

Town and Country Planning Act 1990

Section 78 Appeal

Appendix Report to the Proof of Evidence on Landscape and Visual Matters

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on behalf of Wokingham Borough Council.

July 2025

Appellant: Mactaggart and Mickel Strategic Land

Appeal Site: Land to east of Lodge Road, Hurst

LPA Reference: 242067

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



The following appendices are bound this Appendix Report.

- A – Ryder Landscape Consultants' LVIA/LVA Methodology
- B – Character Assessment Information
- C – TGN 2/21 –Table I – Valued Landscape Assessment
- D – Supporting Figures
- E – Panoramic Photography of Representative Viewpoints
- F – Single Plate Illustrative Photography



Appendix A – Ryder Landscape Consultants' LVIA/LVA Methodology



I. Introduction

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

2. Terminology

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

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

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

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

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

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

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

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

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

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

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

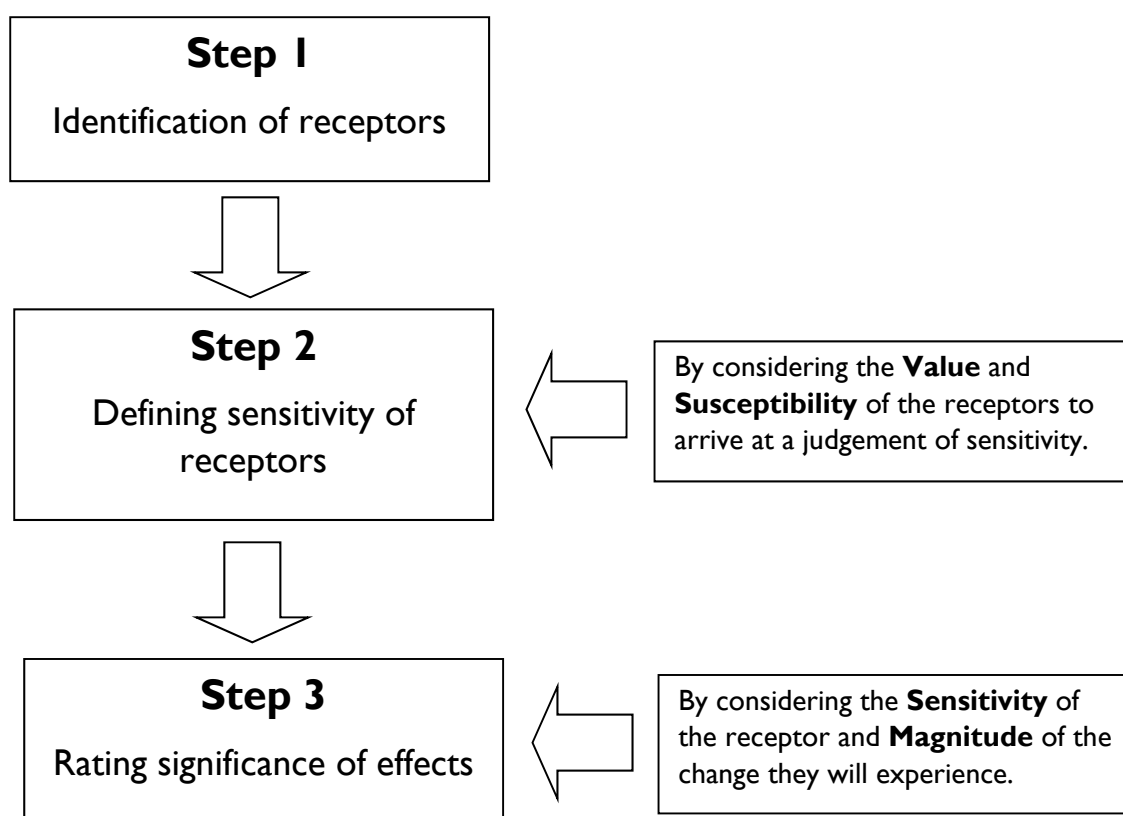
Significance (of effect) – a measure of the importance or gravity of the environmental effect arrived at by considering both sensitivity of the receptor and magnitude of effect.

3. Overview of assessment process

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

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

Appendix A – Figure 1



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

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

4. Assessment of landscape effects

4.1. Overview of section contents

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

4.2. Identification (scoping) of landscape receptors

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

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

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

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

4.2.3. Landscape receptors are typically identified in three ways.

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

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

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

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

Appendix A – Table 1

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

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

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

4.4. Landscape value

4.4.1. As part of describing the landscape baseline the value of the potentially affected landscape is established. GLVIA3 at §5.19 defines landscape value as *‘the relative value that is attached to different landscapes by society, bearing in mind that a landscape may be valued by different stakeholders for a whole variety of reasons.’*

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

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

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

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

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

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

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

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

Box 5.1

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

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

Based on Swanwick and Land Use Consultants (2002)

As reproduced from the GLVIA3.

4.5. Landscape susceptibility

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

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

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

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

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

Appendix A – Table 3 – Definitions of landscape susceptibility

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

4.6. Landscape sensitivity

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

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

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

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

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

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

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

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

Appendix A – Table 5 – Establishment of landscape sensitivity

Susceptibility to Change

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

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

4.7. Magnitude of landscape effects

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

4.8. Assessing the significance of landscape effects

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

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

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

Appendix A – Table 7 – Significance of landscape effect rating

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

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

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

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

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

5. Assessment of visual effects

5.1. Overview of section contents

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

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

5.2. Identification (scoping) of visual receptors

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

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

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

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

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

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

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

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

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

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

5.3. Visual baseline

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

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

5.4. Value attached to views and visual amenity

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

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

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

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

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

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

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

5.5. Susceptibility of visual receptors to change

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

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

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

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

Appendix A – Table 10 – Definitions of visual susceptibility

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

5.6. Visual sensitivity

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

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

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

Appendix A – Table 11 – Establishment of visual sensitivity

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

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

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

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

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

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

5.7. Viewpoint selection

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

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

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

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

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

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

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

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

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

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

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

5.8. Magnitude of visual effects

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

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

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

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

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

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

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

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

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

5.9. Assessing the significance of visual effects

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

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

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

Appendix A – Table 14 – Significance of visual effect rating

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

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

Appendix A – Table 15 – Narrative descriptions of visual effects

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

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

6. Significance of effect and cumulative effects

6.1. Significance of effect

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

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

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

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

6.2. Cumulative effects

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

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

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

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

7. Mitigation

7.1. Definition of mitigation

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

7.2. Categories of mitigation

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

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

Appendix B – Character Assessment Information

B i – Wokingham Landscape Character Assessment C2 – Hurst River Terrace

B ii – Village Centre (Hurst) Area of Special Character Area Appendix 3 –
Heritage Topic Paper Assessment, 2024

B iii - Village Centre (Hurst) Area of Special Character Area Assessment 1994

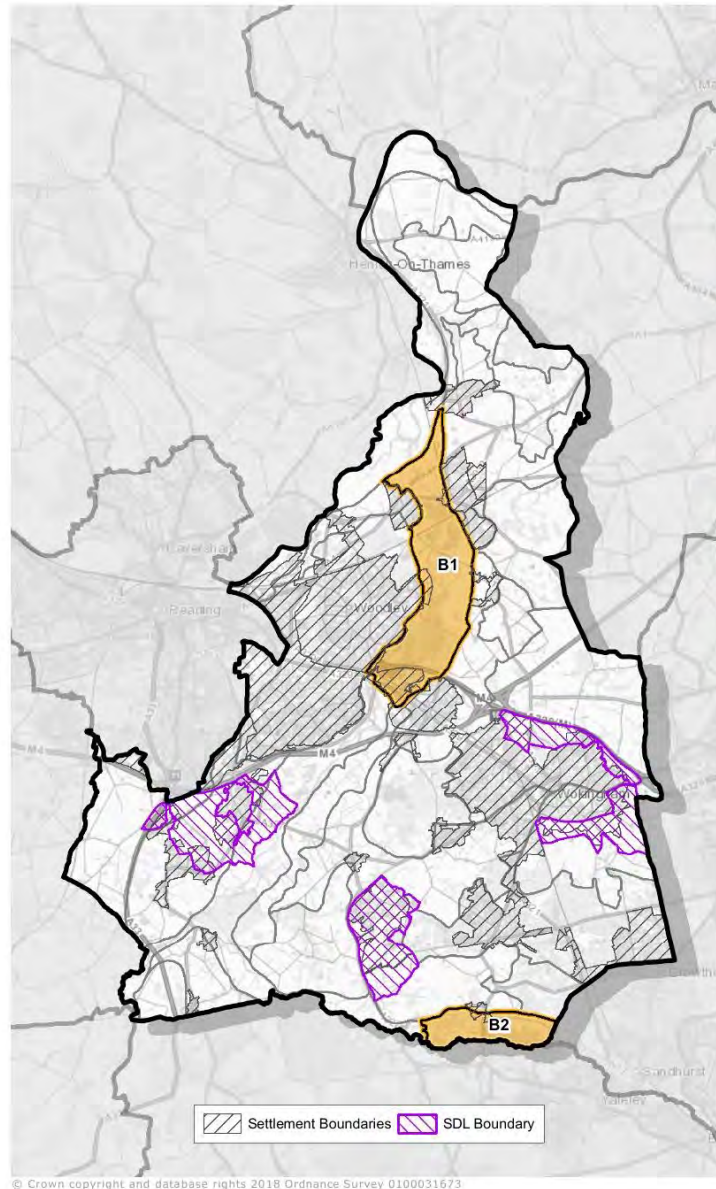
B iv - A Design for Hurst Incorporating The Parish Design Statement 2005
(updated 2009)



B i – Wokingham Landscape Character Assessment C2 – Hurst River Terrace



B: River Valley With Open Water



Description

The LCT is distinguished by a flat lowland alluvial or river terrace floodplain, where mineral extraction has had a significant and lasting impact on the character and use of the valley landscape. Restored gravel workings with large expanses of open water support wetland vegetation and are popular for recreation.

Landscape Character Areas

The River Valley with Open Water LCT is subdivided into two Landscape Character Areas:

- B1: Loddon River Valley with Open Water
- B2: Blackwater River Valley with Open Water

SUMMARY

This peaceful floodplain landscape in the valley of the River Loddon falls between the urban areas of Woodley and the large villages of Winnersh, Twyford and Charvil. Former gravel extraction has modified the landscape resulting in a mix of land uses including open water bodies, landfill sites, and restored agricultural fields, nature reserves and country parks.

The character area follows a linear course connecting with the River Valley landscape types of A2: Loddon to the south and A1: Thames to the north. The northern boundary represents the transition to the Thames floodplain. The southern and western boundaries are marked by the edge of built up areas, of the Winnersh Triangle Industrial Estate (parallel to the A329) and Woodley-Charvil respectively. The eastern boundary is defined by the settlement edge of Twyford and the distinct landscape of C2: Hurst River Terrace which follows the route of the A321 Lodge Road – Davis Street.



Key Characteristics

- Flat alluvial floodplain landscape around 35-40m AOD with an absence of enclosing valley side. The mineral resource of the area, with its pockets of river terrace gravels and sands has resulted in extensive gravel extraction, changing its original character.
- The Loddon and Old River, medium sized tributaries of the Thames, meander gently through the area. The riverine landscape is crossed by a network of drainage ditches with bank-side pollarded willows and occasional fords at river crossings.
- Restored and flooded former gravel extraction works have created large expanses of open water with fringing carr vegetation, which have developed into ecologically important wetland habitats designated as LWS. The BAP priority habitat eutrophic standing water is important for wildfowl and other birds, particularly at the Loddon Nature Reserve.
- Enclosed wooded context due to the presence of mature natural and restored woodlands around the flooded gravel pits and along riverbanks.
- Relatively undeveloped floodplain, with small and medium sized fields containing remnant pockets of traditional pastureland, and larger restored arable fields and horse paddocks near the edge of settlements.
- Popular recreational landscapes including Dinton Pastures Country Park, Charvil Country Park and Charvil Meadows.
- Built development is confined to small clusters around fording points including historic mill buildings e.g. Sandford Mill, and farmsteads at the floodplain fringe, many of which are listed buildings. A small section of the Twyford Conservation Area lies within this area.
- Urban influence of encroaching peripheral development, particularly housing development on former gravel works east of Woodley, the suburbs of Winnersh/Earley and modern commercial buildings at Winnersh Triangle located in the south near Loddon Bridge.
- Filtered views of the River Loddon and Old River including white painted bridges and occasional fords e.g. at Landsend Lane.
- Road and rail infrastructure create local noise disturbance, particularly in the south of the area with the junctions of the A329 (M), A320 and the railway lines, which cross the area.

Natural Landscape

- B1.1** The dominant influence on the physical landscape is the River Loddon. The Loddon is a medium-sized river that meanders gently through the heart of this character area. North of Dinton Pastures Country Park, for a length of about two kilometres, the Loddon splits to form two channels – the River Loddon and Old River; the latter eventually rejoining the Loddon close to the A4(T) north of Twyford. A wide and relatively flat floodplain surrounds the river channels, generally at below 40m AOD.
- B1.2** Fluvial deposition is associated with 'old age' rivers in lowland landscapes. So here the valley floor deposits are flanked by older ones of the Kempton Park Gravel and First and Second River Terrace deposits. The riverine geology of this area has become a fundamental influence on the modern

character because it is the mineral resources of the valley that led to the presence of the extractive industries. The gravel within the Loddon Valley is composed of Flints with Sandstone and Chert, making it suitable for use as a building aggregate.

- B1.3 The soils of the Loddon Valley are typical Argillic Gleys of stony fine or coarse loamy nature and associated with clayey alluvial soils affected by high groundwater and flooding. Localised flooding is a seasonal feature for example at Loddon Bridge and Sindlesham Mill. Historically, the area was not suited to arable farming, resulting in the high incidence of pasture in the remaining farmed landscape and restored arable fields.
- B1.4 The area relates to a stretch of the floodplain landscape of the Loddon River Valley, which has been subject to considerable modification as a result of gravel extraction practices. This has led to the creation of a new landscape type characterised by natural floodplain landscapes and open waterbodies created by the restoration of former gravel workings. The latter areas have now become the focus of country parks, providing important recreational space.
- B1.5 The areas of remaining pastoral farmland are concentrated in the centre of the area, between Twyford and Charvil and north of Twyford. Some of these are traditionally managed as part of the country park. The pastures tend to be small or medium scale and often have a strong rural character accentuated by the rivers and drainage channels flanked with lines of mature pollarded willows and other deciduous trees. There are also horse and pony paddocks, particularly found associated with the settled areas. Areas of farmland around Loddon Park Farm, north of the A4, are used for polytunnels.
- B1.6 Dinton Pastures Country Park represents the largest wetland site in the area totalling over 120ha. This complex of lakes, wet woodlands and wetlands supports nationally important numbers of wintering gadwall and smew and is designated through a number of Local Wildlife Sites (LWS) (including Dinton Pastures, Dinton Pastures Country Park, Sandford Fen Copse, and Lea Farm). The Berkshire Aviation Museum LWS is an important site for the rare tower mustard (*Arabis glabra*) and represents one of the five largest populations of this plant remaining in England.
- B1.7 Locally and nationally important habitats in this area include BAP priority habitat wet woodland, reedbed, floodplain grazing marsh and eutrophic standing waters. Lodge Wood and Sandford Mill SSSI is an area of wet woodland, which supports over 10% of the English population of the nationally rare Loddon lily (*Leucojum aestivum*), and a number of locally restricted plants such as wild daffodil (*Narcissus pseudonarcissus*). The wet woodland is dominated by alder (*Alnus glutinosa*) and crack willow (*Salix fragilis*) with species such as lesser celandine (*Ranunculus ficaria*) and marsh marigold (*Caltha palustris*) in the field layer.
- B1.8 LWS include woodland at Whistley Mill Farm Copse and the length of the Loddon River in this area. Lavell's Lake LWS and LNR is designated for its open water and wetland and is managed primarily for ornithological objectives. Habitats such as wader scrapes, islands and reedbeds have been created to enhance habitat diversity for birds. The Loddon Nature Reserve and Charvil Country Park, both designated as LWS, contain several islands and shallow fringes around the lakes, which create ideal conditions for wintering birds including gadwall, tufted duck, pochard and snipe.

Cultural Landscape

- B1.9 The historic landscape in this area has been subject to considerable modification as a result of sand and gravel extraction. There are a number of cropmarks southwest of Wargrave which suggest prehistoric occupation on the Loddon close to its confluence with the Thames, probably leading to early clearance of the woodland on parts of the valley floor. A Domesday settlement is recorded at Whistley. "-leah" (a woodland clearing) indicates settlement in the forest landscape which later formed part of the Royal Forest of Windsor.
- B1.10 There is little trace of the former medieval deer park created at La Lee (Hurst), although the presence of Lea Farm may point to its location extending onto the valley floor. The focus of medieval settlement was on higher ground off the valley floor, and settlement within this area

therefore consisted mainly of dispersed farmsteads sited on the edges of the floodplain, linked by narrow lanes set within open fields and common meadow on the floodplain.

- B1.11 There are a number of historic fords in the valley, including one used by Alfred the Great following the first Battle of Reading. These have generally been replaced by bridges. The Bath Road also crossed the Loddon at Twyford. Post-medieval mills at these crossing points including Twyford Bridge, Sandford Mill and Whistlemill Farm probably reflect the locations of earlier mills. The embanked Great Western Railway, completed in 1840, crosses the valley at Twyford.
- B1.12 A number of 17th and 18th century country houses were surrounded by areas of landscaped parkland. Traces of parkland are still visible around the site of Whistley Park (demolished in the mid-19th century) and at Hurst Grove.
- B1.13 Reading aerodrome, or Woodley airfield as it was later known, was the site of an air crash, in December 1931, that cost Douglas Bader both his legs. Bader went on to become a decorated Battle of Britain Spitfire pilot and Squadron Leader. He was shot down and interned in Colditz Prisoner of War camp. In later life he was knighted for his charity work with the disabled, and the Museum of Berkshire Aviation celebrates the once thriving aviation industry.
- B1.14 Early enclosure along the Loddon valley floor is suggested by the irregular field pattern shown on the first edition OS maps. However, the surviving farmland is made up of straight-sided fields characteristic of early-19th century Parliamentary enclosure and there are no intact field systems remaining. By the 1930s, the river valleys were dominated by dairy farming, but little of the original agricultural landscape survives due to more recent large-scale gravel extraction.
- B1.15 Old gravel workings have been extensively restored resulting in the creation of Dinton Pastures Country Park and Charvil Country Park. Both areas contain groups of lakes, and Dinton Pastures also includes farmed pastures. Black Swan Lake is the largest of the water bodies and is the focus of the country park with boating and picnic areas. The smaller White Swan Lake is equipped for anglers. The remaining lakes including Sandford Lake and Lavell's Lake are managed principally for ecological interest. These are all connected by a series of footpaths leading from the visitor car parks located near to High Chimneys and the Berkshire Aviation Museum. These trails interconnect with the rivers and with the Loddon Nature Reserve, Charvil Country Park and Charvil Meadows in the north of the area. Along the footpaths interest is added by the presence of pillboxes remaining from the Second World War defences to Reading airfield at Woodley.
- B1.16 This area is relatively inaccessible, except on foot, with transportation routes confined to the edges of the floodplain and cross-valley linkages. Most roadways are small and of rural character with river crossings accented by white-painted wood or metal railings. However, the A4 (T) and A3032 cross between Twyford and Charvil in the north and the A329 (M) and A329 with their large scale interchanges with the Winnersh relief road, cross between Winnersh and Earley in the south. The valley is also traversed by the Great Western Main Line Railway and a branch line between Twyford and Henley. These introduce movement, light pollution, and considerable noise into parts of this character area.
- B1.17 Unsurprisingly, given its propensity for flooding and low accessibility, the Loddon Valley is sparsely settled and consists of clusters of buildings or farmsteads on the periphery of the floodplain, and settlements nucleated around a river fording or bridging point. Winnersh and Woodley are the main focus of development; Winnersh has expanded along the A329 and railway. Winnersh Triangle in the south of the area exhibits all the typical characteristics of a modern industrial/business park with large office buildings and warehouses within landscaped setting of car parks and roundabouts. Woodley has expanded into the river valley on the site of former gravel works.
- B1.18 A section of the Twyford Conservation Area extends to the fording point of the Loddon. This area includes a number of mills, which historically exploited the power of the river. Elsewhere small clusters of buildings also include other mill houses, characteristically with white weatherboarding and pubs at the river crossing points. The farmsteads and other older buildings are traditionally brick-built such as the Grade II listed 17th century High Chimneys, which exhibits mullioned windows and gables.

- Incremental loss of pasture and species rich grassland (including wet meadow) due to increasingly intensive grassland management.
- Changes in agricultural practice, with some land becoming marginal for commercial uses including conversion to horse paddocks on settlement edges and for horticultural polytunnels. This is leading to loss of traditional pasture and associated features such as hedgerows and hedgerow trees.
- Changes in management that could result in loss and fragmentation of wetland habitats as a result of scrub encroachment.
- Drainage operations associated with development and agriculture affecting wetland habitats.
- High demands for recreation due to proximity to large centres of population, including water sports, mountain biking and quad biking leading to erosion and impact on tranquillity. Erosion of rights of way, ecological and other landscape features is a continuing concern in this popular area.
- Demand for new residential development and supporting infrastructure is continuing to push development onto the floodplain, such as at Woodley, impacting landscape character.
- Continued pressure for expansion, infill and densification within existing settlements on the floodplain edge, leading to the amalgamation of adjacent settlements such as Reading and Winnersh at Loddon Bridge.
- Pressure for new industrial developments, sewage treatment works and commercial premises, especially along transport corridors such as the A329 (M) and near the Winnersh Triangle, leading to visual intrusion of these elements in the landscape.
- Pressure for new roads or widening of existing roads impacting tranquillity and leading to further visual intrusion and light pollution from transport corridors and fragmentation of the landscape. Demand for upgrading the winding network of rural lanes with new signage, line painting, concrete kerbing and widening threatens the rural character of the lanes.
- Overhead electrification of the Great Western Railway line as part of the Crossrail project has increased catenary wires and gantries leading to further visual intrusion.

