Strategy (WBCS) (adopted January 2010)⁵ provides the broad spatial vision for the borough from 2006 to 2026 and the policies designed to achieve it. Relevant policy relating to landscape and visual matters pertaining to this development may be considered as:

- CPI: Sustainable development
- CP3: General Principles for development
- CP7: Biodiversity

2.31. The Managing Development Delivery Development Plan (MDD) (adopted February 2014)⁶ builds on the strategy set out in the Core Strategy and sets out more detailed policies for managing development. Relevant policy relating to landscape and visual matters pertaining to this development may be considered as:

- CC03: Green Infrastructure Trees and Landscaping
- TB21: Landscape character
- TB22: Sites of Urban Landscape Value
- TB23: Biodiversity and Development

⁵ Wokingham Borough Core Strategy (WBCS) Wokingham Borough Council (adopted January 2010)

⁶ Managing Development Delivery Development Plan (MDD) Wokingham Borough Council (adopted February 2014)

- TB26: Buildings of Traditional Local Character and Areas of Special Character
- 2.32. Nominated Local Green Space Barkham Road is identified as a Green Infrastructure Route, designated through the MDD in Policy CCO3. The site boundary abuts this at the main connection to the highway.
- 2.33. South of Barkham Road, approximately 45m from the main site, separated by the strip of intervening residential dwellings, the land is designated at Bottle Copse Local Wildlife Site, protected by the Core Strategy Policy CP7 and MDD Policy TB23. Being primarily biodiversity-led these policies are made reference to with regards to design considerations, but not examined in further detail within this TBN.
- 2.34. The Supplementary Planning Document (SPD) Wokingham Borough Council Design Guide (adopted June 2012)⁷ updates and extends previous guidance in line with the Adopted Core Strategy. Its overall aim is to enhance the quality of development and ensure proposals are of the highest quality of design. General Principles and Specific Guidance are listed within this document for varying aspects of public realm design. Relevant points relating to landscape and visual matters pertaining to this development may be considered as:
- NR1: Non-residential development should be designed to respond to and exploit key features or characteristics of the site and the local context.
 - NR3: Developments must be arranged to create a positive impression on arrival for people arriving by all modes of transport.
 - NR5: Building height, bulk and massing should be designed to relate well to the local context.
 - NR10: Car parking should be positioned unobtrusively and well designed and landscaped.
 - NR12: Boundary treatments should form an integral part of the design of proposals for non- residential development.
- 2.35. At the time of writing, as part of the local plan review, a Valued Landscape Assessment⁸ has been submitted by Wokingham Council, includes the proposed Barkham and Bearwood Valued Landscape Area (one of several proposed under Policy NE6: Landscape Character, Value and Green Routes), which extends to the land covering the site:

"Limmerhill comprises two fields in a high-quality valley landscape part of the setting of a historic route from the Crown's medieval stud at Swallowfield, via Wokingham, to Windsor. The area provides important separation of Barkham and Wokingham and, adjacent to the fields is Ye Olde Leathern Bottel public house, a feature in this landscape since at least 1790 when it appears on Thomas Pride's map of the area around Reading" (Wokingham Council, 2024).

⁷ Wokingham Borough Council Design Guide, Wokingham Borough Council (adopted June 2012)

⁸ Valued Landscape Assessment, Wokingham Borough Council (2024)

3. VISUAL CONTEXT

- 3.1. This section provides a description of the nature and extent of the existing views from, towards and between the site and the surrounding area. It also includes reference to specific locations that will have potential views of proposed development across the site.
- 3.2. Establishing the specific nature of these views provides an understanding of the context and setting of representative viewpoints and the nature of views in terms of distance, angle of view, and seasonal constraints associated with specific visual receptors.