Landscape Strategy

To maintain the landscape character of the *Loddon Valley with Open Water* the following strategy is required: to conserve and enhance the restored wetland character of the floodplain, employing management improvements to increase its robustness.

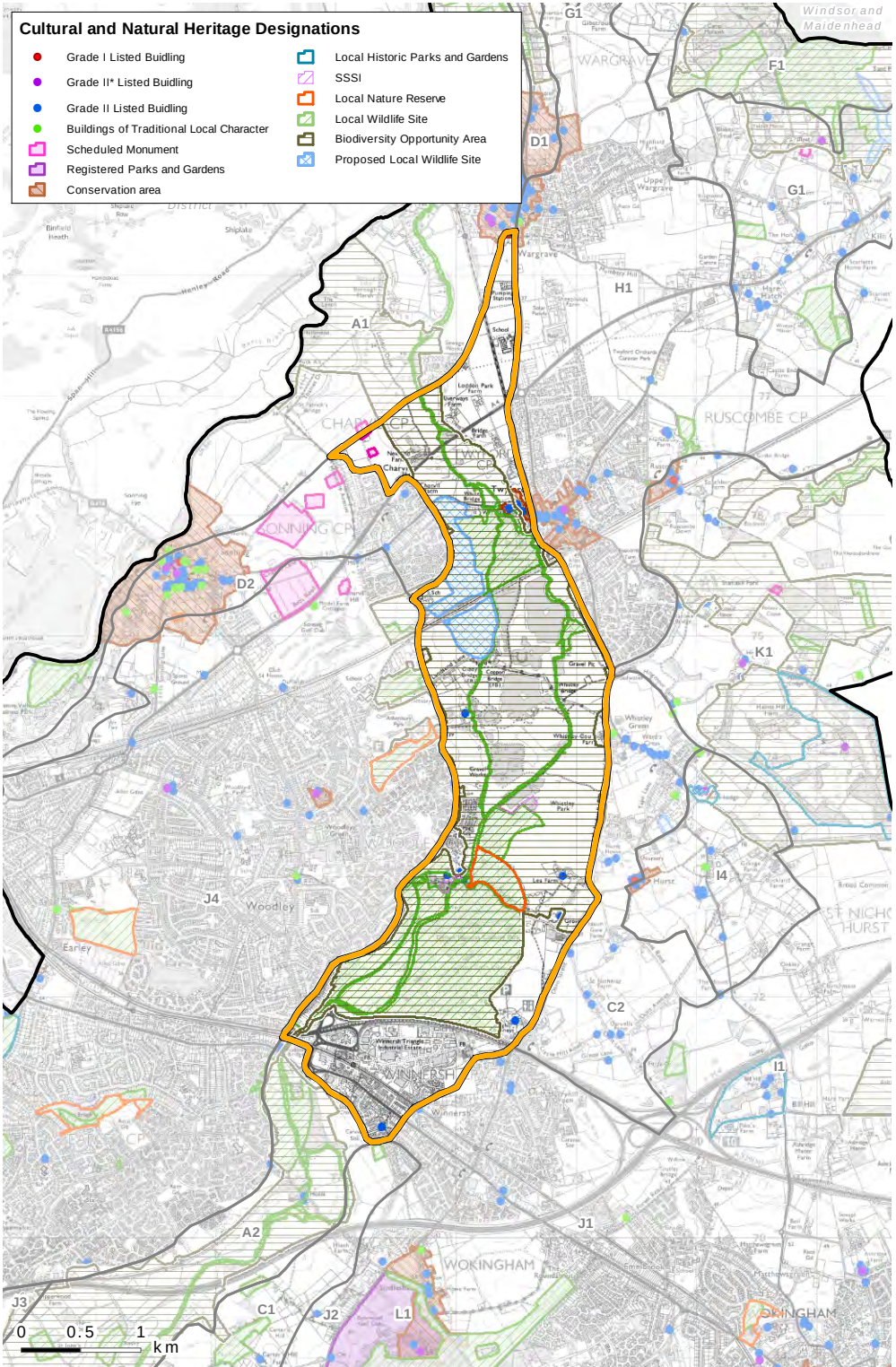
The key aspects to be conserved and actively managed are the restored gravel pits with their important wildlife habitats and fringing wooded areas as well as the traditional pasture and associated features. In particular there is an opportunity to consider better integration of the transportation corridors and large scale industrial/business land uses (including the Winnersh Triangle area) and recreational facilities that affect the overall perception of tranquillity and peacefulness.

In terms of development, the aim is to avoid the spread of development onto the floodplain and avoid the amalgamation of adjacent settlements.

Landscape Guidelines

- Conserve and enhance the intrinsic character and beauty of the riverine landscape corridor and the restored gravel pits. Consider the impact of any development both inside and outside the area, particularly where it would have the potential to be highly visible or polluting in terms of light or sound.

- Conserve and enhance the wooded character of the landscape. Conserve the BAP priority habitat woodland copses and fringing carr, particularly surrounding the large lakes where it provides ecological habitats and creates an enclosed and secluded character. Continue to promote appropriate woodland management through natural regeneration and coppicing. Consider the use of trees and wetland habitats within river catchments to dampen extreme river flows.
- Manage the integration of equine related activities into the landscape through the maintenance of existing boundaries or restoration of hedgerows and control of associated built elements.
- Manage and enhance the wildlife interest of agricultural fields by encouraging the creation of uncultivated field margins and other wildlife-friendly farming methods around intensively farmed fields.
- Conserve, enhance and manage wetland, grassland and pasture habitats. Particularly protect BAP priority habitats from development, changes in land use and encroachment by secondary woodland and scrub. Consider further opportunities for the recreation of riverside meadows or permanent pasture to restore and extend grassland habitats, particularly in relation to Dinton Pastures and maintain key features of the pastoral landscape such as hedgerows and bankside pollarded willows. The area forms part of the Loddon Valley Gravel Pits BOA. This network of habitats has been identified as a target for recreation of fen, meadow and grassland habitats and restoration and positive management of wet woodland. An appropriate wetland and grassland management regime to enhance biodiversity is critical.
- Maintain the prevailing hydrology and water tables to enable anaerobic conditions to preserve archaeological sites in low lying wetland areas, particularly along river corridors.
- Conserve and enhance the scenic value and rural character of the riverside villages and features, particularly Twyford Conservation Area and the listed and historic buildings throughout the area.
- Enhance informal recreational enjoyment of the landscape while managing recreational pressure on the river and river floodplain, particularly Dinton Pastures Country Park. Consider zoning of activities to ensure ecologically valuable landscapes e.g. areas of Loddon lily and Loddon pondweed, are protected from damaging activities and ensure appropriate management of informal recreation, particularly in relation to the Rights of Way network.
- Actively seek sympathetic integration of new recreational facilities into the landscape, such as golf courses and associated car parks.
- Conserve and enhance the integration of urban edges on the edge of the floodplain through hedges, wooded boundaries, occasional scrub planting, and large-species trees to provide visual screening.
- Conserve and enhance the rural character of the open floodplain landscape avoiding the spread of development on to the floodplain and between adjacent settlements, to protect the individual identities of settlements and retain their sense of physical and visual separation in particular protect the sensitive areas of open land between Reading and Winnersh.
- Use appropriate tree and scrub planting to help integrate roads and rail network. Encourage retention of wooded edges and boundaries along roads and minimising fencing and other boundary structures.
- Reduce and prevent further noise and light pollution through the sensitive siting of any new development, especially any proposed night-time lighting.



SUMMARY

A section of the Blackwater River Valley which has been exploited for gravel extraction and is being restored as the Moor Green Lake Nature Reserve. Scattered and small scale settlement is located at the edge of Finchampstead and north of Lower Sandhurst Road.

The boundaries of this area are largely determined by the borough boundaries with Hart and Bracknell Forest Districts. The restored gravel workings and therefore character area continue into Bracknell Forest and Hart. The western boundary to A3: Blackwater River Valley is the limit of recent gravel extraction. The northern boundary within Wokingham borough marks the transition from the floodplain to the upland landscapes of M2: Finchampstead Ridges Forested and Settled Sands and the more undulating landscape of N2: Finchampstead Pastoral Sandy Lowland.

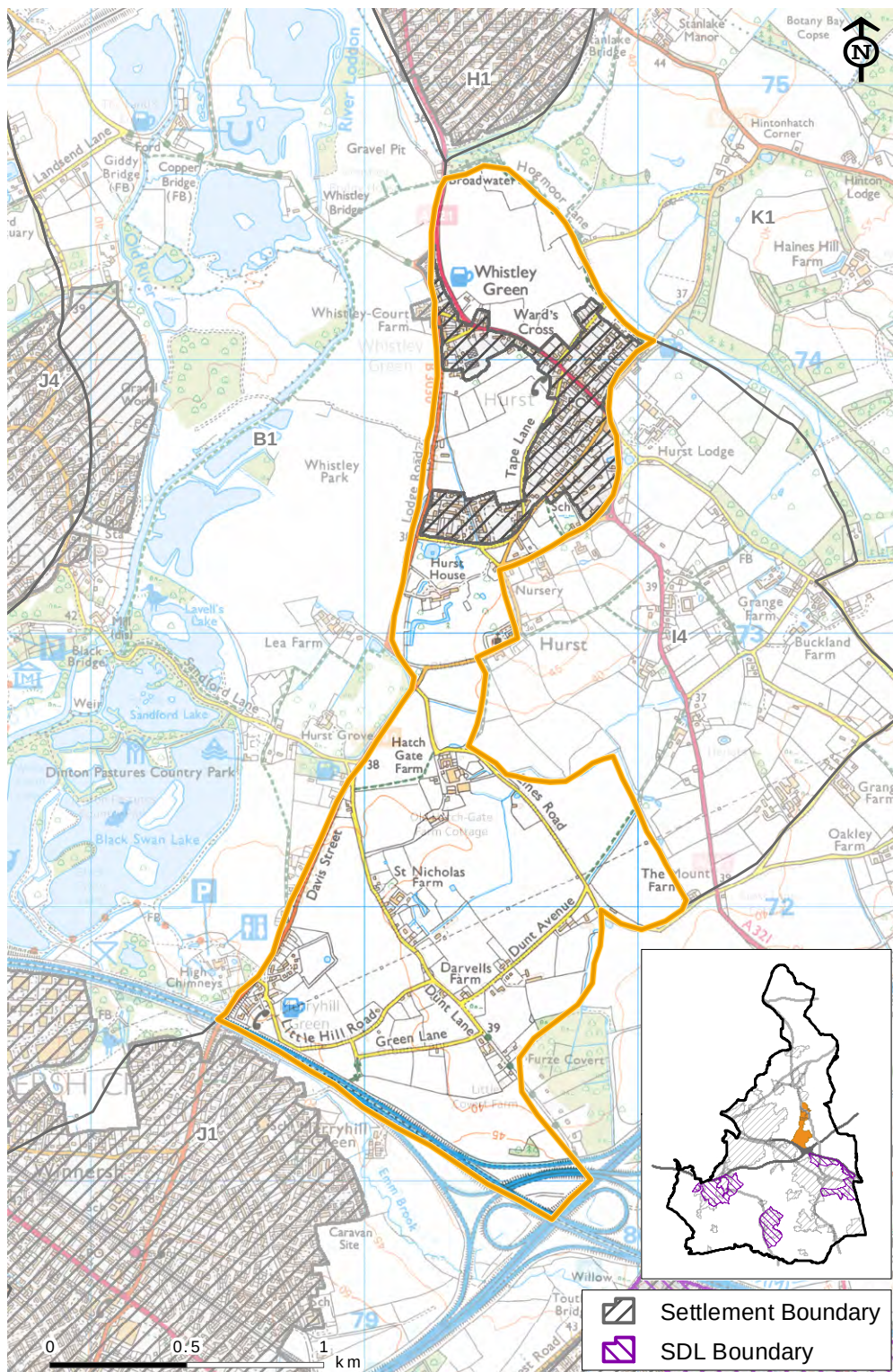


Key Characteristics

- Flat alluvial floodplain at 55m AOD with gently sloping valley sides, loosely enclosed to the north east by the wooded ridges of Finchampstead (M2). The extensive surface geology of alluvium and river terrace deposits has resulted in extensive gravel extraction across the river valley, changing its original character.
- Riverine landscape dominated by the River Blackwater, a small river with a gently winding course enclosed by riverbank vegetation.
- A series of large open water bodies created from flooded gravel pits in varying stages of restoration which extend across the valley floor and connect to the larger restored gravel pits at Trilakes Country Park in the adjacent districts of Bracknell Forest and Hart.
- Ecologically important wetland habitats have developed around the restored gravel pits, including BAP priority habitat floodplain grazing marsh, wet woodland and grassland and create an appearance of natural landscape. Moor Green is well established as a Nature Reserve and LWS, Longwater Lane Meadow LWS is designated for its wet grassland. The floodplain is covered by the Blackwater Valley BOA. The open water of the restored gravel pits is an important habitat for birds.
- Wooded and enclosed character, created by woodland planting fringing the restored gravel pits, thick overgrown hedgerows with numerous mature hedgerow trees, and Fleet Copse LWS designated for a large BAP priority habitat lowland mixed deciduous woodland of ancient origin.
- Irregular fields used for small-scale agriculture including horse grazing and paddocks, south of Lower Sandhurst Road and south of Fleet Hill.
- A rural linear settlement pattern along leafy lanes on the edge of the floodplain, except for post-war development on the settlement edge of Finchampstead, where buildings tend to be set back, with long drives, and are therefore not very visible.
- Informal recreational landscape with trails and footpath connections to Trilakes Country Park, including the promoted Blackwater Valley Path.
- Wooded backdrop to views from Fleet Copse and extensive woodland on Finchampstead Ridges.
- Attractive naturalistic landscape with a backwater character created by the presence of open water surrounded by wetland vegetation.
- Strong sense of tranquility and dark night skies although disturbed locally by the busy B3016 and on-going restoration of the former gravel pits.

Natural Landscape

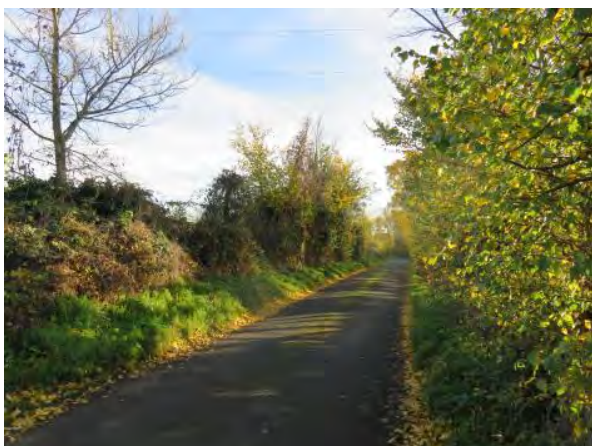
- B2.1 The main physical influence on this landscape is the presence of the River Blackwater. The valley has a gently sloping, and in some areas almost flat landform which contrasts with the steeper slopes of the Forested and Settled Sands leading up to Finchampstead Ridges to the north. The floodplain is comprised of alluvial and Second River Terrace deposits fringed by the sandy soils of the Bagshot Beds. This has resulted in the presence of Argillic Gley soils on the floodplain and



SUMMARY

A relatively flat lowland agricultural landscape lying to the east of the floodplain of the River Loddon. Arable fields tend to be large, with areas of horse and pony grazing. The area has a strong connection to the river valley, with water-filled ditches and ponds throughout. A network of rural roads connects farms and the small settlements of Whistley Green and Hurst.

The Hurst River Terrace is defined to the west by the boundary with B1: Loddon River Valley with Open Water. The eastern boundary is less clearly defined and corresponds with the geological boundary between the river terrace deposits and the adjoining clay and alluvial landscapes: I1: Ashridge Open Clay Lowlands and I4: Hurst Open Clay Lowlands and K1: Stanlake Farmed Sand and Clay Lowland. The southern boundary is defined by the M4, which separates the rural landscape from the more settled fringe landscape of J4: Wokingham-Winnersh Settled and Farmed Clay.



Key Characteristics

- Flat lowland landscape with gently shelving slopes down to the Loddon river valley. Geologically varied, the area is underlain by clay with sand and gravel river terrace deposits with impervious soils affected by high groundwater and short-term flooding.
- Network of water features from minor drainage channels radiating into the Loddon Valley; deep drainage ditches around the fields; and scattered farm ponds.
- Simple agricultural landscape of mainly arable farmland, with pasture enclosed in relatively large straight-sided fields, including smaller areas of horse and pony paddocks.
- Open character with relatively few boundaries marked by vegetation. Hedgerow or roadside trees are relatively scarce and scattered.
- Villages located around historic cores including Whistley Green and Hurst, which has a Conservation Area. Newer linear development within these settlements is aligned along the network of roads and rural lanes. There is no strong local vernacular, although there are fine early buildings and building character is unified by the presence of red brick.
- Regular pattern of river terrace farmsteads along the rural lanes, some of which are listed. Many have large-scale modern agricultural buildings which are prominent in the landscape.
- A rural and tranquil area, with only southern edge affected by movement and noise of the M4 and its junction with the A329 (M) and crossed by pylons.
- Wooded horizons created by the wooded character of the adjoining Loddon valley and the woods and hedgerow trees of K1 and I4.

Natural Landscape

- C2.1 The Hurst River Terrace is a relatively flat lowland landscape above the Loddon Floodplain lying almost entirely at 40m AOD with gentle shelving slopes falling to the river valley below. The character area represents a terrace of land that roughly follows the deposition of Kempton Park Gravels, over the underlying Lambeth Group and London Clay. In the south of the area, there are small areas of Third River Terrace gravels, and where these deposits have not occurred the London Clay occurs near the surface.
- C2.2 The dominant soils are typical Argillic Gleys, which are stony loams affected by high groundwater and short-term flooding. The propensity for waterlogging has led to the creation of a network of formal ditches (that often follow the roads) designed to drain water into the Loddon river valley below and the impervious soil has allowed the creation of numerous small farm ponds. The extent of waterlogging has influenced the subdivision of land between arable and permanent pasture, although this is being lost with increased drainage in modern times.
- C2.3 This area lacks woodland, but its verdant and open character is enhanced by the dark wooded horizons created by the adjacent LCAs. The openness is emphasised by the fragmented character of hedgerows and hedgerow trees.
- C2.4 The landscape of the Hurst River Terrace is predominantly agricultural and residential. The farmland is mixed, although arable dominates. The pastures support horses, sheep and cattle, and the arable fields are used for cropping including brassicas. Due to the close proximity of

fields, stock is sometimes released from the pastures onto the arable areas, when the crops have been fully harvested to use the unwanted parts of the crops for fodder.

- C2.5 Both the arable and pasture is set within large geometric fields of variable shape. These fields are mostly divided by post and wire fences with occasional stretches of metal estate rail and gates defining the edges of the pony paddocks. There are few boundaries marked by vegetation, although the infrequent lengths of hedgerow that have survived tend to be intact and comprise mechanically managed low flailed hawthorn monoculture hedge. Remnant hedgerow or roadside trees are sometimes present. Some property boundaries contain coniferous shelterbelt hedgerow plantations and there is often vegetation in gardens, which help to break up the landscape. However, generally the landscape appears to lack vegetation structure and is reliant upon hedgerows, trees, and woodland in the adjacent landscape types for definition.
- C2.6 There is one Proposed Local Wildlife Site (PLWS) at Vine Cottage, Hurst designated for wet woodland. The main features of habitat value are the small water bodies including the drainage channels and small farm ponds with permanent aquatic vegetation some of which support great crested newts and a good population of water voles.

Cultural Landscape

- C2.7 There is no remaining visible evidence for prehistoric or Romano-British settlement in this area. A Domesday settlement is recorded at Whistley, and Whistley Green village was established around a green. Place names containing "-leah" and Hurst indicate settlement in the forest landscape which later formed part of the Royal Forest of Windsor.
- C2.8 There is currently no trace in the landscape of the former medieval deerpark at La Lee (Hurst), which probably spanned both the terrace and the floodplain. The Tudor mansion at Hurst House was rebuilt in the 19th century, with landscaped parkland.
- C2.9 The higher ground of the river terrace was the focus for medieval settlements exploiting the valley floor for agriculture and there is a pattern of closely spaced hamlets and farmsteads sited on the edges of the floodplain, linked by narrow lanes. These include a particularly high concentration of surviving 16th and 17th century rural buildings. Many of the fields are irregularly shaped, but often with straight-sides, indicating the recent amalgamation of the smaller fields produced by Parliamentary and earlier enclosure, although there are small areas of relatively intact early post-medieval field system.
- C2.10 Linear settlement is located along the relatively dense rural roads, which have wide verges and occasional grassy roadside banks. Clusters of houses associated with the edge of the floodplain follow Lodge Road and Davis Street. These include the settlements of Whistley Green, Hurst (which has a Conservation Area) and Ward's Cross. Although there is no apparent strong rural vernacular in these areas they do have a sense of unity, albeit somewhat suburbanised, with warm red brick being characteristic throughout all ages of property and the hedges, brick walls and fences of front gardens creating a continuous frontage to the roads. There are a number of older buildings, many of which are listed, which lend a sense of historic continuity and provide local focal points. These include the flint and brick-built parish church of St Nicholas, Grade I listed, and the distinctive brick Barker's Almshouses nearby on higher ground, Grade II listed.
- C2.11 Elsewhere the dominant influences are clustered farmsteads and large detached halls. The farmsteads include more modern buildings with dormer windows and are frequently associated with large agricultural sheds and warehouses, which are often brightly coloured and eye-catching. Many of the halls are of high architectural quality, originating from earlier buildings, such as Hurst House built by Richard Ward in 1530 and rebuilt in 1847 by the Vicar of Hurst, incorporating old material with its tall 'Elizabethan' style chimneys.
- C2.12 The road network has a winding and peaceful character, which, in the rural area, results from the lack of kerbing and the distinctive character of the roadside ditches and banks, and, in the more settled parts from the wide roadside verges. There are very few footpaths within the area.

Perceptual Landscape

- C2.13 There are open views overlooking the adjoining floodplain of the Loddon. The dark wooded horizon, trees and hedgerows of the Loddon Valley to the west and Hurst lowland to the east provide enclosure and a backdrop to views and also emphasises the open nature of the landscape
- C2.14 This is a largely quiet and rural area, which feels far removed from the nearby heavily settled areas of Wokingham, Winnersh and Woodley. Only in the south, e.g. Little Hill Road and Green Lane areas, is the noise and movement of traffic on the M4 and A329 (M) apparent.

Valuable Landscape Attributes

- Peaceful and open character of the undeveloped arable and pastoral landscape when removed from the intrusion of major roads to the south, which provides an escape in close proximity to the urban population.
- Rural settlement pattern of small villages with historic cores and farmsteads unified by the cohesive use of redbrick which provides a cultural record of the past and adds local distinctiveness.
- A network of narrow rural lanes with characteristic roadside ditches which contribute to scenic quality.
- Small wetland habitats, including drainage channels and numerous farm ponds which are valued for flora and fauna.
- Gently undulating terrace landform provides open and clear views to the wooded backdrop of the adjacent Loddon Valley.

Landscape Condition

The landscape is in moderate condition. The physical landscape, particularly the gently shelving landform, rural settlement pattern and openness of the rural landscape are intact. However there has been loss of hedgerows and replacement with post and wire fencing, as well as field amalgamation. Linear development along roads has occurred, and there is a suburban character to buildings in villages. An increase in traffic has led to the creation of informal passing places on the rural road network, and increased disturbance due to motorway noise from the M4 and A329 (M).

Key Issues

- Effects on tree health or species composition of woodland and wet woodland as a consequence of pathogens and climate change. Climate change is also likely to result in increased seasonal variation in river flows.
- Hedgerow loss associated with past expansion of fields and intensification of agriculture.
- Introduction of high coniferous boundaries around individual properties.
- Potential for sand and gravel extraction impacting the tranquillity and rural character of the area.
- Despite the presence of pasture there are no areas of species-rich grassland in this area due to increasingly intensive grassland management and conversion to arable land or pony grazing.
- Increasing pressure for horse/pony paddocks and grazing, particularly at settlement edges, leading to a decrease in rural intactness and affecting landscape condition.

- Drainage operations associated with development and agriculture affecting small wetland habitats.
- Demand for residential development increasing linear development along rural lanes and continuing to push towards the amalgamation of close settlements Whistley Green and Hurst impacting rural character. Incremental suburbanisation of buildings.
- Increasing traffic on rural lanes has led to creation of informal passing places and consequent demands for upgrading the winding network of rural lanes with new signage, line painting and widening is threatening the intimate rural character of the lanes.
- Increase in levels of background traffic noise from the M4 and A329 (M) particularly in the south of the area.
- Large-scale modern agricultural buildings are prominent in the rural landscape.
- Increasing demand for communication masts, pylons and poles lead to visual intrusion of these elements in the open landscape.

Landscape Strategy

To maintain the landscape character of the *Hurst River Terrace* the following strategy is required: to conserve and enhance the quiet, rural and agricultural landscape with its scattered rural farmsteads and small red brick villages connected by narrow rural lanes.

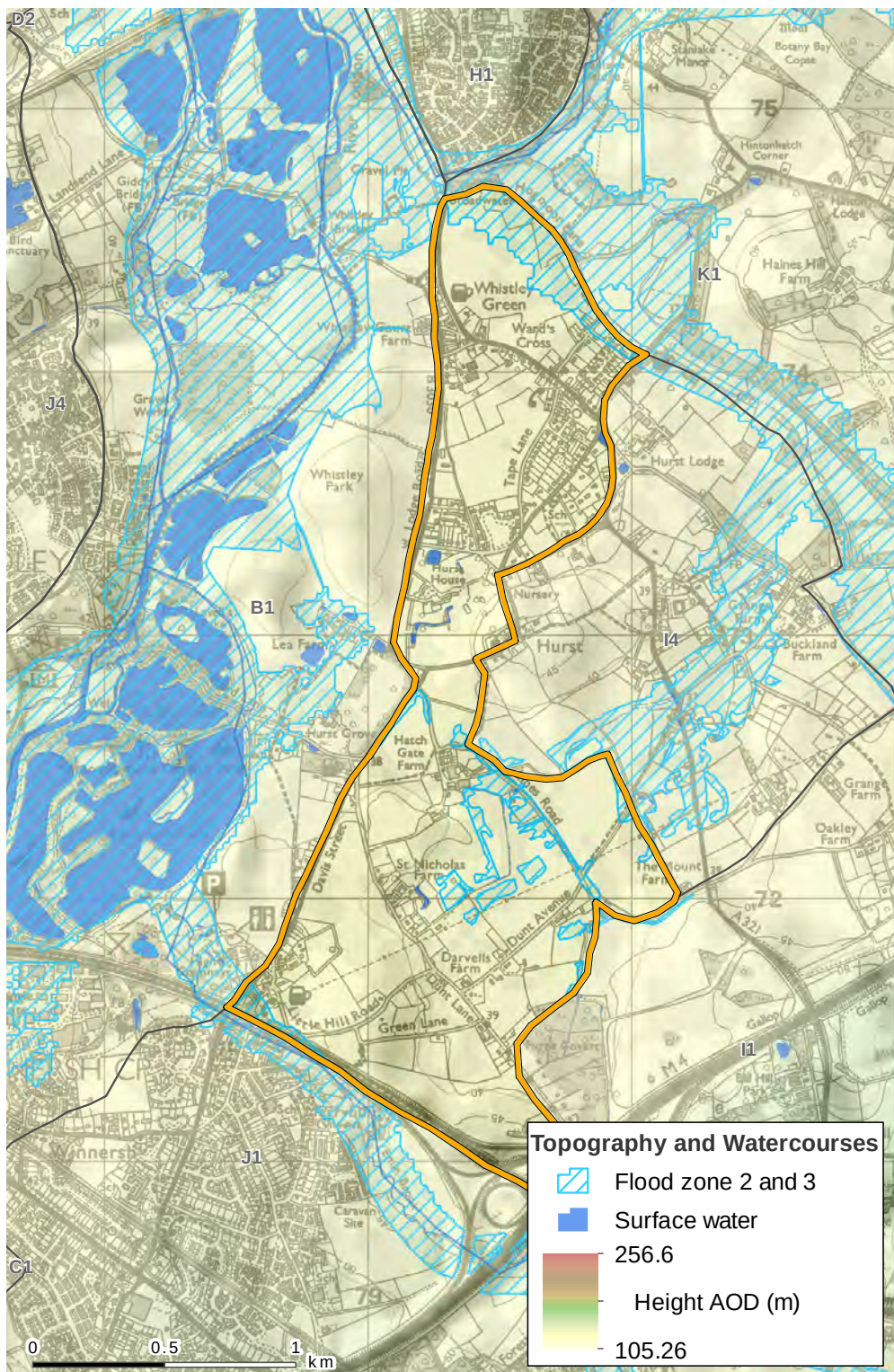
The key aspects to be conserved and actively managed are the open views overlooking the adjoining floodplain of the Loddon. There are opportunities to enhance the landscape through restoration and management of the hedgerows. Opportunities also exist to restore lost wetland and grassland habitats and reinstate woodland planting, which may mitigate the influence of the M4/A329 (M).

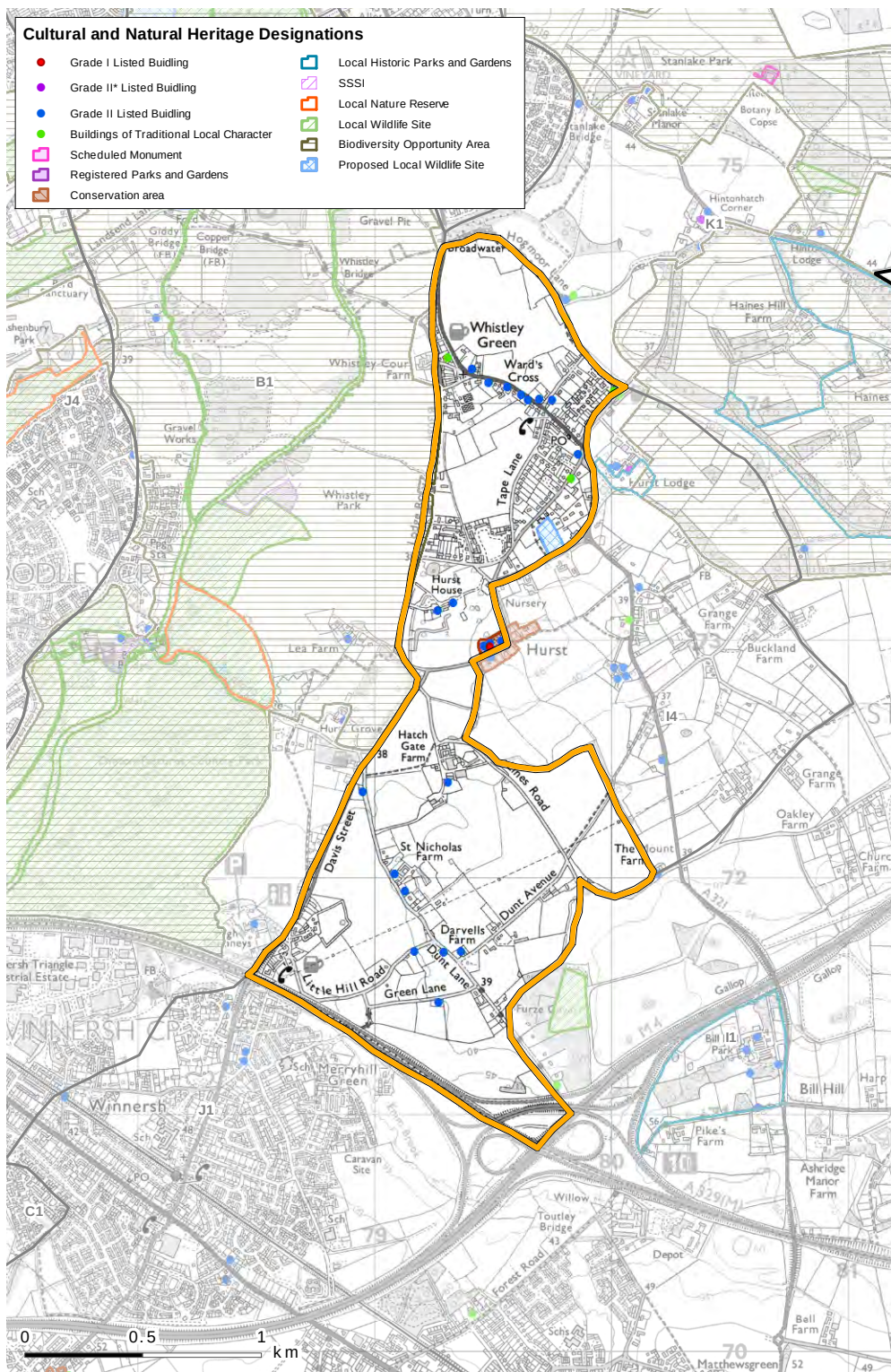
In terms of development, the aim is to conserve the low-density pattern of settlement centred around Hurst and Whistley Green.

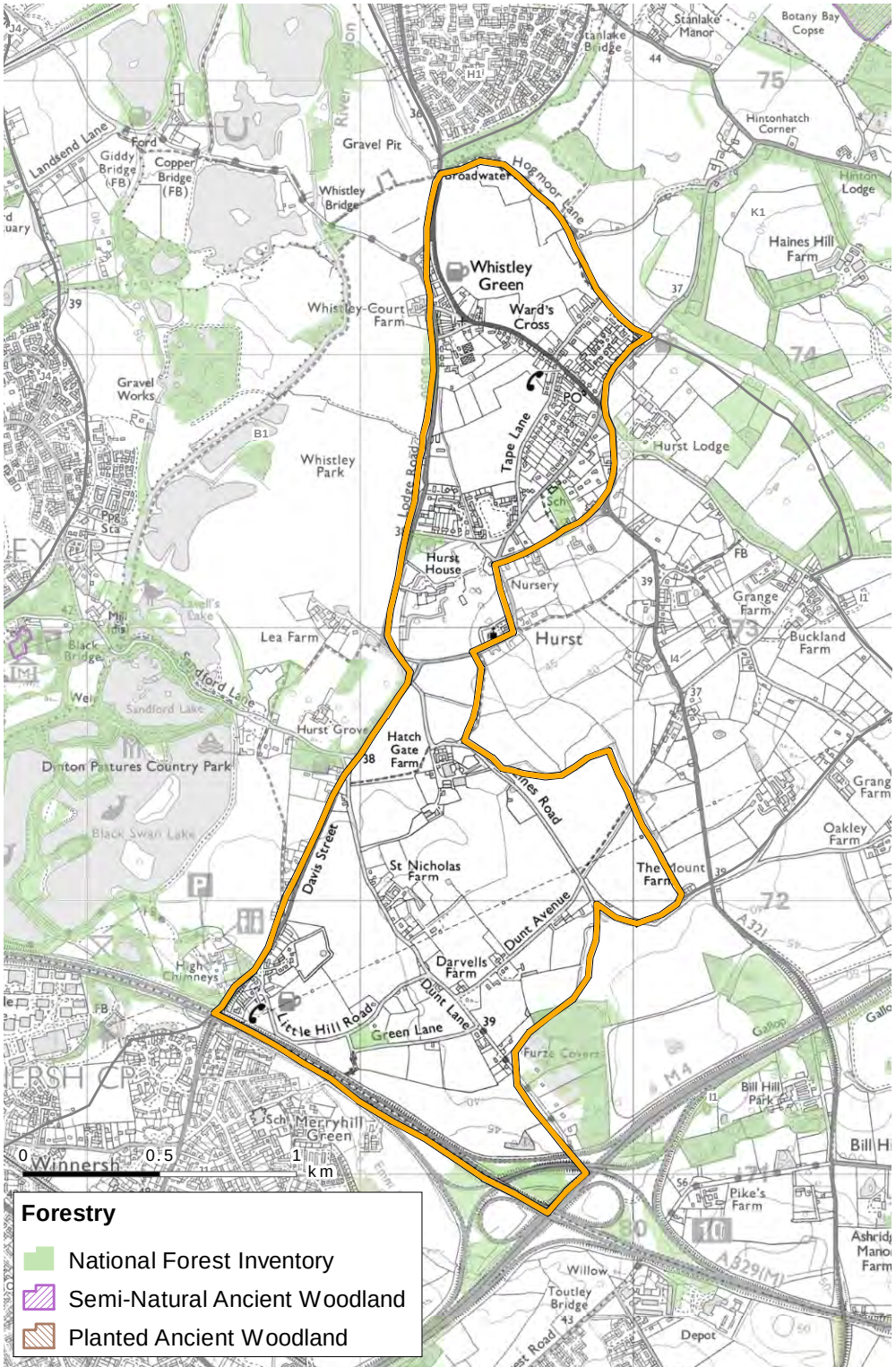
Landscape Guidelines

- Increase the extent of native deciduous woodland, using locally occurring native species in order to create a more wooded character and provide screening of the M4. Seek to avoid introduction of coniferous boundaries and shelterbelts.
- Conserve the open and rural qualities of the landscape. Manage and enhance the wildlife interest of agricultural fields by encouraging the creation of uncultivated field margins and other wildlife-friendly farming methods around intensively farmed fields.
- Conserve and manage hedgerows and hedgerow trees as important wildlife habitats and landscape features, as well as the links they provide across the landscape and between areas of woodland. Reinstall or repair hedgerows and hedgerow trees with native species where there are opportunities to do so.
- Manage the integration of equine activities into the landscape through the maintenance of existing boundaries or restoration of hedgerows and hedgerow trees and control of associated built development.
- Conserve, enhance and manage wetland and resist infilling of ponds and drainage ditches due to development or changes in land use.
- Reinstall lost grassland habitats on pastoral land.

- Maintain the sparse settlement pattern of villages and dispersed farms through control of new development, avoiding further linear spread of development.
- Enhance sense of place through careful design (including siting, massing, scale materials and landscape – and sensitive lighting to retain dark skies at night) to minimise the impacts of any potential new development on valuable attributes.
- Conserve the peaceful and open rural character of the open landscape between adjacent village centres, to protect the individual identity of settlements, and retain their sense of physical and visual separation. In particular protect the sensitive areas of open land remaining between Hurst and Whistley Green.
- Conserve the scenic value and rural character of the villages and the listed and historic buildings throughout the area, including within Hurst Conservation Area.
- Avoid detracting tall or large structures as well as high plantings of coniferous hedges, which would be very prominent in this open area.
- Resist proposals that introduce extensive or obtrusive elements e.g. pylons on the visually sensitive landscape.
- Maintain and enhance the character of rural lanes resisting unsympathetic highways modifications, road widening, passing bays, infrastructure and signage.
- Ensure restoration plans for gravel extractions sites are in keeping with the character of the landscape and encourage opportunities for habitat creation. Resist proposals that would impact on the intactness or integrity of the landscape or habitats.
- Maintain views to the wooded backdrop of the Loddon valley. Consider the impact of any development on the views to the wooded horizon. Particular care should be taken in the siting of communication masts, other vertical elements, and very large agricultural or domestic buildings which have the potential to be highly visible.
- Use appropriate tree planting to help integrate major roads, particularly the M4/A329 (M) on the boundary of the area.
- Protect the strong perceptions of tranquillity in the landscape, ensuring development and associated infrastructure does not spread onto the river terrace.