Visual Envelope

- 3.3. The visual envelope is the area of landscape from which a site or a proposed development will potentially be visible. It accounts for general judgements on the theoretical visibility of a site or proposed development and sets a broad context for the study area within which to address landscape and visual impacts.
- 3.4. The extent of a visual envelope will be influenced by the physical landscape components of an area, such as hedgerows, woodlands or buildings and can also be influenced by distance from a site.
- 3.5. As previously noted, the existing development pattern, along with the nature of the local topography and vegetation both influence local landscape context of the site and contribute to a degree of containment, both physically and visually. Consequently, the visual envelope of the site is defined as:
- to the north, limited by existing boundary vegetation and then residential built form beyond the adjacent equine field;
 - to the east, glimpses through some gappy boundary vegetation to the adjacent Limmerhill Road; then limited by residential development;
 - to the south, extending across Barkham Road/B3349; glimpses through vegetation from the adjacent playing field south of Barkham Road;
 - to the west, glimpses through any gaps in existing boundary vegetation the limited by residential development.
- 3.6. Overall, views of the site, and likely views of the proposed development are restricted to a very limited area, primarily due to the mature boundary vegetation encompassing the majority of the site.
- 3.7. Proposals of built development would introduce elements that are situated above the existing ground plane of the site and consequently may be more visible from the local landscape to the northwest and southwest, however this is unlikely to be seen beyond the immediate landscape context and beyond the visual envelope as described above.

Visual Receptors

- 3.8. Based on the approximate visual envelope, the principle visual receptors are likely to include:
- Local residents in close proximity to the site, where glimpsed views through vegetation exist, such as properties on Linden Close to the east, Barkham Road to the west, or Cammell Close to the southeast;
 - Users of the proposed PROW network adjacent to the site, however, noting that these will be screened by existing vegetation within the development and on site boundaries;
 - Users of the pavement adjacent to the site on Barkham Road/B3349; and crossing over to the footpath to the west of Cammell Close,;
 - Road users on Barkham Road/B3349 travelling in a west/northeast direction.
- 3.9. Receptors of the highest sensitivity include people engaged in outdoor recreation whose attention is likely to be focused on the landscape (for example, users of PROW in the open countryside; and visitors to heritage or tourist attractions where views of the landscape are important to their setting or experience), residents, dog walkers, and tourists.
- 3.10. Receptors of intermediate sensitivity include users of local roads, cyclists, those on public transport, and sign-posted scenic routes where views of the landscape are likely to be important.
- 3.11. Receptors of lowest sensitivity include people engaged in outdoor sport where an appreciation of the landscape is not important to the activity; office workers who are focused on their job; and road and rail users travelling through a landscape at speed.

4. LANDSCAPE AND VISUAL CONSIDERATIONS

- 4.1. This section comprises an analysis of the landscape and visual attributes of the wider site area, including an analysis the role of the site in the local landscape context, highlighting pertinent points where relevant; and the subsequent identification of the key (development) constraints and opportunities in landscape and visual terms.

Landscape and Visual Analysis

- 4.2. The site is located on the B3349 on the edge of Wokingham, near Barkham. It lies on a slightly sloping area of land, falling from the southwest corner at ca.67.5 AOD towards the northeast to an elevation of ca.63 AOD, in the wider context of the landform that rises from the shallow valley of Emm Brook to the northeast.
- 4.3. Areas of woodland and ancient woodland, as well as existing residential developments within Wokingham and the eastern extents of Barkham also have an influence on the landscape context surrounding the site. This is reflected in the local landscape character are of J1: Wokingham-Winnersh Settles and Farmed Clay descriptions and guidance.
- 4.1. In relation to local policy, the site boundary abuts nominated Green Infrastructure Route of Barkham Road, designated through the MDD in Policy CCO3, at the main connection to the highway. The site lies on the edge of the proposed Barkham and Bearwood Valued Landscape Area.
- 4.2. In respect to views, the existing hedges and trees present along the east and west boundaries although narrow in places are substantial and so it is unlikely that properties from these directions will experience views into the site, however glimpses through gappy vegetation may exist. Similarly, glimpses may exist towards the site from residential development on Cammell Close to the southeast.
- 4.3. Receptors of a medium sensitivity may be found using the proposed PROW along Limmerhill Road, and receptors of a low sensitivity are found directly to the south of the site, travelling along the pavement and Barkham Road/B3349.