B ii – Village Centre (Hurst) Area of Special Character Area Appendix 3 – Heritage Topic Paper Assessment, 2024



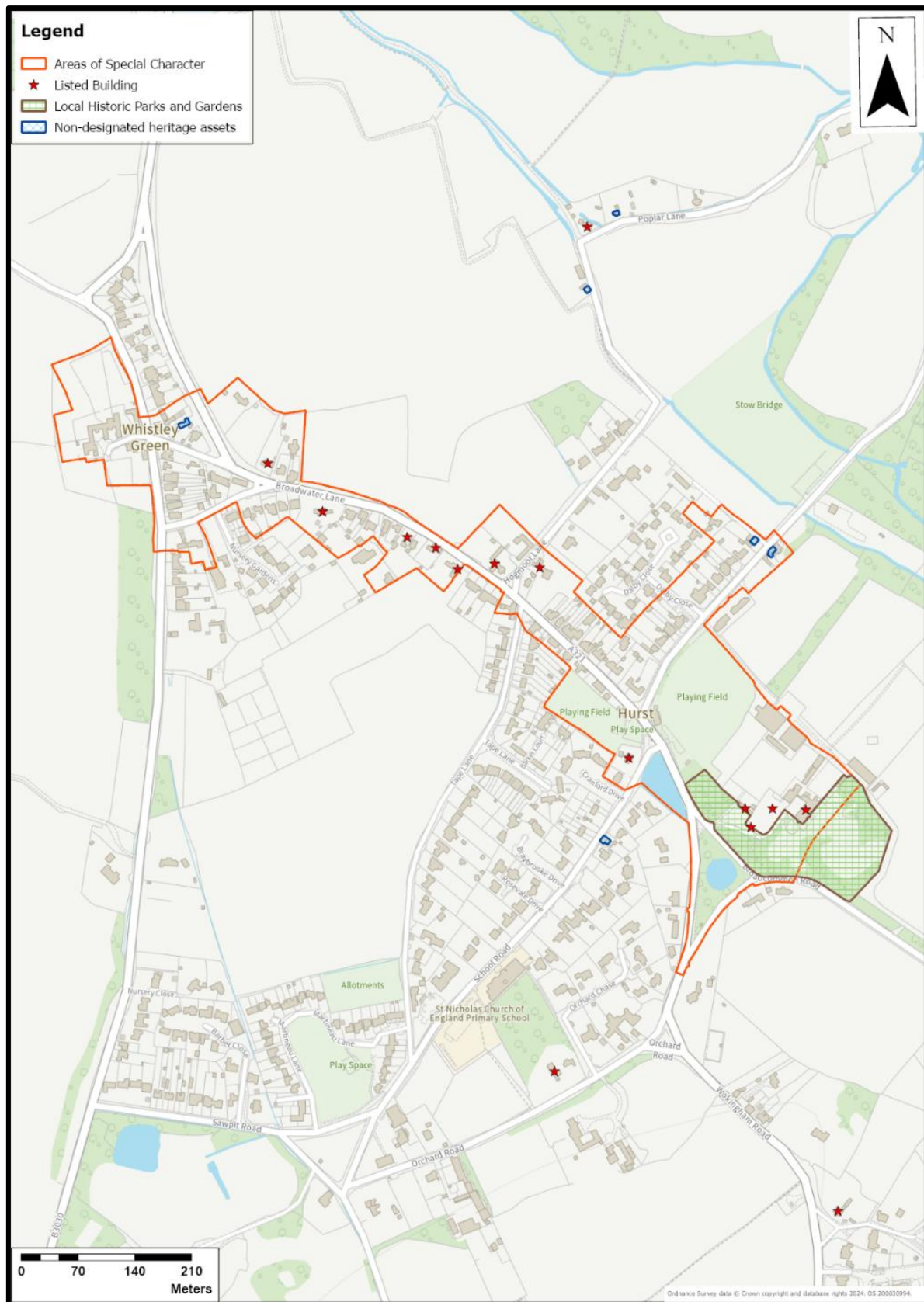
Historic Environment Topic Paper

Appendix C: Areas of Special Character pro-forma assessments

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Village Centre (Hurst) Area of Special Character

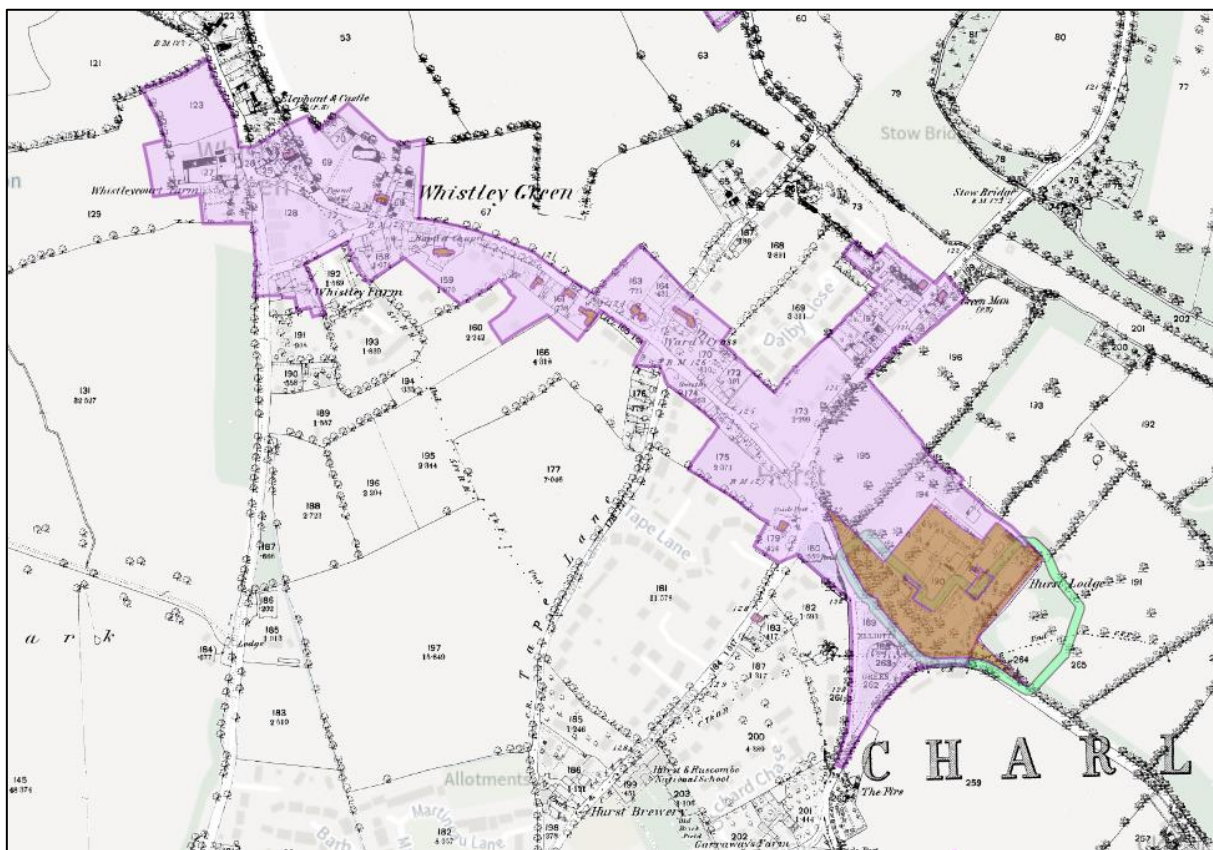


Area of Special Character	Village Centre (Hurst)
Parish	St. Nicholas Hurst
Ward	Hurst
Description	The Village Area of Special Character encompasses part of the settlement of Whistley Green and part of the settlement of Hurst, with Broadwater Lane being the primary road serving the AoSC and linking the two settlements. The AoSC lies approximately 1.7km south of Twyford and approximately 3km north-east of Winnersh. It incorporates part of Hinton Road, Hogmoor Lane and School Road in Hurst, as well as Whistley Green and Lodge Road to the north.
Heritage assets	Listed Buildings Grade II* Listed: - Hurst Lodge Grade II Listed: - Huntsman's Cottage - Buttercups - Bower Cottage - Parkers Cottage - Elder Cottage - Hunters Lodge - Old Posting House - Peacocks - Gardeners Cottage, Broadcommon Road - Wall at Hurst Lodge 80 Metres to Southeast. Local Historic Parks and Gardens - Hurst Lodge, Hurst National Historic Parks and Gardens N/A Scheduled Monuments N/A Non-designated heritage assets Building of Local Traditional Character (Locally listed) - Challenge Cottage, Broadwater Lane - St Swithins, Hinton Road - The Green Man Public House, Hinton Road Undesignated heritage assets that positively contribute to the AoSC: On Hinton Road - Little Hinton - Ivy Cottages

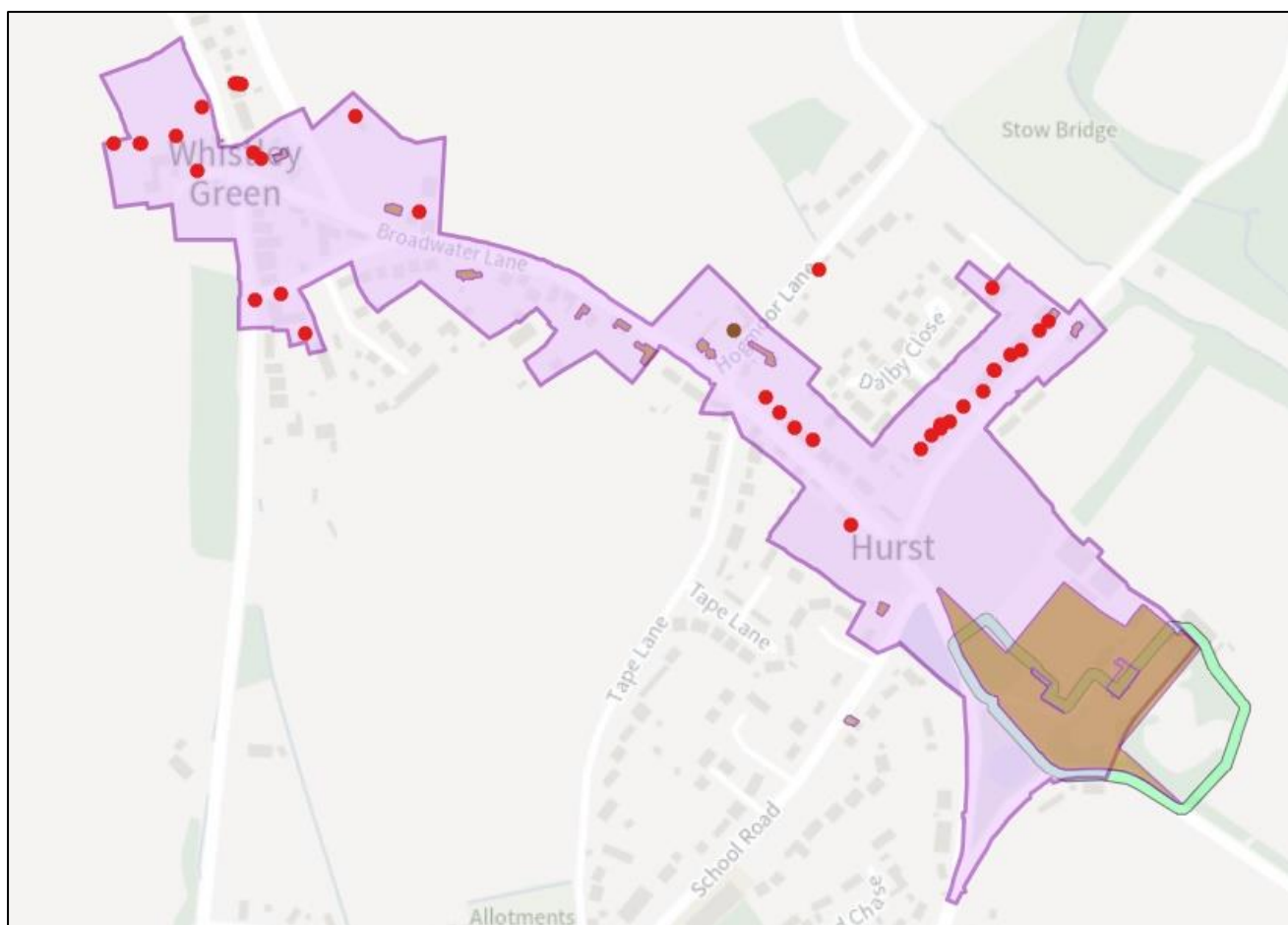
	- Myrtle Cottages - Little Grange - Hurstlea Cottages - The Little House - Montrose Villas - Quest Cottage - St. Swithins Cottage - On Hogmoor Lane - Long Barn On Whistley Green - Mayflower Barn - Whistley Green Farmhouse - Clear View Cottage - On Lodge Road - Oakley Cottage, - 1-7 (not 8) Whistly Court Farm/ Gower Close On Broadcommon Lane - Pantile Cottage - Whistley Green Cottage - 1 & 2 Gloster Cottage - The Cricketers - Post Office/Cobweb Cottage - 1-5 Diamond Villas - Caversham Villas - Bakery Cottage - Cornwall Villas
	The following heritage assets are within proximity to the area: - To the south of the AoSC lies the Wokingham Road Area of Special Character, containing five Grade II Listed Buildings and one Locally Listed Building. - To the north of the AoSC lies the Poplar Lane Area of Special Character, containing one Grade II Listed Building and two Locally Listed Buildings - Approximately 180m south-west of the area, lies the Grade II Listed Vine Cottage on Orchard Road. - The Elephant & Castle, Lodge Road, non-designated heritage asset - Grappenhall House, Hogmoor Lane – non-designated heritage asset
Summary	The Village Centre Area of Special Character is situated within the parish of Hurst. The area has a largely linear layout, with the majority of built form concentrated on Broadwater Lane which links the settlements of Whistley Green and Hurst. The area is predominately residential, comprising two-storey semi-detached

and detached buildings of a variety of ages and designs, featuring a mix of brick and white render elevations.

Broadwater Lane is heavily vegetated on the stretch of road between Hurst Village and Whistley Green, with many mature trees and open fields on the northern side of the street. The AoSC encompasses the Hurst Cricket Club to the south, as well as Hurst Lodge, a Grade II* Listed Building and it's adjacent Locally Listed Historic Park and Garden. There are also a number of Grade II Listed Buildings within the area, dating from the 16th to late 18th Century.

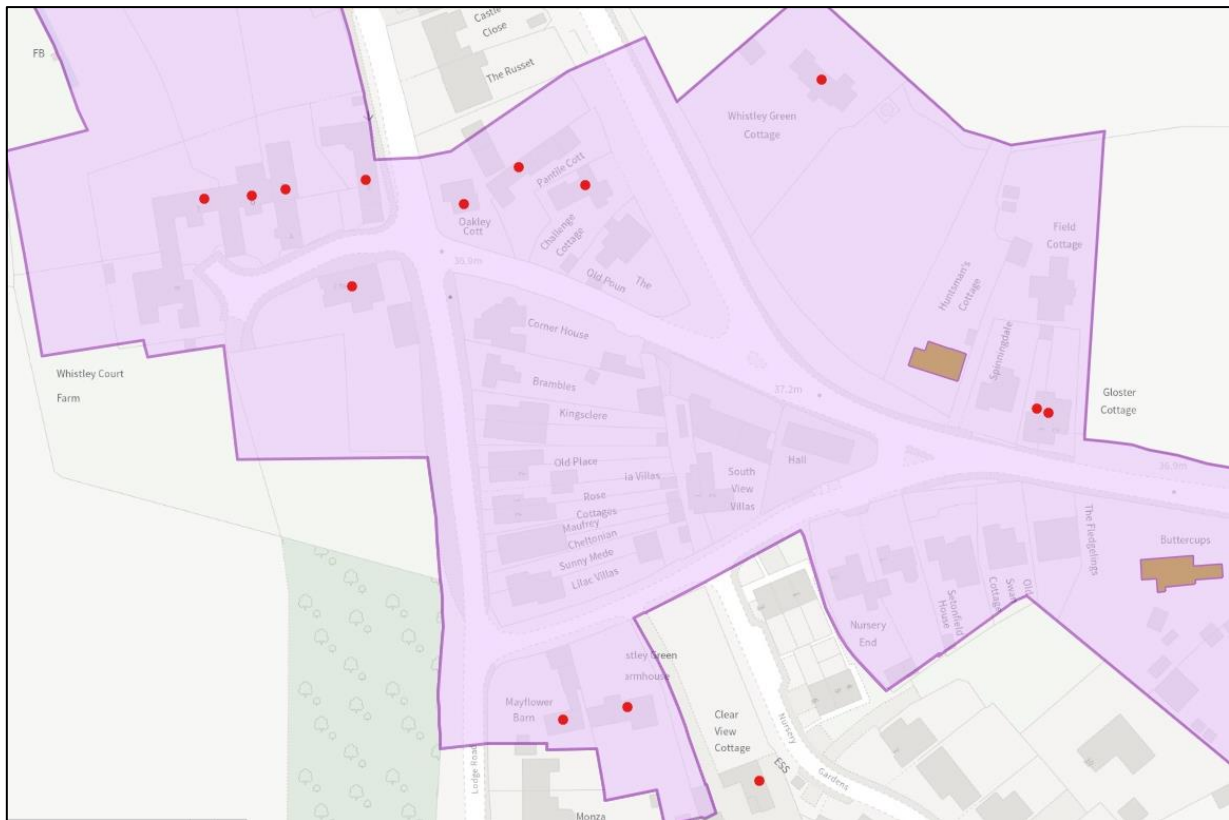


1873 Edition of OS map

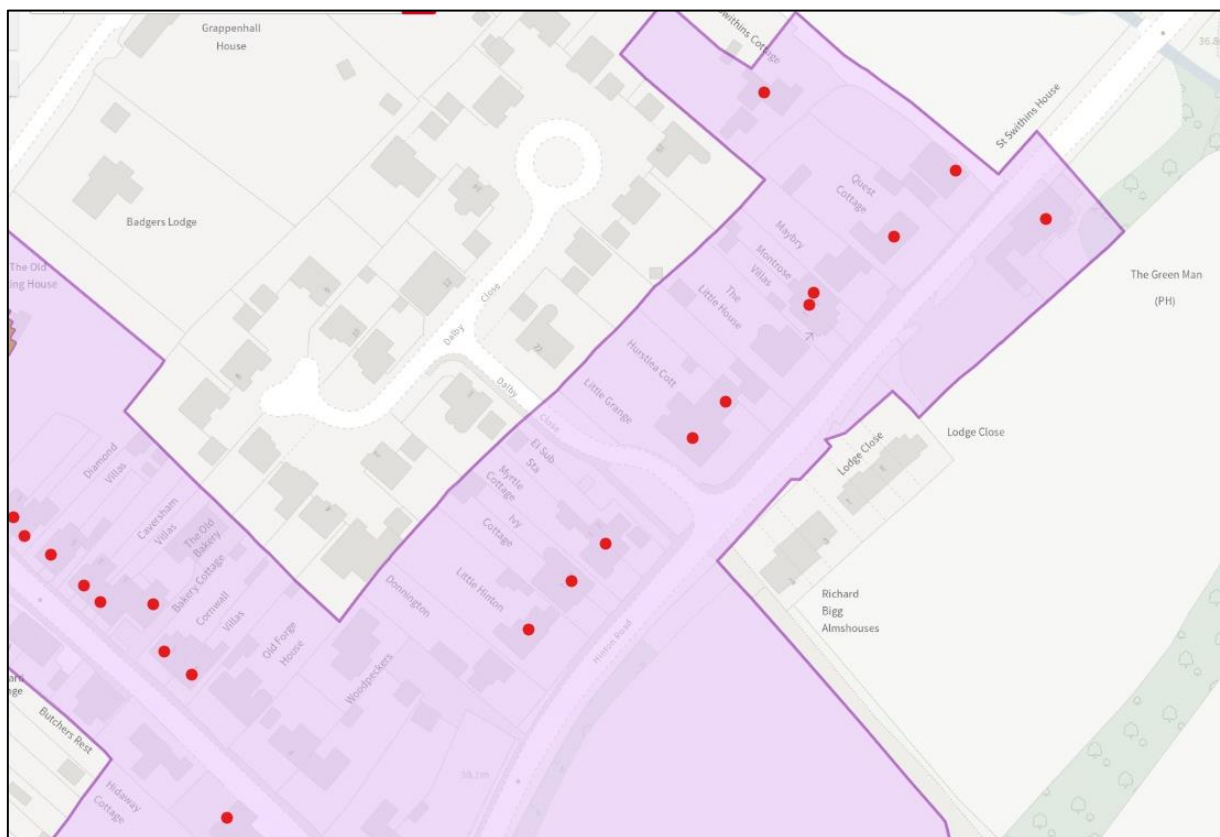


● Brown dot – curtilage listed building Long Barn - Heritage assets that positively contribute to AoSC

● Red dots - Undesignated heritage assets that positively contribute to AoSC



Lodge Road – Whistley Green Area



Hinton Road Area

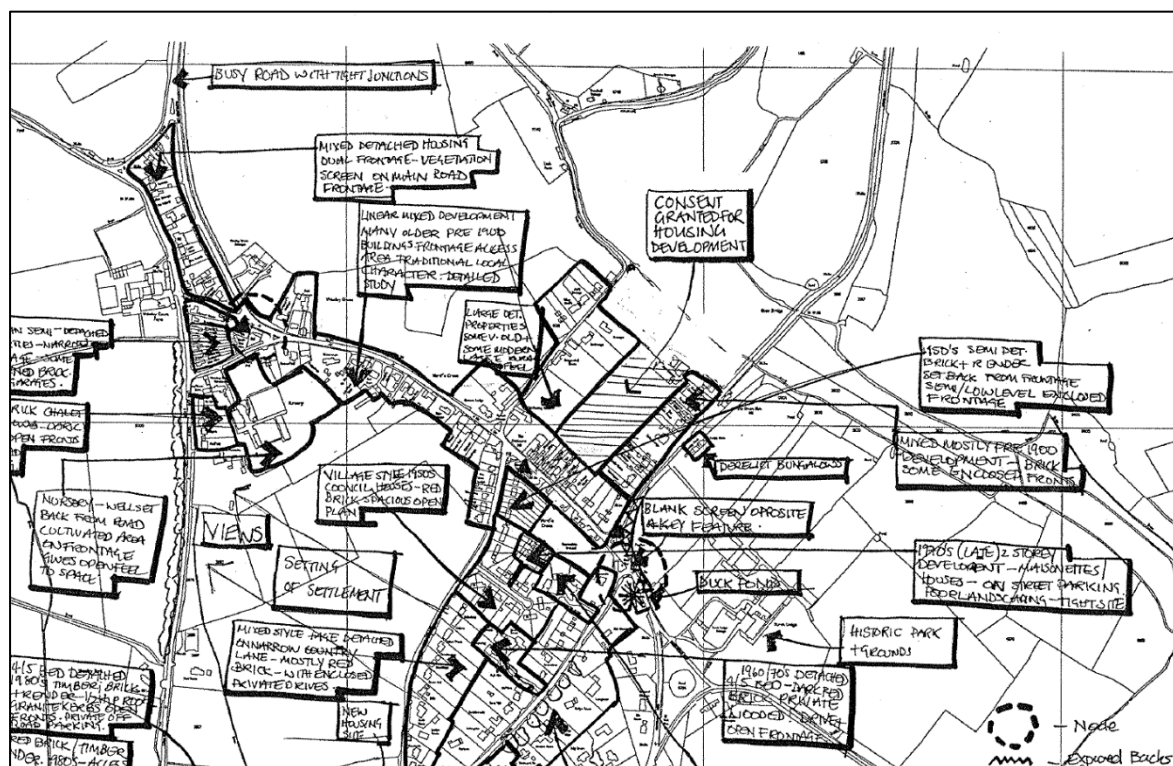
The main village of Hurst was developed away from the historic core of the settlement which now forms the Conservation Area. This is believed to have occurred because following the Black Death in 1348, the surviving villagers built new dwellings away from the church and graveyard to avoid contamination. This unusual situation has survived in this form to the present day, in which the church, built on a wooded hill, is located at some distance from the population centre of the village.

The concentration of Listed Buildings around

The surprise of the church with its own collection of buildings around it adds to the delight of Hurst. It is also visible from some distance above the trees. Much of the village is served by wooded rural lanes which lend a distinct rural feel to the character.

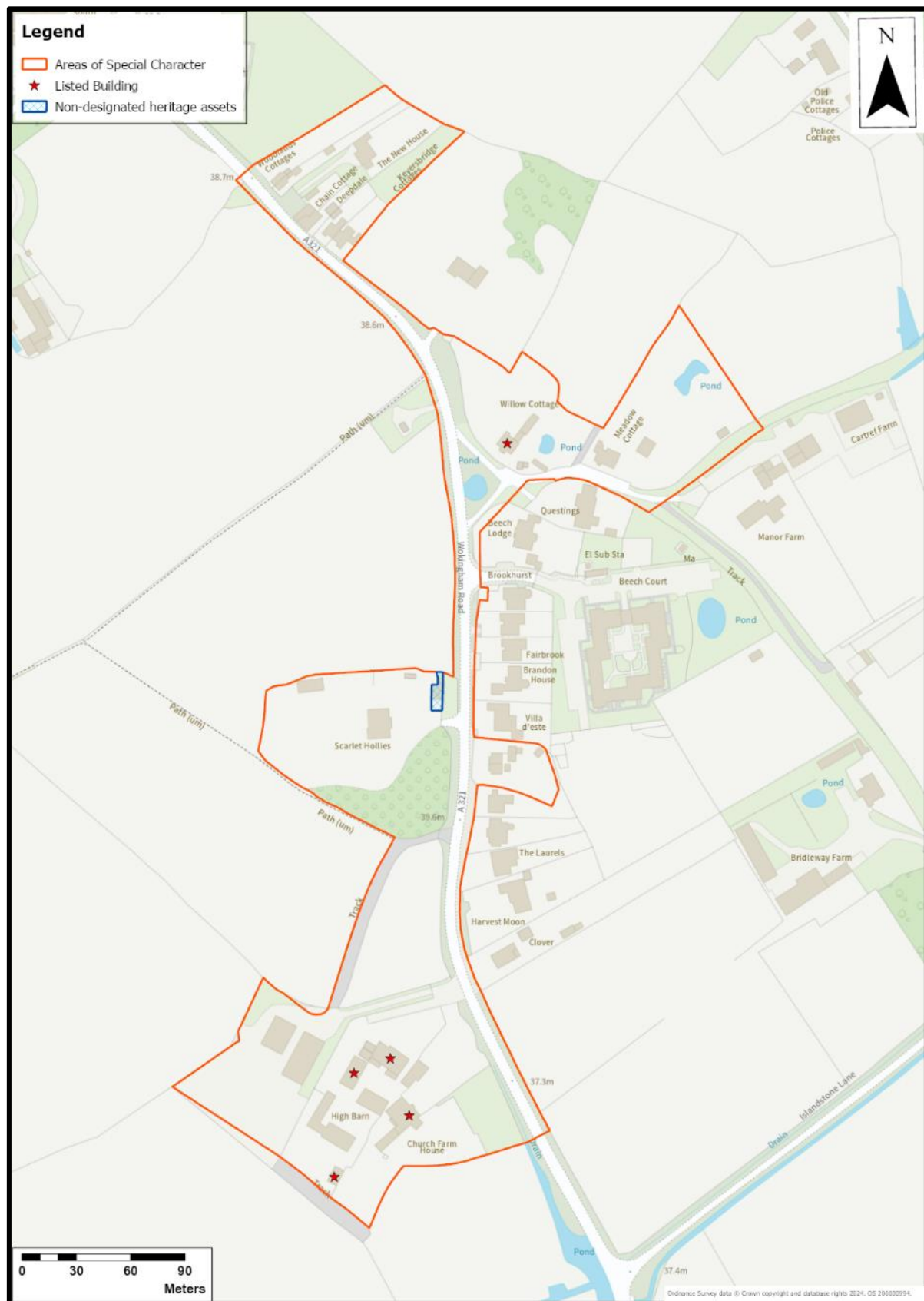
The vast majority of the village could be said to display 'special character', as an attractive village. It has kept a good relationship to the surrounding countryside and suffered only minor infill and modern development. The linear part of the village is linked by a series of ponds and ditches, which adds another dimension to the built environment. The backdrop to the village, especially the approach from the south, is well wooded.

- ❖ Good range of attractive historic buildings.
- ❖ Feature village pond.
- ❖ Distinct Conservation Area.
- ❖ Wooded and rural setting.
- ❖ Limited unsympathetic modern development.



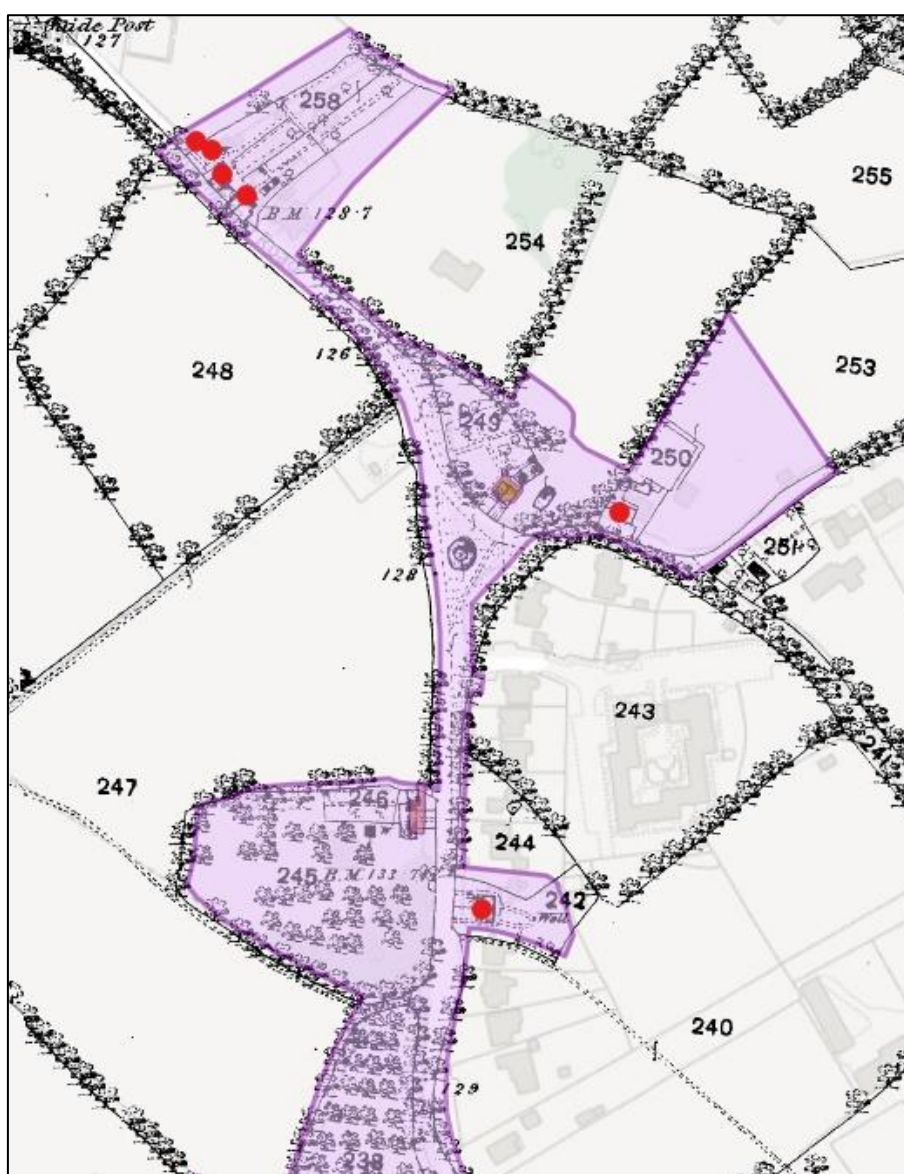
1994 extracts of the Village Centre (Hurst) Area of Special Character

Wokingham Road, Hurst Area of Special Character



Area of Special Character	Wokingham Road, Hurst
Parish	St. Nicholas, Hurst
Ward	Hurst Ward
Description	The Wokingham Road designated Area of Special Character is situated just to the south of the settlement of Hurst, approximately 2.7km south of Twyford and around 4.7km north-east of Earley. The AoSC includes several residential dwellings, including Grade II Listed Buildings and a Locally Listed Building. The area has a strongly rural character, with views across farm fields from Wokingham Road and mature trees and hedging bordering the road in a number of places.
Heritage assets	Listed Buildings Grade II Listed: - Willow Cottage - Cattle Shelter 75 metres northwest of Church Farmhouse - Barn 50 metres to northwest of Church Farmhouse - Church Farmhouse - Barn 60 metres to southwest of Church Farmhouse Local Historic Parks and Gardens N/A National Historic Parks and Gardens N/A Scheduled Monuments N/A Non-designated heritage assets Locally Listed Building: Roadside Barn at Scarlet Hollies, Wokingham Road Undesignated heritage assets that positively contribute to AoSC: Carrington Cottage, Wokingham Road Meadow Cottage, Wokingham Road Woodlands Cottages, Wokingham Road Church Cottage, Wokingham Road 1&2 Keyersbridge Cottages, Wokingham Road
Other heritage assets in proximity to the site	Heritage assets in proximity to the site include the following: • Vine Cottage (Grade II), situated on Orchard Road. • The Village (Hurst) Area of Special Character lies just to the north of this AoSC and encompasses many Grade II Listed Buildings and the Grade II* Listed Hurst Lodge.

Summary	The Wokingham Road Area of Special Character is situated within the parish of St. Nicholas, Hurst. The AoSC has a linear form, containing predominantly two-storey detached dwellings. In the northern part of the AoSCs, dwellings are smaller, semi-detached and sited close or even to adjacent to the road. To the south of the AoSC are a group of four Grade II Listed Buildings centred around Church Farmhouse. These buildings are timber framed, dating from the 16th to 19th Century. Buildings to the south of the AoSC are larger, detached, set-back from the road and benefit from larger plot sizes. This part of Wokingham Road is dominated by hedges and mature trees, with views across to farmfields beyond the AoSC, evoking a strong rural character.
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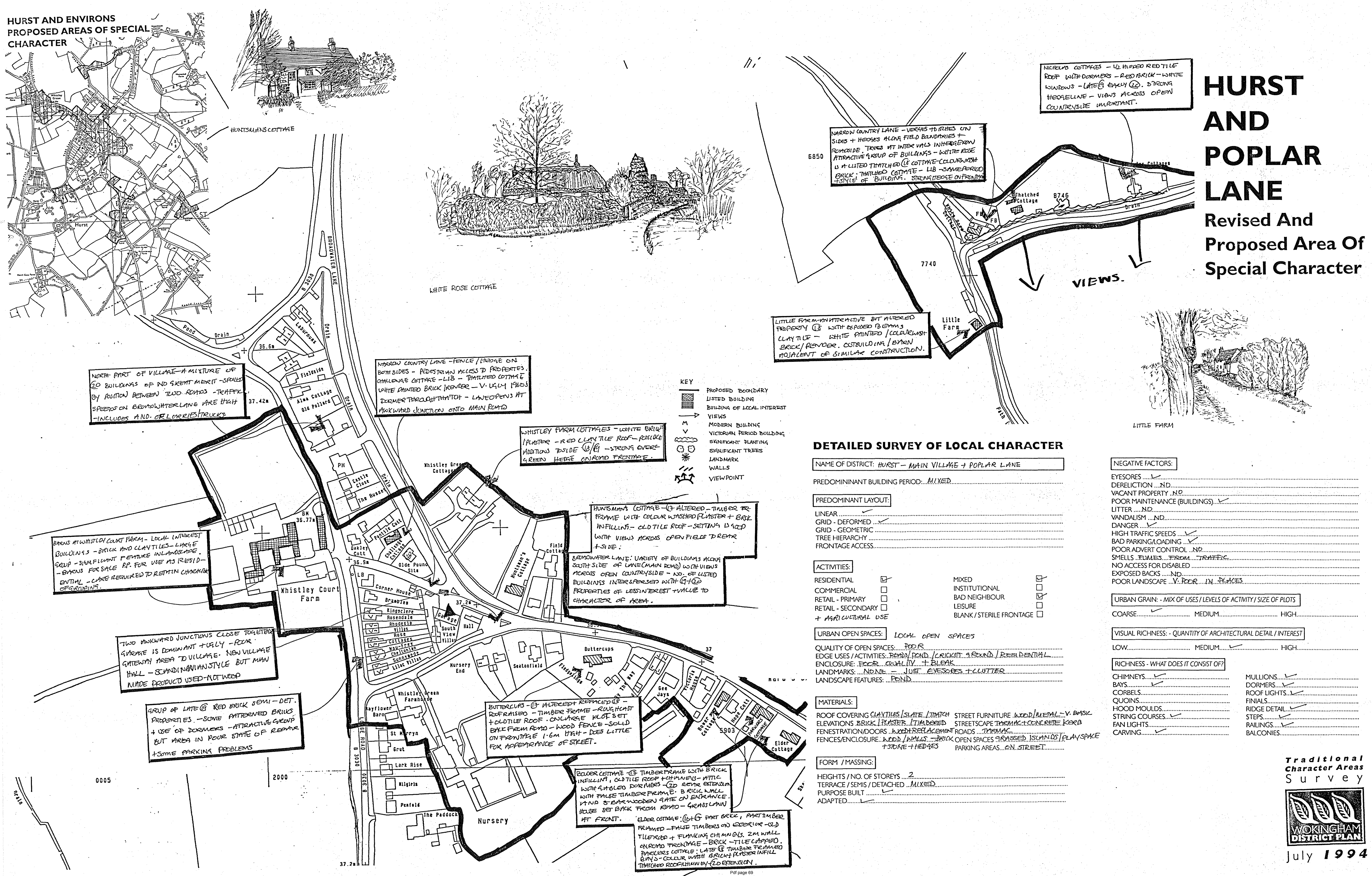
1873 OS map

● Red Dots – undesignated heritage assets that positively contribute to AoSC

B iii - Village Centre (Hurst) Area of Special Character Area Assessment 1994



HURST AND ENVIRONS
PROPOSED AREAS OF SPECIAL
CHARACTER



HURST AND POPLAR LANE

Revised And
Proposed Area Of
Special Character

DETAILED SURVEY OF LOCAL CHARACTER

NAME OF DISTRICT: HURST - MAIN VILLAGE + POPLAR LANE

PREDOMINANT BUILDING PERIOD: MIXED

PREDOMINANT LAYOUT:

LINEAR ☒ GRID - DEFORMED ☒ GRID - GEOMETRIC ☒ TREE HIERARCHY ☒ FRONTAGE ACCESS ☒

ACTIVITIES:

RESIDENTIAL ☒	MIXED ☒
COMMERCIAL ☐	INSTITUTIONAL ☐
RETAIL - PRIMARY ☐	BAD NEIGHBOUR ☐
RETAIL - SECONDARY ☐	LEISURE ☐
+ AGRICULTURAL USE ☐	BLANK / STERILE FRONTAGE ☐

URBAN OPEN SPACES: LOCAL OPEN SPACES

QUALITY OF OPEN SPACES: POOR

EDGE USES / ACTIVITIES: ROAD, POND, CRICKET, RESIDENTIAL

ENCLOSURE: POOR QUALITY, T. BLANK

LANDMARKS: NONE, JUST EYESORES + CLUTTER

LANDSCAPE FEATURES: POND

MATERIALS:

ROOF COVERING: CLAY TILES / SLATE / THATCH STREET FURNITURE: WOOD / METAL - V. BASIC

ELEVATIONS: BRICK / PLASTER / TIMBER STREETSCAPE: THICK, T. CONCRETE, KERR

FENESTRATION: DOORS, WINDOWS, PLACEMENT ROADS: T. PAVED

FENCES/ENCLOSURE: WOOD, W. W. L. S. BRICK OPEN SPACES: GRASS, SAND, PLAYSPACE

+ STONE + HEDGES PARKING AREAS: ON STREET

FORM / MASSING:

HEIGHTS / NO. OF STOREYS: 2

TERRACE / SEMIS / DETACHED: MIXED

PURPOSE BUILT ☒ ADAPTED ☐

NEGATIVE FACTORS:

EYESORES ☒ DERELICTION ☒ VACANT PROPERTY ☒ POOR MAINTENANCE (BUILDINGS) ☒ LITTER ☒ VANDALISM ☒ DANGER ☒ HIGH TRAFFIC SPEEDS ☒ BAD PARKING/LOADING ☒ POOR ADVERT CONTROL ☒ SMELLS, FUMES, TRAFFIC ☒ NO ACCESS FOR DISABLED ☒ EXPOSED BACKS ☒ POOR LANDSCAPE ☒ IN PLACES

URBAN GRAIN: - MIX OF USES / LEVELS OF ACTIVITY / SIZE OF PLOTS

COARSE ☒ MEDIUM ☒ HIGH ☒

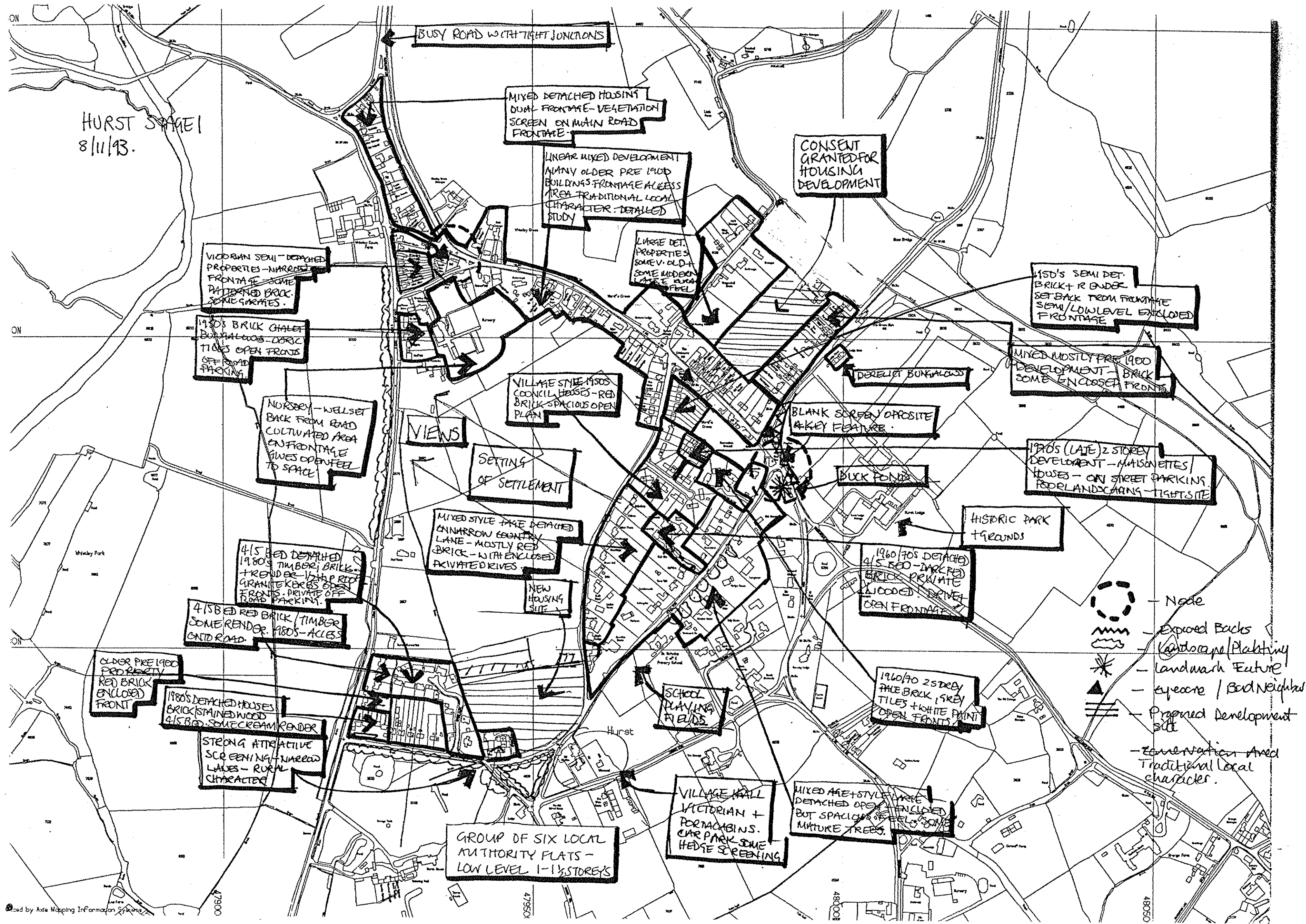
VISUAL RICHNESS: - QUANTITY OF ARCHITECTURAL DETAIL / INTEREST

LOW ☒ MEDIUM ☒ HIGH ☒

RICHNESS - WHAT DOES IT CONSIST OF?