Constraints and Opportunities

- 4.4. Having undertaken a high-level appraisal of the landscape and visual aspects and considered the context of the site in this part of the landscape, the following section sets out the constraints and opportunities in respect of landscape and visual matters (refer to **Figure 1: Landscape and Visual Constraints and Opportunities Diagram**).

Constraints

- 4.5. Landscape and visual constraints for the site are summarised as follows:
- The lack of substantial boundary features to the immediate south/southeast, allowing for open views into the site to be experienced;
 - The presence of the residential development to the east and west of the site, as a visual constraint;



- The presence of Barkham Road/B3349 'Green Infrastructure route' to the south as a visual constraint;
- The existing road layout and parking provision within the site, as a visual constraint;
- The existing trees and hedges within and forming the boundaries of the site, including trees subject to TPO's requiring sufficient root protection areas (RPA's);
- The views and visual amenity of the users of the PROW network in the context of the site.

Opportunities

4.6. Landscape and visual opportunities for the site are summarised as follows:

- The opportunity to plan and develop the site and layout allowing the proposals to conform with the existing character within the surrounding landscape;
- The strong degree of physical and visual enclosure to the north, east and west acting to screen views;
- The presence of existing mature trees and hedges to the southwest boundary, acting to screen views from the road;
- The existing green infrastructure network can benefit from enhancement by additional landscape planting and long-term management which will contribute to a more diverse mature landscape for biodiversity.

5. LANDSCAPE STRATEGY

- 5.1. Based on the analysis of landscape and visual constraints and opportunities, it is considered that there are three main considerations in respect of strategic development potential for the site.
- 5.2. **Firstly**, in order to mitigate effects, a primary measure is a need to identify the extent of an appropriate 'development envelope' that can accommodate the redevelopment of built form and associated infrastructure. This is defined by the scale and pattern of the landscape in terms of field boundaries and vegetation, ensuring potential development is assimilated into this pattern and not imposed upon it. As the site boundary is largely defined by hedges and trees, there is potential to add green infrastructure that can link to the existing natural surroundings and mitigate views from certain directions.
- 5.3. **Secondly** a standard measure to reduce effects is the re-positioning of the main vehicular entry and exit to the site to consider the volume and speed of traffic travelling on the adjacent Barkham Road/B3349; as well considering the bus stop near the junction of Limmerhill Road to the east.
- 5.4. **Thirdly**, is the need to respect the privacy of residents within the nearby properties to the immediate vicinity. Strategies such as further green screening at the boundaries could aid this.
- 5.5. These elements can develop in response to the local landscape context which will in turn help to avoid or reduce impacts. This can comprise both existing and proposed green infrastructure and landscape planting.
- 5.6. Adopting this approach ensures that potential development on the site is sensitive to the landscape capacity, incorporates appropriate mitigation and avoids or reduces potential adverse effects.
- 5.7. The overarching principles for the landscape strategy would aim to:
- Conserve and enhance landscape character in the local context and the surrounding landscape;
 - Retain and make best use of existing landscape elements and features where these can be retained across the site;
 - Optimise protection and screening for visual amenity receptors (including the interface with the road to the south and adjacent field to the north); and
 - Avoid loss or damage to retained landscape elements and features, maintaining and enhancing the existing green infrastructure framework.
- 5.8. Together these principles place a particular emphasis on green infrastructure across the site (including strategic landscape planting at the site entrance) and the role that landscape characteristics and green infrastructure have in determining the spatial parameters and connections within the proposed development (refer to **Figure 2: Planting Plan**).

- 5.9. The key aspects of the development and landscape strategy are summarised in the following table. These are set out against identified constraints to inform the development proposals and landscape mitigation strategies:

Constraint	Development and landscape mitigation strategy
The lack of substantial boundary features to the immediate south/southeast allowing for open views into the site.	Enhance boundary features by planting vegetation in the palette of the existing context.
The presence of the residential development to the east and west of the site, as a visual constraint.	Enhance boundary planting vegetation in the palette of the existing context to reinforce a screen between private residences and the developed site.
The presence of Barkham Road/B3349 'Green Infrastructure route' to the south as a visual constraint.	Enhance boundary planting to the south edge of the site to fortify and heighten the screen between road users and of the developed site.
The existing road layout and parking provision within the site, as a visual constraint	Enhance strategic planting within the site to screen and break up views of internal road and parking provision.
The existing trees and hedges within and forming the boundaries of the site, including trees subject to TPO's requiring sufficient root protection areas	Retain existing vegetation to reduce unnecessary losses to biodiversity; where unavoidable and deemed acceptable by a professional Ecologist, additional planting within the proposals should be implemented to offset these losses and contribute towards the Biodiversity Net Gain of the development. Any built form should be set back from this existing vegetation to avoid disturbing the root zones of these features.
The views and visual amenity of the users of the PROW network in the local context.	Additional planting and screening will add further screening to potential views of built form and road infrastructure.

- 5.10. Given the existing context of built form, the proposed additions to the existing building are not likely to be perceptible to receptors. The landscape proposals will be visible but once vegetation matures at the entrance to the site it will once again appear visually in keeping with the landscape context.
- 5.11. Overall, where these mitigation measures can be incorporated into an emerging scheme, the capacity of the site to accommodate redevelopment will be further enhanced and will demonstrate that proposals can come forward with a robust 'landscape strategy' as an integral part of the masterplan.

6. SUMMARY AND CONCLUSIONS

- 6.1. This TBN has been prepared as high-level appraisal of landscape and visual matters, in relation to proposed alterations to land at Ye Olde Leathern Bottel, Wokingham, Surrey.
- 6.2. This report identifies the key constraints and opportunities in respect of the site and surrounding landscape context. The analysis considers the specific nature of the type of redevelopment being considered and informs the inherent proposals for a landscape development strategy. The proposed redevelopment consequently incorporates landscape mitigation proposals which will avoid, reduce or remedy potential adverse impacts.
- 6.3. However, the analysis undertaken for this TBN shows that the site can accommodate a sensitively designed scheme whereby impacts can successfully be avoided or reduced through effective mitigation. Consequently, residual landscape and visual effects will be limited and occur at a localised level.
- 6.4. The landscape mitigation strategy responds to local landscape characteristics such as landform, site boundaries, tree canopy, etc; which are all physical features present in the landscape.
- 6.5. Consequently, the use of existing landscape components including screening to guide the landscape strategy and subsequent augmentation of these components can set an appropriate and robust aesthetic to the development in the longer term.
- 6.6. In this context and given that as the site is visually well contained, potential redevelopment of the site would give rise to only limited landscape and visual impacts at a local level, therefore development of the site is considered acceptable in landscape and visual terms.



Figures

Issue: 17/10/2024 A Planning issue
11/10/2024 - First DRAFT issue
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- KEY
- Site boundary
 - Vehicle access
 - Pedestrian access
 - Source of noise (Barkham Road/B3349)
 - Open views into the site
 - Glimpsed views into the site
 - Existing trees to be retained from Arb survey & RPA
 - Existing hedges from Arb survey
 - Proposed PROW
 - Built form of PH
 - Existing boundary vegetation
 - Green Infrastructure Route

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PLANNING Figure 1:

Landscape & Visual Opportunities & Constraints Plan

Ye Olde Leathern Bottel

CLIENT
MONOPRO Ltd

DATE	SCALE	DRAWN	APPRVD
11/10/2024	1:250 @A1	JLL	SJL

DRAWING NUMBER

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IMPLEMENTATION AND MAINTENANCE GUIDELINES

1.0 GENERAL

All plants shall conform to BS 3936 and be in accordance with the National Plant Specification. Supplying nurseries shall be registered under the HTA Nursery Certification Scheme. All plants shall be packed and transported in accordance with the Code of Practice for Plant Handling as produced by CPRE. Planting shall not be carried out when the ground is waterlogged, frostbound or during periods of cold drying winds. All bare root stock shall be root dipped in an approved water-retaining polymer.

If the formation level is compacted it should be ripped through before topsoiling. Topsoil depths to be 450mm for shrub beds and 150mm for grass areas.