CHIMNEYS ☒	MULLIONS ☒
BAYS ☒	DORMERS ☒
CORBELS ☒	ROOF LIGHTS ☒
QUOINS ☒	FINIALS ☒
HOOD MOULDS ☒	RIDGE DETAIL ☒
STRING COURSES ☒	STEPS ☒
FAN LIGHTS ☒	RAILINGS ☒
CARVING ☒	BALCONIES ☒

Hurst



Settlement Development

The main village of Hurst was developed away from the historic core of the settlement which now forms the Conservation Area. This is believed to have occurred because following the Black Death in 1348, the surviving villagers built new dwellings away from the church and graveyard to avoid contamination. This unusual situation has survived in this form to the present day, in which the church, built on a wooded hill, is located at some distance from the population centre of the village.

Development of the village centre is linear in fashion concentrating on the north-south route, here we find the distinct Townsend Pond, the village cricket ground and the main village facilities. The village contains some fine 16th Century timber framed buildings; the pressure for development coming later than centres like Wokingham meant a number of these have survived. In addition the village is an attractive residential area in a countryside location, making dwellings of any kind highly desirable.

The concentration of Listed Buildings around the church makes up the Conservation Area, clearly distinct from the remainder of the village.

Legibility

Being a dispersed village with distinct character areas it is difficult to ascertain the true village centre, but to the traveller the concentration of activity along the main A321 and the importance of this route itself, reinforces the legibility. Certainly in modern times the village shops are more the centre of the village than the church. Townsend Pond is an important focus to the centre of the village. It is a shame that the cricket ground is enclosed as this would increase the focus of the village at this point with a traditional open green.

The surprise of the church with its own collection of buildings around it adds to the delight of Hurst. It is also visible from some distance above the trees. Much of the village is served by wooded rural lanes which lend a distinct rural feel to the character.

Special Character

The vast majority of the village could be said to display 'special character', as an attractive village. It has kept a good relationship to the surrounding countryside and suffered only minor infill and modern development. The linear part of the village is linked by a series of ponds and ditches, which adds another dimension to the built environment. The backdrop to the village, especially the approach from the south, is well wooded.

The special features include:

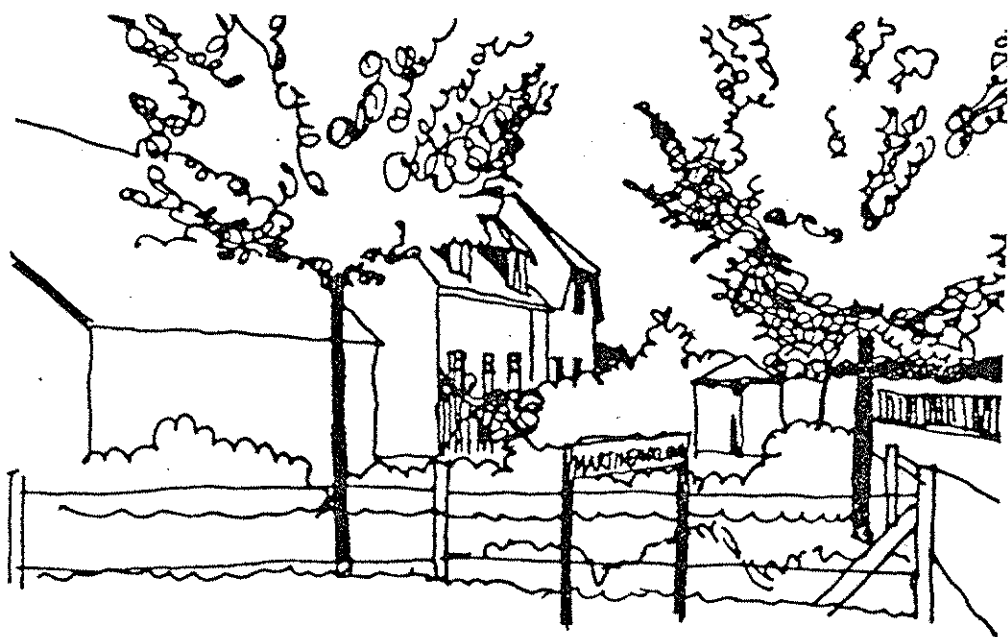
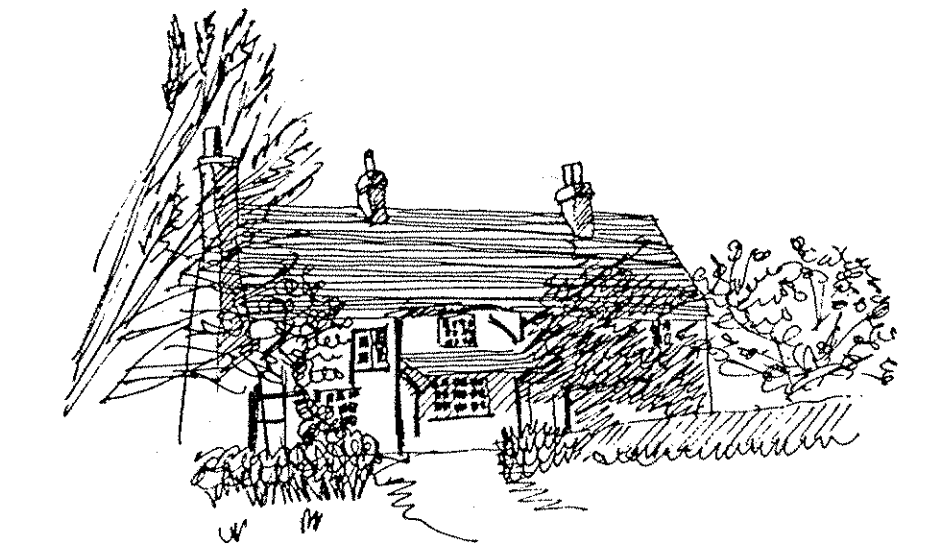
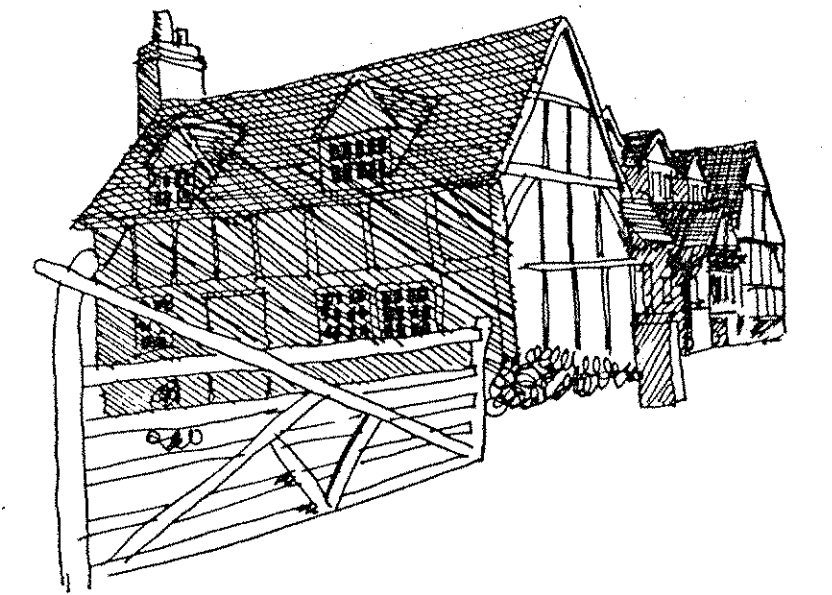
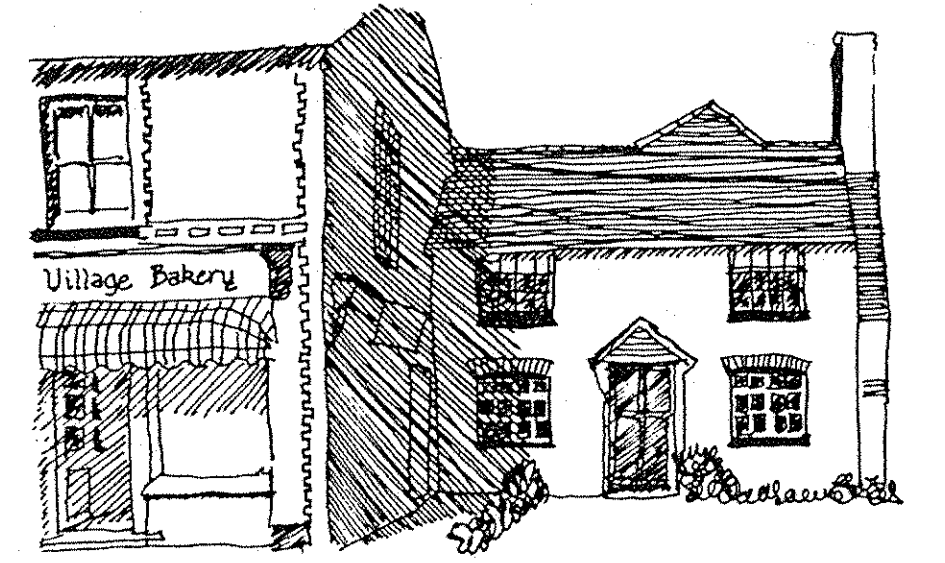
- ❖ Good range of attractive historic buildings.
- ❖ Feature village pond.
- ❖ Distinct Conservation Area.
- ❖ Wooded and rural setting.
- ❖ Limited unsympathetic modern development.

Negative Features

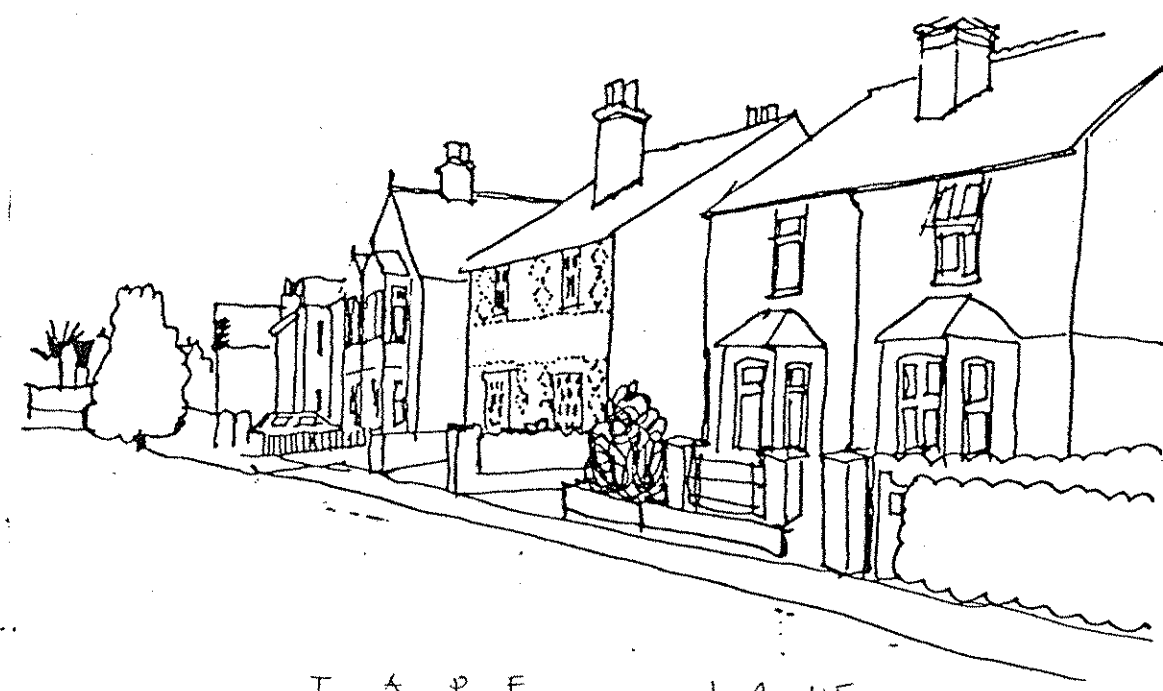
The main problem is the speed and flow of traffic along the A321. However, some natural 'traffic calming' occurs with the parking of vehicles to use facilities; this obstructs the road making only a single carriageway. This is desirable as it acts as a pinch-point - this could be formalised by official traffic calming but benefit could be made by slowing traffic earlier by use of gateways.

The village has a number of areas that might detract from the village character:

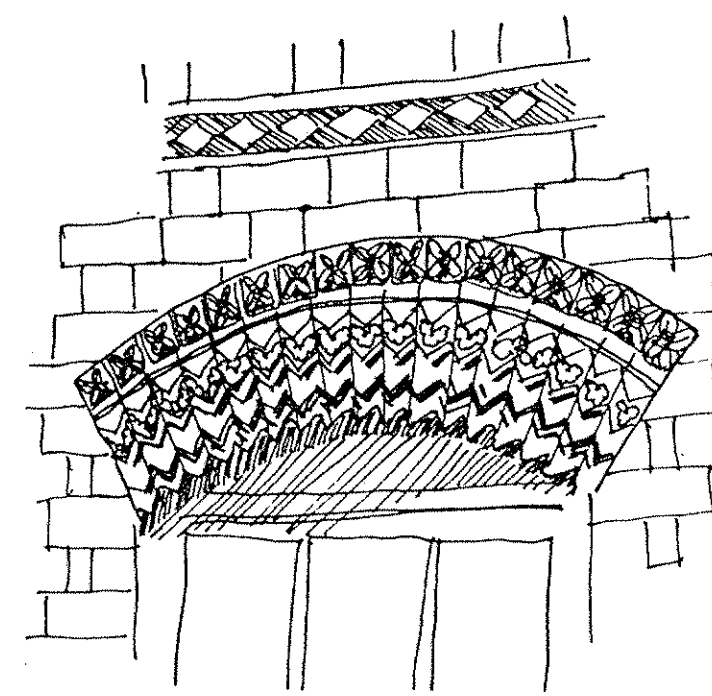
- ❖ Grassed area near Townsend Pond.
- ❖ Play area and fencing.
- ❖ Hurst cricket ground - very enclosed.
- ❖ Woodlands neglected.
- ❖ Road signage clutter.



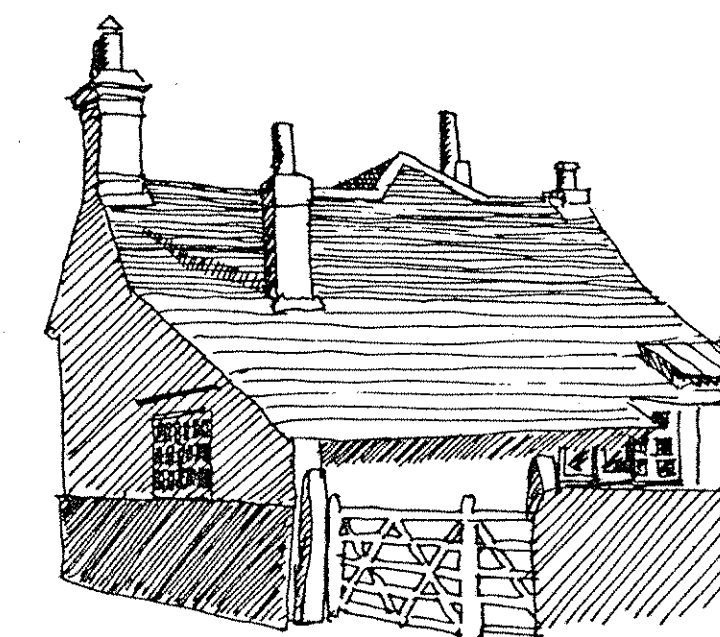
M A R T I N E A U L A N E



T A P E I A N E



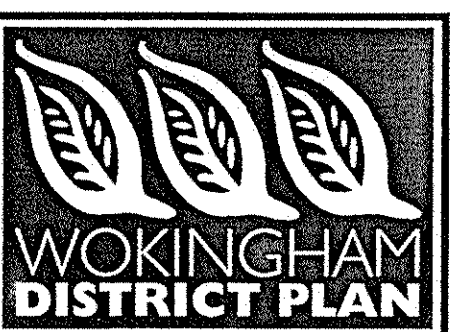
ARCH DETAIL



REAR OF HURST STORES



Built Environment Survey



April 1994

B iv - A Design for Hurst Incorporating The Parish Design Statement 2005 (updated 2009)



A Design for Hurst

Incorporating The
Parish Design Statement



Prepared and published by St Nicholas Hurst Parish Council
March 2005

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Acknowledgments

A Design for Hurst has been prepared with the help of many individual residents of the Parish who are far too numerous to list. Nevertheless the St. Nicholas Hurst Parish Council acknowledges their debt to these people and thanks them for their help.

In addition the Parish Council thanks the Members and Officers of Wokingham District Council and The Hurst Village Society for the help and guidance given in the development of the document.

4. HISTORY AND VILLAGE CONTEXT

Perhaps unexpectedly, Hurst (*“woody hill”*) does not seem to have been mentioned until around 1220, while Whistley (*Anglo-Saxon wisc = marshy ground; ley = a meadow*) goes back at least to the 9th century, and was catalogued in the Domesday Book in 1086. Three years after Domesday, a church was built on the higher land, now known as Church Hill, and dedicated to St. Nicholas, so that the Parishioners of Whistley would not have to cross the floods to worship in the nearest church, which was then in Sonning.

The Royal Forest of Windsor extended westwards to the Loddon. Osier growing and basket making (some for catching fish) would have been an important part of the local economy then, and were still practised at the turn of the 19th Century. Much of the Forest was cleared from the 13th century onwards, both to create arable land and for its timber.

With the dissolution of the monasteries, the new secular owners of the land began building appropriate houses for themselves. By the early 17th Century there was a small building boom as many smaller cottages were built to house their servants and farm-workers. This established the settlement pattern of isolated small groups of buildings. The largely agricultural nature of the Parish continued until the second half of the 20th century. Although some of those estates have disappeared, and the remaining estates and farms employ far fewer people, the links with the past continue in many names of

streets and places: Wards Cross, Braybrooke Drive, Barker Court and Almshouses; Dalby Close, Broadcommon, Hogmoor, Ashridge.

The present population of the Parish is approximately 1,900 with an electoral roll of 1,500. Despite the very rural nature of the Parish, the level of local employment is nowadays very limited and most of the working population finds employment outside the confines of the Parish.

The Parish forms a rural green gap between Greater Wokingham and Twyford, and also forms a barrier, with the River Loddon, to the eastward expansion of Reading. Maintenance of these geographical characteristics is essential if Hurst is to retain its individual, rural identity. On the other hand, it is part of England's “Silicon Valley”, within easy reach of London and the motorway system.

The village has two schools for younger children, several village shops and public houses, as well as two Village Halls. The schools are popular and usually full to capacity, and the shops and public houses are well patronised. The conflicts between the need to accommodate people who want to live in this desirable village and the rural nature of the environment must be resolved if Hurst is to retain its rural identity in the 21st century.

OBJECTIVES

Old names with historical links to the Parish to be incorporated in new developments.

DESIGN AND DEVELOPMENT ASPIRATIONS

4.1 *Historical links within the village need to be reflected in the names of new roads or developments*

5. LANDSCAPE SETTING AND CHARACTER

BACKGROUND

The village itself is in the north of the Parish, and is open in character; the remainder of the Parish is predominantly rural with the largest proportion of land remaining in agricultural use. The area is generally flat but with the land rising very gently from the Loddon Valley towards the village. There is a small but prominent hillock, the site of the St. Nicholas Church and the Conservation Area, surrounded by mature trees.

To the south-east, Ashridge runs from Bill Hill towards the adjoining Parish of Binfield. The ridge not only gives wide views to both north and south, but is a visual barrier that features prominently in views north from Wokingham and south from Hurst. The village, seen from the south, south-east and south west is well hidden by trees, adding to the rural nature of the area. Of particular note and importance are the views of St. Nicholas Church, particularly from Davis Street, Lines Road and Bill Hill. The brick built tower of St Nicholas Church, surrounded by the elm and oak trees of the copse, stands on the small hillock and is surrounded by rural landscape

There are many wooded areas, including Ancient Woodland, mostly mixed deciduous woods with many veteran and sizeable oak trees. Most of these woods are linked by hedges which themselves contain a number of mature specimen trees. Both woods and hedges are a haven for wildlife, and make an important contribution to the landscape.

Much of the land, being flat and low-

lying, is still drained by natural as well as man-made water-courses. The many ponds give a high landscape value to the areas by which they are enclosed.

Hurst enjoys several wide-open vistas across substantial stretches of cultivated farmland, dotted with small groups of farm buildings and private residential properties.

The main through routes, Forest Road, Davis Street and the A321 Wokingham to Henley roads, have had a considerable influence on settlement patterns outside the Village Envelope, with ribbon development, usually on one side of the road only, a typical local feature.

Most of the roads within the Parish have soft verges, which help to retain their rural nature. This is especially noticeable with the single-track lanes, many of which are tree lined or have hedges, enhancing pleasant views.

Since the 1970s, extensive aggregate extraction has been carried out along the western boundary of the Parish. Dinton Pastures Country Park has been created from the lakes left in the southern part, to the benefit of the entire District, and fits unobtrusively and naturally within the rural setting. The northern area has largely been reinstated through landfill. Future use of the latter is of great concern locally.

In summary, the essential characteristic of Hurst is of a small, recognisable, but scattered village set within an open agricultural landscape.



Scattered buildings in a typical Hurst open landscape, looking north from Ashridge

OBJECTIVES

Maintenance of the rural and 'green' aspects of Hurst are essential both for the inhabitants and for the local population in general.

The preservation of an open, agricultural landscape is vital to the setting of Hurst as a village within a rural Parish. It is important that the rural aspects of the area are preserved. At night external lighting on buildings and street lighting detracts from this rural aspect and is often inappropriate.

The green gaps and rural vistas between buildings and settlements need to be preserved. To this end, further development within the rural areas surrounding the village, such as extensions of existing ribbon development along Davis Street, Forest Road and the A321 Wokingham Road are likely to be inappropriate.

Infill of gaps between existing settlements creates urban intrusion. Such developments would reduce the gap between the village and the surrounding urban areas, and are not within recognised areas of settlement. The protection of important open land between settlements and the boundaries, set by the Loddon and the motorways is essential to the protection of the rural character of the Parish.

Conservation and maintenance of the watercourses and ponds.

DESIGN AND DEVELOPMENT ASPIRATIONS

- 5.1 *The open views and vistas need to be retained as far as possible.*
- 5.2 *Landowners should be encouraged to protect and maintain the existing pattern of hedges and trees, ponds and streams in, around and between the agricultural fields.*
- 5.3 *Given the high water table and the extensive flood plains it is necessary that watercourses are properly maintained.*
- 5.4 *Every effort should be made to ensure there is wide consultation with local residents over the future use of reinstated landfill areas.*
- 5.5 *External lighting installations on private land and buildings need to be sensitive to the rural aspects of the parish and minimise levels of light pollution.*
- 5.6 *Trees are a vital element to the character of Hurst; future developments need to consider whether adequate space has been allowed for the growth of trees to maturity.*

Appendix C – TGN 2/21 –Table I –Valued Landscape Assessment



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

Location – Land to east of Lodge Road, Hurst

Revision – N/A

Factor and definition	At the Site and within its context	Evidence
Natural heritage <i>Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape</i>	Good – Natural heritage interest and value at the Site is largely formed by the mature trees it contains, The six to eight veteran trees provide an irreplaceable resource and the range of other mature trees, hedgerows and winter waterlogging add further natural heritage interest.	Site observations, veteran tree inventory and aerial imagery.
Cultural heritage <i>Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape</i>	Ordinary – The Site does not hold any Listed buildings or other culturally important features. It acts as part of the setting to the Village Centre (Hurst) AoSC and as the rural setting to Hurst and Whistley Green but to no Listed Buildings or the more remote Hurst Conservation Area.	Online policy mapping, aerial photography and site observations.
Landscape condition <i>Landscape which is in a good physical state both with regard to individual elements and overall landscape structure</i>	Ordinary - The Site is generally in a moderate condition as recorded in the NCA C2 character descriptor. There is some infilling of hedges with post and wire fencing, whilst other hedges have some dieback but there are no signs of dumped materials or wider scale abuse. It appears to be kept in good order for the safety of the horses that are grazed on it.	Wokingham Landscape Character Assessment, 2019 (CD 8.9) LCA C2 – definition of Landscape Condition and Site observations.
Associations <i>Landscape which is connected with notable people, events and the arts</i>	None known – No obvious associations. The Hurst Conservation Area is set around the Grade I Listed St Nicholas' Church that is remote from the wider village and not affected by the proposals.	Proof research and visiting Conservation Area.
Distinctiveness <i>Landscape that has a strong sense of identity</i>	Good - The Site has some sense of identity arising from its relationship with the arcing built form of the 'reversed C' and in return it makes the settlement edge more distinctive relating well to the rural setting and creating a good transition.	Site observations.
Recreational <i>Landscape offering recreational opportunities where experience of landscape is important</i>	Poor – There is no direct access onto Site but it is readily visible Tape Lane, Tape Lane Allotments and parts of the Loddon Permissive Oaths contributing to the enjoyment of those areas.	Site observations
Perceptual (Scenic) <i>Landscape that appeals to the senses, primarily the visual sense</i>	Ordinary/Good - The Site as a whole has parts of good scenic appeal such as from Tape Lane where the mature and veteran trees provide good scenic interest and looking west towards the Loddon Valley. Other parts of the Site have an ordinary scenic value. Overall the Site	Published Landscape Character Assessment and site observations.

Factor and definition	At the Site and within its context	Evidence
	contributes positively to the wider C2 Hurst River Terrace.	
Perceptual (Wildness and tranquillity) <i>Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies</i>	Ordinary/Good - There is no sense of wildness at the Site given its land use for grazing. Relative tranquillity is present when viewed from the east as the Site appears as a peaceful piece of rural pasture. Traffic noise nearer Lodge Road is evident but not at such levels to act as a detracting features as per the M4 and A329(M) corridors to the south of LCA C2.	Site observations and consideration of LCA C2 descriptor.
Functional <i>Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape</i>	Good - The openness of the Site, combined with its mature trees and hedgerows function as a clear area of separation between Whistley Green and Hurst. The importance of this separation is noted in the LCA C2 as key to keeping the separate identities of the villages that in turn contribute to the wider landscape character of the area.	Site observations and consideration of LCA C2 descriptor.

Discussion

The landscape is able to demonstrate noteworthy value of Good in three of the nine listed factors. These stronger factors are its natural heritage, distinctiveness and functional facets.

The Site has a poorer ratings for Recreational value and has no known associations with historical or cultural sources.

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

Gradings

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

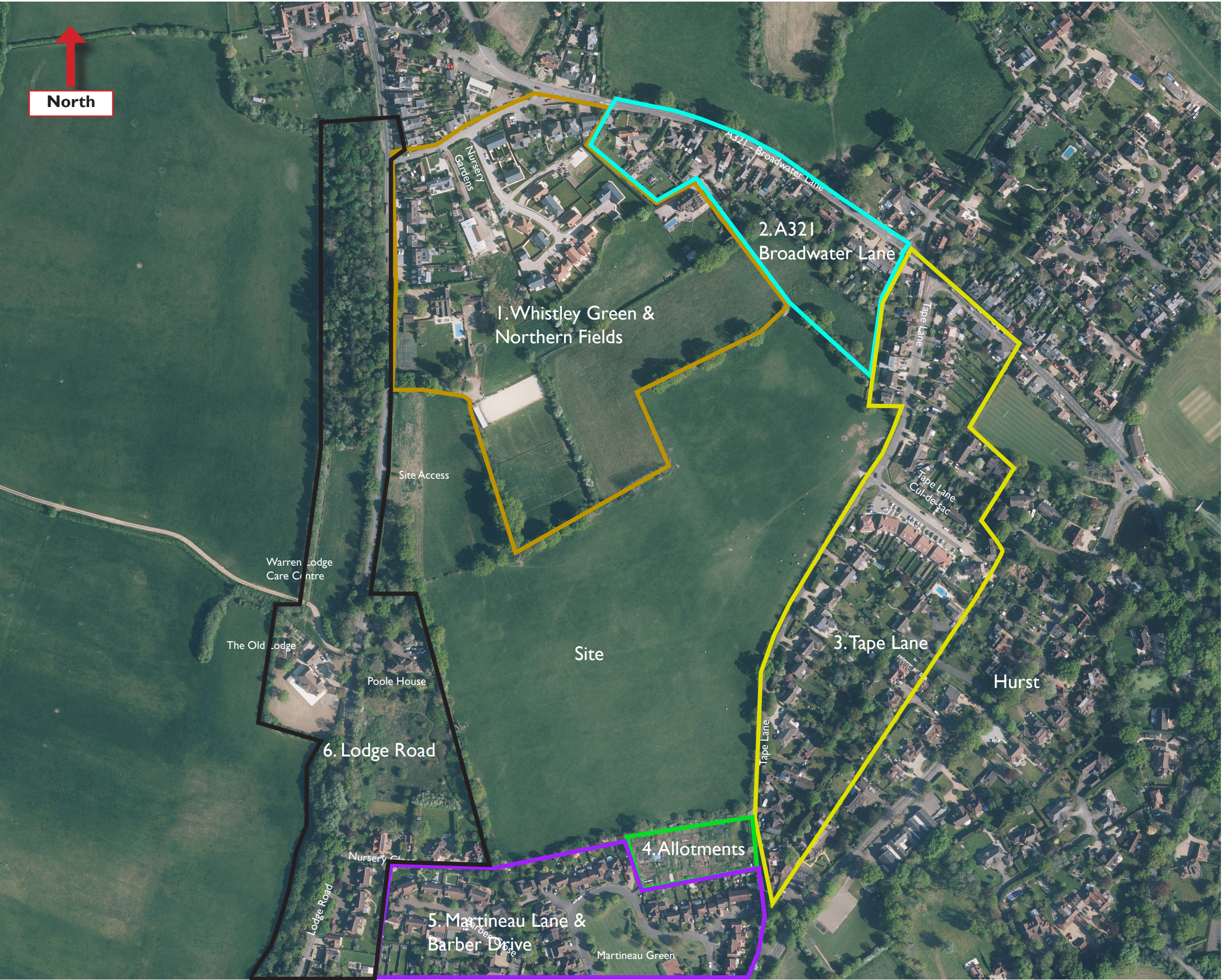
Grading	Description
Excellent	A high-quality element typically recognised by a national designation or protective policy e.g. Listed Building, Ancient Woodland or Registration.
Good	Some notable factors or presence in the landscape that make the factor more notable but not of sufficient merit to warrant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

Appendix D – Supporting Figures



25-553 - Land to east of Lodge Road, Hurst

Plan I - Contextual Areas to Site - Location Plan



Key to Contextual Areas to Site

-  1. Whistley Green and Northern Fields
-  2. A321 - Broadwater Lane
-  3. Tape Lane
-  4. Tape Lane Allotments
-  5. Martineau Lane & Barber Close
-  6. Lodge Road

Appendix E – Panoramic Photography of Representative Viewpoints



Appendix E – Representative viewpoint photographs

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Illustrative Photography Single Plates (5 No. sheets) in Appenidx F19

25-553 - Land to east of Lodge Road, Hurst

Plan 2 - Representative Viewpoint Photography Location Plan



Key to Viewpoint Photographs

Taken 2nd July 2025

- VP 1 – View west from Tape Lane towards existing gated access and hedge to east side of Site
- VP 2 – View south at the end of Tape Lane’s twin line of houses
- VP 3 – View south along Tape Lane near to the proposed pedestrian and emergency accesses
- VP 4 – View north west across Site from mid-section of Tape Lane
- VP 5 – View west across Site from southern section of Tape Lane
- VP 6 – View north west from Tape Lane Allotments looking towards Site
- VP 7 – View north west from the southern section of Tape Lane across the Site
- VP 8 – View north east from Martineau Lane across the Tape Lane Allotments to Site
- VP 9 - View east from Lodge Lane to the approximate position of the Site access
- VP 10 - View east from Lodge Road / Loddon Long Distance Path across paddock to Site
- VP 11 - View south west from A321 Broadwater Lane over fieldgate towards Site
- VP12 - View north west along Tape Lane cul-de-sac towards Site set at the end fo the road
- VP 13 - View east from Loddon Long Distance Path looking towards Site & Lodge Road access
- VP 14 - View south along Lodge Road near the end of Whistley Green settlement

Viewpoint I – View west from Tape Lane towards existing gated access and hedge to east side of Site



Entrance to Tape Lane cul-de-sac	Site boundary hedge with some dieback	Higher hedge partially restricts view but sense of openness beyond hedge
Start of more narrow section of Tape Lane used as a path	Open space and mature trees of Site clearly visible through gate	

Date of photography – 2/7/25
Camera – Canon EOS 6D
Height of lens – 1.5m
Lens focal length – 50mm f-stop f/2.8
No. of photographs stitched – 4
Approximate distance to Site – 7m to site boundary

- Notes**
- 1. View taken from the east side of Tape Lane where it splits to run in cul-de-sac to the east or straight on southwards as a narrow rural lane.
 - 2. The blue arrow across the top of this and all subsequent viewpoint photographs depict the extent of the Site in the view, even though from this position the housing plots would not be evident.
 - 3. The Site is positioned to the west and appears as a large rural field beyond the hedgerow to the west of the lane.
 - 4. The hedge itself is mixed in terms of quality and height with certain stretches exhibiting dieback, it does not appear to be in regular agricultural management.
 - 5. The open views to the Site such as through the access gate allow sight to the broad pasture containing many large trees around its edges.
 - 6. The proposals introduce the northern housing block into the foreground of the view that would be clearly evident above the hedge line and block sight of the mature trees in the mid-distance.
 - 7. Even on a very warm day such as this Site visit the lane was observed as being used as a pedestrian route.
 - 8. Visual receptors here are considered to be rural road users and they have a **Medium Sensitivity** to the development after passing other houses on Tape Lane.
 - 9. The magnitude of visual change is considered to be **Large** as the main part of the northern housing proposals would be clearly visible above the hedgerow.
 - 10. On completion there would be a **Major/Moderate, Adverse and Temporary** visual effect for this section of Tape Lane.
 - 11. With time and re-growth of the hedge and some trees beyond as indicated on landscape masterplan drawings this effect would reduce in magnitude terms to a Medium/Large level and the resulting visual effect to a **Moderate, Adverse and Permanent** scale.
 - 12. This is not the only section of Tape Lane where representative viewpoints have been taken, please see viewpoints 2, 3, 4, 5 & 7. VP 12 is taken down the Tape Lane cul-de-sac.

RYDER LANDSCAPE CONSULTANTS		
Client Wokingham Borough Council		
Project Land east of Lodge Road, Hurst		
Figure Title Viewpoint I		
Date 10/7/25	Scale Not to scale	
Job No 25-553	Figure No 01 - Sheet I	Rev

Viewpoint 2 – View south at the end of Tape Lane’s twin line of houses



Front garden planting to east side of lane Footpath to east side only Site boundary hedgerow to be reduced/removed End property to west side of Tape Lane
End property on Tape Lane cul-de-sac View over garden to Site beyond showing open field and mature trees

Date of photography – 2/7/25
Camera – Canon EOS 6D
Height of lens – 1.5m
Lens focal length – 105mm f-stop f/2.8
No. of photographs stitched – 4

Approximate distance to Site – 12m to north east corner

- Notes**
1. View taken from the footpath at the end of the twin line of properties on Tape Lane.
 2. At this point the open ground of the Site field and mature trees beyond is evident over the front and side gardens of the end western property indicating countryside beyond.
 3. The Site boundary hedgerow is reasonably high at this point and will be modified by either removal or reduction.
 4. Such hedge works would increase the ability to see the northern housing block beyond.
 5. The housing would be seen with existing properties but as an increased depth of properties running west into the open field rather than in a linear fashion along Tape Lane.
 6. The lane’s rural setting is effectively removed when viewed from this position.
 7. Visual receptors here are considered to be rural road users and they have a **Medium Sensitivity** to the development after passing other houses on Tape Lane.
 8. The magnitude of visual change is considered to be **Large** as the northern housing proposals would be clearly visible where the hedgerow stood and over the garden space.
 9. On completion there would be a **Major/Moderate, Adverse and Temporary** visual effect for this section of Tape Lane.
 10. With time and growth of new trees beyond as indicated on landscape masterplan drawings this change would reduce slightly in magnitude terms to a **Medium/Large** level.
 11. The resulting visual effect at Year 15 would reduce to a **Moderate, Adverse and Permanent** one.
 12. This is not the only section of Tape Lane where representative viewpoints have been taken, please see viewpoints 1, 2, 4, 5 & 7. Whilst VP 12 is taken down the Tape Lane cul-de-sac.

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Viewpoint 3 – View south along Tape Lane near to the proposed pedestrian and emergency accesses



House at end of Tape Lane cul-de-sac

Road appreciably narrows

Canopies of mature trees and sense of openness beyond boundary hedge

Position of where VPI was taken from

No current footpath to west side of lane

The emergency, bus and pedestrian accesses require the removal of boundary hedgerow

Date of photography – 2/7/25

Camera – Canon EOS 6D

Height of lens – 1.5m

Lens focal length – 50mm f-stop f/2.8

No. of photographs stitched – 4

Approximate distance to Site – 7m to site boundary

Notes

1. View taken approximately 20m north of VPI and shows the wider section of Tape Lane reducing down to a narrower lane.
2. The Site is off to the west to the opposite side of the boundary hedgerow.
3. The proposed emergency, bus, cycle and pedestrian accesses require the removal of a section of boundary hedge reported in the Tree Assessment and Compensation Strategy.
4. The visual effect of removing the boundary hedgerow would be to open up view to the northern housing block beyond.
5. Visual receptors here are considered to be rural road users and they have a **Medium Sensitivity** to the development after passing other houses on Tape Lane.
6. The magnitude of visual change is considered to be **Large** as the main part of the northern housing proposals would be clearly visible through the gaps in the hedgerow.
7. On completion there would be a **Major/Moderate, Adverse and Temporary** visual effect for this section of Tape Lane.
8. With time and growth of new trees beyond the boundary as indicated on landscape masterplan drawings this effect would reduce slightly in magnitude terms to a **Medium/Large** level with the new houses and associated entrances still fully evident and the long view lost.
9. The reduction in magnitude scale reduces the long-term significance of visual effect to a **Moderate, Adverse and Permanent** one.
10. This is not the only section of Tape Lane where representative viewpoints have been taken, please see viewpoints 1, 3, 4, 5 & 7. Whilst VP 12 is taken down the Tape Lane cul-de-sac.



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Project
Land east of Lodge Road, Hurst

Figure Title
Viewpoint 2

Date 10/7/25

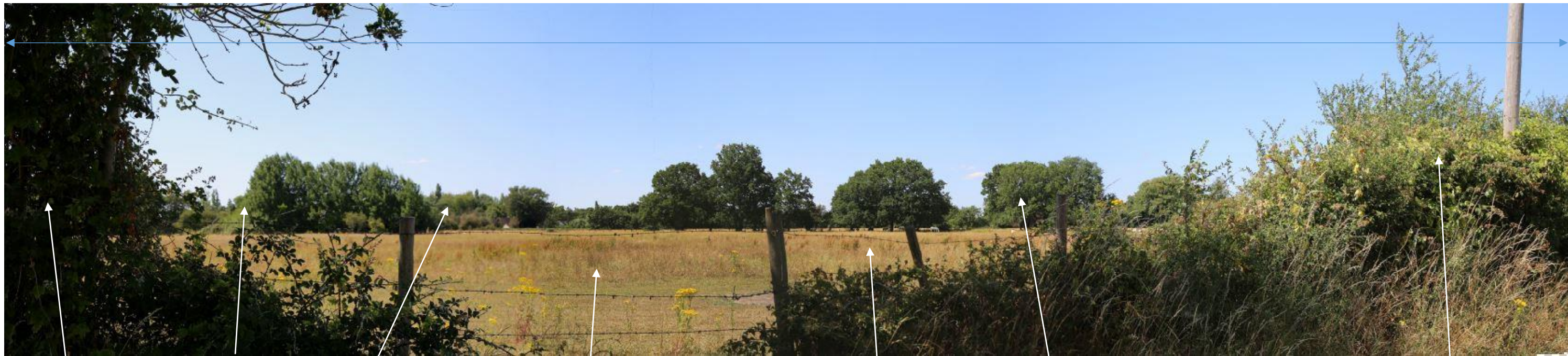
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Job No
25-553

Figure No	01 - Sheet2
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Rev

Viewpoint 4 – View north west across Site from mid-section of Tape Lane



Higher section of boundary hedge
Wooded horizon looking towards Whistley Green
Break in hedge allows appreciation and understanding of rural scene
Open ground of Site field clearly evident in dry summer conditions
Mature trees to Site's northern boundary
Continuation of boundary hedge along the lane

Date of photography – 2/7/25
Camera – Canon EOS 6D
Height of lens – 1.5m
Lens focal length – 50mm f-stop f/2.8
No. of photographs stitched – 4
Approximate distance to Site – 2m from east Site boundary

- Notes**
- 1. View taken from Tape Lane's narrow section looking through a gap in the Site's eastern boundary hedge that allows appreciation of the peaceful, rural scene beyond.
 - 2. It shows the pasture in a dry, summer state running up to the mature trees on the Site's northern boundary and the wooded horizon beyond that.
 - 3. This gap corresponds with the southern edge of the northern housing block that would be seen running across the view.
 - 4. In front of the northern housing block the proposed cycle path and linear edge of housing planting would be visible.
 - 5. The houses would prevent open views to the mature trees on the northern boundary removing them from the view.
 - 6. The open space of the proposed Common would not be clearly evident in this view as it lies further to the south (see VP5).
 - 7. Visual receptors here are considered to be rural road users and they have a **Medium Sensitivity** to the development after passing other houses to the east of Tape Lane.
 - 8. The magnitude of visual change is considered to be **Large** as the northern housing proposals would be clearly visible running into the open space of the Site and screening the northern trees.
 - 9. On completion there would be a **Major/Moderate, Adverse and Temporary** visual effect for this section of Tape Lane.
 - 10. With time and growth of new trees indicated along the southern, open edge of the northern house block the visual change would reduce in magnitude terms to **Medium/Large** which in turn leads to a **Moderate, Adverse and Permanent** visual effect at Year 15.
 - 11. This is not the only section of Tape Lane where representative viewpoints have been taken, please see viewpoints 1, 2, 3, 5, 7 & 12.