2.0 ORNAMENTAL SHRUBS AND TREES

2.1 Ground Preparation

Where necessary treat existing weeds with a glyphosate based herbicide and allow a suitable period as recommended by the manufacturer for this to take effect. A general purpose slow release fertiliser at the rate of 75g/m² and Tree Planting and Mulching Compost at the rate of 20litres/m² are to be incorporated into the top 150mm of topsoil during final cultivations. All extraneous matter such as plastic, wood, metal and stones greater than 50mm in any dimension shall be removed from site.

Tree pits are to be excavated and the base broken up a further 150mm with the sides well scarified to prevent smearing. All trees up to and including selected standards are to be supported with single 75mm diameter stakes. All rootball, container grown and trees over heavy standard size shall be double staked. Any feature trees semi mature in size to be secured with a below ground anchoring system (such as a deadman anchor). Stakes should be driven 500mm into undisturbed ground before planting the tree, taking care to avoid underground services and cables etc.

2.2 Planting

Shrubs and hedges are to be set out as shown on the drawing and pit planted into the prepared soil with minimal disturbance to the rootball and well firmed in.

Trees are to be placed into the pits and backfilled with topsoil incorporating slow release fertilizer and Tree planting and mulching compost as specified. Firm trees in well and secure with proprietary rubber tree ties and spacers.

Water in all trees and shrubs at the end of each day of planting.

Spread ornamental pine bark mulch to a depth of 75mm across all new planting areas, ensuring groundcover plants are not buried.

2.3 Maintenance

The landscape contractor shall maintain all areas of new planting for a period of 12 months following practical completion. All stock deemed to be dead dying or diseased within the defects period shall be replaced by the contractor at their own cost.

The site is to be visited monthly throughout the year to undertake the following operations. Weeds clearance: All planting areas are to be kept weed free by hand weeding or herbicide treatment. Litter clearance: All litter is to be removed from planting beds. Watering: Planting areas are to be brought up to field capacity at each visit and each tree is to receive 20 gallons.

Checking trees: All tree ties and stakes are to be checked and adjusted if too loose, too tight or if chaffing is occurring. Any broken stakes are to be replaced back to healthy wood. Plants are to be pruned in maintain healthy well-shaped specimens.

3.0 GRASS

3.1 Preparation

The area to be turfed or seeded shall be sprayed out with a glyphosate herbicide and cultivated to a depth of 100mm removing all weeds, debris and stones over 25mm diameter. The surface shall be raked to smooth flowing contours with a fine tith, incorporating pre-seeding fertiliser at 70 g/m².

3.2 Delivery and Storage

Turf shall be supplied in accordance with BS3936.

Turf shall be Medallion as supplied by Rowland. It shall be close textured and green in colour and be sufficiently fibrous to withstand handling. Turves shall be regular in shape, 300mm wide and of uniform thickness (minimum 25mm). The grass shall be closely mown and shall not exceed 25mm in height.

Turf shall be stacked in piles of up to 1 metre. It shall not be laid in frosty or waterlogged conditions and shall not be stacked in rolls for more than three days.

3.3 Turf

Turfing operations shall be in accordance with BS 4428.

Whole turves shall be laid around the perimeter of the area to be turfed. The central area shall be laid in rows with staggered joints, well butted together, working from planks positioned on turves already laid. The turf shall be watered on completion. Any unevenness shall be made good by lifting the turf and adjusting the levels. Should shrinkage occur, fine topsoil shall be brushed into the joints.

3.4 Seeding

Grass seed shall be sown in April during calm weather and not when the ground is frost bound or waterlogged. Seed shall be sown in two equal sowings in transverse directions at 35 g/m². After sowing the contractor shall lightly rake the seed into intimate contact with the soil.

3.5 Initial cut

When newly seeded and turfed areas reach 50mm they should be lightly rolled and cut to a height of 30mm. All airings shall be removed. Any bare patches shall be made good at this time. Seeded areas shall be cut for a second time when the sward reaches 50mm high.

4.0 TOPSOIL

4.1 Existing Topsoil

Pre-planting herbicide application:- Apply by suitable spraying apparatus, an approved translocated systemic herbicide to the manufacturer's instructions and to 1997 Control of Pesticides Regulations and 2003 COSHH regulations on all beds, except those which are both weed free and are to receive agrotextile sheet mulch. Spray immediately if any weeds are present. If none are showing, but there may be a delay before planting, or the area is to be seeded, spray after one month following cultivation, to allow dormant seed to terminate. All spraying shall be carried out by skilled and qualified operatives, using protective clothing, in suitable weather (no wind) and any damage caused by spray drift, from incorrect usage or spillage, shall be rectified at the contractor's own cost. Repeat as necessary to ensure complete kill and rake off all dead material from site. Carry out the following works to the existing topsoil on site to ensure it conforms to BS 3882:2015, being free from rocks larger than 100mm diameter, concrete, all roots, wire, brick, and have less than 20% clay. Allow for pre-application of herbicide as above. Fertilise with 100g per meter square of Vitax Nutricote 150 slow release fertilizer, in accordance with the manufacturer's instructions. For beds less than 5 meters in width, fork over thoroughly or machine rotovate soil to a depth of 300mm, ensuring that the subgrade and topsoil are completely broken up and free draining, relieving any compaction. For beds greater than 5 meters in width, break up the subgrade and topsoil using a tractor mounted subsoiler or ripper at 500mm centres to a depth of 500mm, except where there are services, or within 10 metres of tree stems or 3 metres of existing hedges. Do not rip areas where roots greater than 100mm diameter are encountered.

4.2 Imported Topsoil

Any imported topsoil for making up ground, shall conform to BS 3882:2015 and be free from rocks (over 50mm diameter), concrete, wire and brick, and have less than 20% clay.

All trees, feature shrubs, climbers, shrubs and hedgerows to be planted in accordance with the implementation and maintenance guidelines. All landscape proposals must be referred to, by the Structural Engineer during foundation design. No tree, feature shrub, climber, shrub and hedgerow species, size or location should be altered without prior approval from the Landscape Architect.

- Individual shrub/herbaceous/grass species to be planted in groups of 3-7.
- Individual species within ornamental shrub mixes to be planted in groups of 5-9.
- Lower growing species within ornamental shrub mixes to be planted at the front of the shrub bed (as indicated).
- Hedgerow shrubs to be planted within a 80cm wide bed and mulched.
- Soiling operations to be carried out in accordance with the implementation and maintenance guidelines.
- All planting to be in accordance with the implementation and maintenance guidelines.
- No species, variety, size or position to be amended without the Landscape Architects prior approval.
- Before trees are planted, the Landscape Contractor shall ascertain the location of drains from the site manager, and shall if necessary make minor adjustments to tree positions to ensure that they are planted at least 15m from drains. They should however be planted no closer to houses/garages than is shown on the drawing, and if shown located in shrub beds, the shape of the latter should be adjusted if necessary to accommodate the revised tree position.
- All planting must be mulched in accordance with the implementation and maintenance guidelines.
- If planting is required outside the October-March season, bare root shrubs will be replaced by 3L pot grown plants, and trees will be replaced by a containerised equivalent to be approved by the project landscape architect.
- Predicted canopy spread at mature size for trees per RHS website at the time of drawing, required area for root growth whether in soil cell or similar system, or in open ground - calculated from Green Blue Urban Soil Volume Calculator. Zones of Lateral Influence for tree roots calculated from NHC Standard 4.2: Building near trees. All tree planting information is indicative only and this drawing is not to be used for Construction purposes.
- Information shown set out RIBA Workstage 3: Spatial Coordination, Design development beyond this level of detail is indicative only and will be detailed by a qualified Landscape Architect or Engineer accordingly prior to issue as Work Stage 4: Technical Design and beyond. Inevitable clashes between Engineering and Landscape Features will require resolution at those latter stages of design development prior to Construction.
- This set of landscape plans has been coordinated with available drainage plans per engineers drawings at the time of issue. Refer to The Engineering Studio package for all current service information

KEY

- Site boundary
- Vegetation to be removed
- Existing paving to be removed
- Existing patio to be retained
- Existing stone chippings to be retained
- Existing woodland and trees
- Enhanced grassland
- Enhanced wildflower
- Existing trees to be retained
- Proposed trees
- Existing hedges/shrubs
- Proposed screening hedging
- Proposed low level hedging/shrubs
- Proposed groundcover planting
- Proposed ornamental planting
- Proposed bulb planting

PLANT SCHEDULE



TREES

Species	Form	Girth (cm)	Height (cm)	Clear Stem	Root Condition
Acer pseudoplatanus	EHS	16-18	400-450	Min 200cm	45-85L
Acer campestre 'Streetwise'	EHS	16-18	400-450	Min 200cm	45-85L
Cedrus deodara	HS	12-14	250-300	-	45L
Cercis siliquastrum	MS	-	300-350	-	45-65L
Hammamelis v. intermedia 'Jelena'	MS	-	25-150	-	25L
Liquidambar styraciflua	EHS	16-18	450-500	Min 200cm	45-85L
Platanus x hispanica	EHS	16-18	450-500	Min 200cm	RB
Quercus robur	Self	10-12	200-300	100-125cm	RB
Tilia cordata 'Greenspire'	EHS	14-16	400-450	175-200cm	RB



HEDGE PLANTING

To be planted at 5 per linear metre at 0.3 cm offsets in double staggered rows

Species	Height cm	Ages / Times transplanted	Habit	Root Condition
Escallonia 'Apple Blossom'	60-80	-	Branched	10L
Prunus laurocerasus 'Otto Luyken'	100-125	-	Branched	5L
Oleaster x haastii	60-80	-	Branched	10L



HEDGE PLANTING (low height)

To be planted at 5 per linear metre at 0.3 cm offsets in double staggered rows

Species	Height cm	Ages / Times transplanted	Habit	Root Condition
Brachyglottis 'Sunshine'	40-60	-	Branched	5-7.5L
Mahonia japonica	40-60	-	Branched	5-7.5L



ORNAMENTAL SHRUB/HERBACEOUS PLANTING (entrance)

Species	Height (cm)	Form	Root Condition
Alchemilla mollis	-	-	2L
Carex oshimensis 'Evergold'	-	-	3L
Echinops ritro 'Veitch's Blue'	-	-	2L
Euonymus fortunei 'Emerald Gaiety'	20-30	Bushy	3L
Geum Lady Stratheden'	-	-	2L
Geum Totraly 'Tangerine'	-	-	2L
Geranium phaeum	-	-	3L
Hebe albicans	30-40	Bushy	5L
Lavandula angustifolia 'Hidcote'	20-30	Bushy	3L
Ilex crenata	20-30	Bushy	3L
Potentilla fruticosa 'Daydream'	20-30	Bushy	3L
Sarcocolla confusa	30-40	Bushy	3L
Stachys byzantina 'Silver carpet'	20-30	Bushy	3L

Note: all planting should avoid man-made grids and lines, and should group species together in groups of 5-7 plants



ORNAMENTAL SHRUB/HERBACEOUS PLANTING (specimen shrub groundcover)

Euonymus fortunei 'Emerald 'n' Gold'	30-40	Bushy	3L
Pachysandra terminalis	-	Sev. shoots	3L



BULB PLANTING

To be planted at 10/m²

Species	Bulb Size
Crocus tommianianus	Grade 5/7
Fritillaria meleagris	Grade 5/6
Narcissus pseudonarcissus	Grade 5/6

AMENITY GRASS INFILL

Emorgate Seeds EG22 (or similar approved) To be sown at 25g/m²

WILDFLOWER MEADOW GRASS

Emorgate Seeds EM3 (or similar approved) To be sown at 4g/m²

17/10/2024	B	Planning issue
08/10/2024	A	Updated layout; hedge & paving removal updates; plant schedule addition; drawing title update
02/10/2024	-	First DRAFT issue
DATE	NO	REVISION NOTE

PLANNING Figure 2:

Planting Plan

Ye Olde Leathern Bottel

CLIENT

MONOPRO Ltd

DATE	SCALE	DRAWN	APPRVD
02/08/2024	1:250 @A1	JLL	SJL

DRAWING NUMBER

P23-0064_EN_003_B

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