		
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Viewpoint 5 – View west across Site from southern section of Tape Lane



Higher parts of the hedge restrict fully open views
Lower section of hedge allows sight of field beyond
Wooded horizons to the west and north are evident and enclose view
Ground plane evident in summer but will be more visible in winter and spring with hedges out of leaf

Date of photography – 2/7/25
Camera – Canon EOS 6D
Height of lens – 1.5m
Lens focal length – 50mm f-stop f/2.8
No. of photographs stitched – 4
Approximate distance to Site – 2m to Site's east boundary

- Notes**
- 1. This view is taken from the southern section of Tape Lane through/over a lower section of the boundary hedgerow.
 - 2. It illustrates that even in summer months with the boundary hedge in full leaf that the open, rural character of the Site is evident from the lane.
 - 3. The view from this location would be into the Common area of the proposals with the north-eastern flank of the southern housing block set to the left (south) of it.
 - 4. The view into the Site would be evident in winter months with no leaf canopy.
 - 5. Visual receptors here are considered to be rural road users and they have a **Medium Sensitivity** to the development after passing other houses to the east of Tape Lane.
 - 6. The magnitude of visual change is considered to be **Medium/Large** as the southern housing proposals would be set into the open space of the Site introducing built form where none is evident now.
 - 7. On completion there would be a **Moderate, Adverse and Temporary** visual effect for this section of Tape Lane.
 - 8. With time and growth of new trees indicated along the open edge of the southern house block this effect would reduce in magnitude terms to a **Medium** level.
 - 9. This still returns a **Moderate, Adverse and Permanent** visual effect at Year 15.
 - 10. This is not the only section of Tape Lane where representative viewpoints have been taken, please see viewpoints 1, 2, 3, 4, 7 & 12.

		
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Viewpoint 6 – View north west from Tape Lane Allotments looking towards Site



End property in Martineau Lane	Apparently communal ‘muck-heap’ at allotments	Openness of Site beyond hedge boundary	Limited ability to see ground plane in summer
Tree and hedge line as boundary between allotments and Site		Tops of larger tree canopies towards Lodge Road seen above hedge	

Date of photography – 2/7/25
Camera – Canon EOS 6D
Height of lens – 1.5m
Lens focal length – 50mm f-stop f2.8
No. of photographs stitched – 4
Approximate distance to Site – 130m

- Notes**
- 1. This view is taken from the car park near the entrance to the Tape Lane Allotments looking north west across their boundary with the Site.
 - 2. In this summer view there is limited sight to the open ground of the Site given the hedge is in full leaf but the canopies of mature trees are visible across the Site.
 - 3. The proposals indicate another row of allotments set to the north side of the existing boundary and then the southern housing block.
 - 4. The openness of the view to the north would be notably reduced with the presence of built form in the fore to mid-ground and truncation of longer views.
 - 5. The retained openness of the proposed Common would be partly evident to the right (east) of the view, more so in winter/spring without hedge canopies, there may be sufficient to see the northern housing block as well as the southern one in winter.
 - 6. Visual receptors here are the allotment holders and they have a **Medium Sensitivity** to the development with other house set around the wider allotment area.
 - 7. The magnitude of visual change is considered to be **Medium** given the screening effects of the boundary hedge.
 - 8. On completion there would be a **Moderate, Adverse** visual effect on the view north.
 - 9. With time and growth of tree planting around the southern housing block the magnitude of visual change would likely diminish to a **Medium/Small** scale which still leads to a **Moderate, Adverse and Permanent** visual effect.

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Viewpoint 7 – View north west from the southern section of Tape Lane across the Site



Property in Martineau Lane Looking obliquely long tree line in full leaf screens south west portion of Site Trees in hedgerow further north on Tape Lane
Pedestrian and vehicle gates to allotments More open portion of view over the top of hedgerow where no trees stand

Date of photography – 2/7/25
Camera – Canon EOS 6D
Height of lens – 1.5m
Lens focal length – 50mm f-stop f/2.8
No. of photographs stitched – 4

Approximate distance to Site – 8m to Site's south east's corner

- Notes**
1. This view is taken from back on Tape Lane opposite to the entrance to the allotments. It looks north west across the Site's south east corner.
 2. The direction of view and screening provided by the allotment boundary trees would indicate that the view would look along the eastern flank of the southern housing block.
 3. The northern housing block may not be visible in summer but its western end is expected to be visible in winter off to the right of the view across the open Common.
 4. Any lights along the main access road or on the feeder roads in the housing blocks would also act as markers in the hours of darkness.
 5. Visual receptors here are considered to be rural road users and they have a **Medium Sensitivity** to the development as they travel along this rural section of the lane with some other houses.
 6. The magnitude of visual change is considered to be **Medium/Large** as the southern housing proposals would be set into the open space of the Site introducing built form where none is evident now and the northern housing block with the access road serving is anticipated to be evident in winter.
 7. On completion there would be a **Moderate, Adverse and Temporary** visual effect for this section of Tape Lane.
 8. With time and growth of new trees indicated along the open edges of the southern and northern housing blocks this effect would reduce in magnitude to a **Medium** level.
 9. The resulting visual effect at year 15 is judged to remain at a **Moderate, Adverse and Permanent** visual effect.
 10. This is not the only section of Tape Lane where representative viewpoints have been taken, please see viewpoints 1, 2, 3, 4, 5 & 12.

		
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Figure Title Viewpoint 7		
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Viewpoint 8 – View north east from Martineau Lane across the Tape Lane Allotments to Site



Contemporary properties on Martineau Lane

Position of proposed southern block of house

Open ground of Site and end property on west side of twin sided section of Tape Lane

Tape Lane Allotments

Roofs of properties on narrow section of Tape Lane

Rear of Martineau Lane properties facing Site



Date of photography – 2/7/25
Camera – Canon EOS 6D
Height of lens – 1.5m
Lens focal length – 50mm f-stop f/2.8
No. of photographs stitched – 4
Approximate distance to Site – 50m to south edge of Site

- Notes**
- 1. This photograph is from Martineau Green which is the Public Open Space that the Martineau Lane is focussed on, it looks north across the Tape Lane Allotments.
 - 2. A marker to the north is the end property on the west side of Tape Lane where it ceases being twin-sided, this is to the north east corner of the proposals near the emergency access.
 - 3. The southern houses would be more evident in the foreground and the two most eastern houses in it are likely to screen the northern block of houses which otherwise would be visible in the distance.
 - 4. The Martineau Green POS is raised approximately 1.5m above road level so a single plate of the view from road level is also included for comparison and completeness. The open ground of the Site is visible but the western end property on Tape Lane’s twin sided section is.
 - 5. Visual receptors here are considered to be contemporary estate road users and have a **Medium/Low Sensitivity** to development of this type.
 - 6. The magnitude of visual change is considered to be **Medium/Small** with the new housing being seen in association with the contemporary Martineau Lane properties.
 - 7. The resulting visual effect assessment gives a **Minor, Adverse and Temporary** rating derived from the introduction of extra built form loss of view to the countryside.
 - 8. With time and growth of new trees indicated along the southern edge of the southern this effect would reduce in magnitude to a **Small** level, possibly greater in winter months.
 - 9. The resulting visual effect at year 15 is judged to remain as a **Minor, Adverse and Permanent** visual effect.

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Viewpoint 9 – View east from Lodge Lane to the approximate position of the Site access



High hedge running to north towards Whistley Green

Metal framed and infill gate with open pasture of field beyond

High hedge running to north towards Hurst

Tall grass of unmown highway verge being encroached upon by expanse of hedge

Hedgerow to east of access fields



Date of photography – 2/7/25
Camera – Canon EOS 6D
Height of lens – 1.5m
Lens focal length – 50mm f-stop f/4
No. of photographs stitched – 4
Approximate distance to Site – 10m from Lodge Road Site access

- Notes**
- 1. This photograph illustrates the existing gate to the Site from Lodge Lane that would become the Site access.
 - 2. The gap in the hedgerow would be widened to accommodate the road and the hedgerow either side removed to create sightlines.
 - 3. Some trees behind the photographer would also be removed to accommodate a widened carriageway to allow a ghost island for right-turns into the Site.
 - 4. The hedge is higher and wider than typical agricultural hedges indicating a lack of recent, regular management. It appears to have made incremental growth towards the road.
 - 5. The hedge on the far side of the pasture seen through the gap is the eastern edge of the access portion of the Site with equine facilities set beyond. It is through this field that the swan-necked access road would wind and the community orchard be planted.
 - 6. Visual receptors here are considered to be rural road users and they have a **Medium Sensitivity** to the development.
 - 7. The magnitude of visual change is considered to be **Medium/Large** with the need to clear 76m of hedgerow and then form the new, urban style access road into the development.
 - 8. The resulting visual effect assessment gives a **Moderate, Adverse** rating.
 - 9. The Illustrative Landscape Masterplan shows replacement hedge planting behind the sightlines and planting of the orchard but these cannot mitigate the insertion of the incongruous sight of urban road within a rural road. Even though houses will not be evident from this viewpoint there will be a definite sense of the road leading to some form of development.
 - 10. Magnitude of visual change would reduce to **Medium** and the visual effect would remain at the same level of **Moderate, Adverse and Permanent**.
 - 11. This would also be evident at in the hours of darkness with any highway lighting scheme for the access road running in this rural, dark location.
 - 12. The single plate photograph illustrates the appearance of the road corridor when looking north along the road corridor toward Whistley Green.

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Viewpoint 10 – View east from Lodge Road / Loddon Permissive Path across paddock to Site



Tree and tall hedge lined fringe to Lodge Road	Views available through field access to vegetated paddock	Animal shelter and dead tree mark north end of southern housing block
	Open view across vegetated paddock to Site beyond	Tall hedge restricts clear views to Site

Date of photography – 2/7/25
Camera – Canon EOS 6D
Height of lens – 1.5m
Lens focal length – 50mm
f-stop f/4
No. of photographs stitched – 4
Approximate distance to Site – 100m to Site’s western boundary

Notes 1. This photograph was taken from the end of the permissive footpath where it returns to Lodge Road. 2. Road users and path users gain a more open view to the west side of the Site set approximately 100m to the east beyond the vegetated paddock of Poole House (formerly Badgers Bottom) that was the subject of the 5-unit Appeal in January 2020.. 3. This view east towards the Site is generally limited by high hedges but a sense of the space beyond is gained when driving past the location. 4. This more open location is formed by the road access to the vegetated paddock. It has the useful markers of the animal shelter and the large dead tree that act as a positioning point for the northern end of the proposed southern housing block. 5. Visual receptors here are considered to be road users and even though some will be walking the Loddon permissive paths they are considered to have a Medium Sensitivity to the development. 6. The magnitude of visual change is considered to be Medium with the blocks of housing visible in summer and more discernible in winter. 7. The resulting visual effect assessment gives a Moderate, Adverse rating. 8. The Illustrative Landscape Masterplan has a note indicating the existing boundary planting would be supplemented but there appears little space to plant an adequate depth of screening. For this reason the magnitude of effect is considered to remain at Medium. 9. The longer term visual effect is assessed to remain as a Moderate, Adverse and Permanent one with the insertion of contemporary housing form in this rural location appearing as an incongruous feature and encroachment away from the houses of Hurst to the south.		
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Figure Title Viewpoint 10		
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Viewpoint II – View south west from A321 Broadwater Lane over fieldgate towards Site



Properties set back from edge of A321

Gap between properties allow a longer view towards rural land behind

Weeping willow is suggestive of domestic rear garden planting

Elder Cottage

Open ground evident to north of the Site field

Date of photography – 2/7/25
Camera – Canon EOS 6D
Height of lens – 1.5m
Lens focal length equivalent – 50mm
f-stop f/2.8
No. of photographs stitched – 4
Approximate distance to Site – 85m to northern corner of Site

- Notes**
- 1. Photograph taken looking between properties on A321 – Broadwater Lane along a grass access track to the field to the north of Site.
 - 2. In this summer view the longer view to the rural land beyond this ribbon of houses is largely screened by the full canopies of weeping willows but the awareness of rural land beyond the houses is still gained.
 - 3. Summer views are largely restricted but winter views are anticipated to be more open.
 - 4. This is not the only view between houses and other exist – See single plate ?? in Appendix F.
 - 5. Visual receptors here are considered to be road users in an attractive part of the village that is classified as an Area of Special Conservation (AoSC) and they have a **Medium Sensitivity**.
 - 6. The magnitude of visual change is considered to be **Medium/Small** as the northern housing block’s southern edge aligns along this view path.
 - 7. The resulting visual effect assessment gives **Moderate/Minor, Adverse and Temporary** rating.
 - 8. With the proposed additional boundary planting the magnitude of visual change will be reduced to **Small** leading to a final **Minor, Adverse and Permanent** visual effect.
 - 9. The sense of a larger area of built form will be more evident in winter months and in the hours of darkness with domestic lights marking the position of the northern housing block.

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Viewpoint 12 – View north west along Tape Lane cul-de-sac towards Site set at the end fo the road



Re-developed social housing to south of cul-de-sac

Framed view to north end of cul-de-sac focuses on north end of Site
Mature trees and open ground of Site readily evident

Older social housing stock to north side of street

Date of photography – 2/7/25
Camera – Canon EOS 6D
Height of lens – 1.5m
Lens focal length equivalent – 50mm
f-stop f/4
No. of photographs stitched – 4
Approximate distance to Site – 70m to east side of Site

- Notes**
- 1. This photograph is an extra representative viewpoint photograph from Tape Lane, this time from near the end of the cul-de-sac section.
 - 2. It illustrates a framed view of the Site at the open of the cul-de-sac with the straight alignment of the road adding focus to the view.
 - 3. Through the Site access gate and over the adjacent hedgerow the open nature of the field and the fine, mature tree stock that it contains acts as a scenic end-stop to the street.
 - 4. The open, scenic nature at the end of the cul-de-sac would be filled in by the northern housing block removing all visual links and clues to the attractive rural scene beyond.
 - 5. Visual receptors here are considered to be residential road users who have a keen interest in their local area and they have a **Medium Sensitivity** to the development.
 - 6. The magnitude of visual change is considered to be **Large** as the proposed northern housing block would remove the rural scene to the north.
 - 7. The resulting visual effect assessment gives **Major/Moderate, Adverse and Temporary** rating.
 - 8. With some boundary planting the magnitude of visual change will be reduced slightly to **Medium/Large** through new boundary planting perpendicular to the view leading to a final **Moderate, Adverse and Permanent** effect.

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Viewpoint 13 – View east from Loddon Permissive Path looking towards Site and Lodge Road access



Tree to east (far) side of Lodge Road

Trees to west(near) side of Lodge Road

Open ground of The Old Lodge Meadow

Trees continue along Lodge Road

Approximate position of tree is opposite Site entrance



Date of photography – 2/7/25
Camera – Canon EOS 6D
Height of lens – 1.5m
Lens focal length equivalent – 50mm
f-stop f/2.8
No. of photographs stitched – 4
Approximate distance to Site – 50m to Site’s boundary with Lodge Road

- Notes**
- 1. Photograph taken from Permissive Path that runs along the west side of the meadow area that has The Old Lodge stood at its southern end – see inset photograph.
 - 2. The height and density of the vegetative line is such that it effectively prevents sight to the proposed Site access location on Lodge Road.
 - 3. It is difficult to judge where the proposed access is from the permissive path and which if any trees would require felling.
 - 4. However should trees and part hedge removal be required to the western, near side of Lodge Road as indicated on Image 4.1 of the Transportation Assessment (CD 10.2) then it may open up a gap, or thin the remaining vegetated width to a point where the access becomes evident to the path users.
 - 5. It would only be the access that would be evident from this viewpoint rather than either the housing blocks but this could include turning vehicles and street lighting columns (if required).
 - 6. Visual receptors here are considered to be rural path users and they have a **Medium/High Sensitivity** to the development.
 - 7. The magnitude of visual change is considered to be potentially **Medium/Small** given the remaining tree line and the potential, subject to landowner agreement, to allow replacement planting within the meadow.
 - 8. The resulting potential visual effect is assessed at **Moderate, Adverse and Temporary** rating.
 - 9. If replacement planting is successfully delivered to reinstate the west side tree and hedge line to Lodge Road then the magnitude of change would become Small/None.
 - 10. This would result in a potential long term visual effect assessed as **Minor, Adverse and Permanent**.
 - 11. The fact that the position of the site access could not be fully ascertained, nor an understanding of which trees if any need to be felled means that the visual effects from this location are not categorically likely to occur. If they do occur the sense of visual change would be greater in winter and spring months when the trees and hedges are without canopies.



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Figure Title Viewpoint 11		
Date 10/7/25	Scale Not to scale	
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Viewpoint I4 – View south along Lodge Road near the end of Whistley Green settlement



Large gated property set back from Lodge Road

Vegetated verges to east side of Lodge Road

Speed signs add to the sense of leaving a settlement

Route of proposed footpath connection to Whistley Green

Trees to west side of Lodge Road with permissive path running through them

Date of photography – 2/7/25
Camera – Canon EOS 6D
Height of lens – 1.5m
Lens focal length equivalent – 50mm
f-stop f/2.8
No. of photographs stitched – 4
Approximate distance to Site – On Site

- Notes**
- 1. View south at the end of Whistley Green where a pair of 40 mph markers indicate to drivers that they are leaving the settlement and entering an area of countryside.
 - 2. The view down the road is along a well vegetated corridor with the Site entrance not in view some 125m away around the curve of the slight bend.
 - 3. There are no roadside footpaths along this stretch of road albeit there is the permissive path that forms part of the Loddon Permissive Path set within the trees to the west (right) side of the road.
 - 4. The proposals would see a footpath running up the left hand to join the end of the current footpath where the photograph was taken.
 - 5. Visual receptors here are considered to be rural road users (vehicles and pedestrians) and they have a **Medium Sensitivity** to the development.
 - 6. The magnitude of visual change is considered to be **Medium**, with the introduction of the footpath along the wooded section of the road where currently none is evident.
 - 7. The resulting visual effect assessment gives a **Moderate, Adverse** rating through the introduction of an urbanising feature in a rural stretch.
 - 8. There is footpath just north of the stretch but this is associated with the houses of Whistley Green.
 - 9. There is no real mitigation such as planting as the path needs to remain open but it will lose its rawness and necessary vegetation removal will regrow.
 - 10. The **Medium** magnitude of change would continue as would the **Moderate, Adverse and Permanent** visual effect to this view along the rural road corridor making it appear more urban in character.
 - 11. Again, for clarity, the fact that the Site entrance and main housing areas are not visible from this location is reiterated. Road users would need to travel approximately 125m to access the Site.

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Appendix F – Single Plate Illustrative Photography



25-553 - Land to east of Lodge Road, Hurst

Plan 3 - Illustrative Single Plate Photography Location Plan



- Key to Single Plate Photographs taken 2nd July 2025
- Photosheet 1
- 1 - Redeveloped property in Tape Lane cul-de-sac
 - 2 - View across Site through current gate
 - 3 - Northern tree line with horses grazing
 - 4 - Nursery Gardens roofs from Tape Lane
 - 5 - Northern end of Tape Lane at A321 junction
 - 6 - Tape Lane tapering to a single track road
- Photosheet 2
- 7 - Eastern boundary hedge with dieback
 - 8 - Planted verge to east side of Tape Lane
 - 9 - Tape Lane properties to east side of lane
 - 10 - TPO Oak tree in Tape Lane boundary hedge
 - 11 - School pupils walking along Tape Lane
 - 12 - Older houses towards south end of Tape Lane
- Photosheet 3
- 13 - Entrance to Tape Lane Allotments
 - 14 - Houses enclosing south side of allotments
 - 15 - Martineau Green Public Open Space
 - 16 - Southern end of Tape Lane with School Road
 - 17 - Barber Close Houses
 - 18 - Sawpit Road - Lodge Road junction
- Photosheet 4
- 19 - Permissive Path near Sawpit Road
 - 20 - Nursery Close off Lodge Road
 - 21 - Green 'tunnel' of Lodge Road in rural gap
 - 22 - The Old Lodge from Lodge Road
 - 23 - Permissive path to west of Old Lodge meadow
 - 24 - Existing Site access off Lodge Road
- Photosheet 5
- 25 - Whistley Green properties fronting Lodge Rd
 - 26 - Whistley Green (road) in Whistley Green
 - 27 - 40mph speed signs at end of Whistley Green
 - 28 - New development at Nursery Gardens
 - 29 - View between houses on A321 Broadwater Ln
 - 30 - St Nicholas' Church - Grade I - off aerial
- Illustrative Panoramas
- 1 - View west across Site through Tape Lane gate
 - 2 - View east across Poole House paddock to Site

Appendix F - Illustrative photographs of Land to east of Lodge Road – Sheet I of 5

		
Plate 1 – Recently redeveloped housing to the south side of the Tape Lane cul-de-sac.	Plate 2 – View through gate across the dry looking Site with the northern tree line forming a woody horizon	Plate 3 – Group of mature trees including veterans on the Site's northern boundary with horses grazing in the shade and creating flat canopy bases.
		
Plate 4 – The orange tiled roofs of the Nursery Gardens development in Whistley Green is evident between mature trees looking from Tape Lane.	Plate 5 – Northern end of Tape Lane at its junction with the A321 Broadwater Lane. Along this first 100m stretch the lane is houses down both sides.	Plate 6 – Tape Lane narrows down to a single track after the cul-de-sac with houses to the east and the open field of the Site to the west.



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Project
Land to east of Lodge Road

Figure Title
Illustrative Photos I

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Appendix F - Illustrative Photographs of Land to east of Lodge Road – Sheet 2 of 5



Plate 7 – The boundary hedge to the west of Tape Lane has not received active management e.g. laying in many years and includes sections of species dieback.



Plate 8 – View north along the single track section of the lane with its mix of gardens to the east (right) and Site boundary hedge to the west (left).



Plate 9 – View to properties set to the east of Tape Lane. They are aligned in a linear fashion along the lane looking west out across the Site.



Plate 10 – One of two fine oak trees set in the Tape Lane boundary hedgerow, it benefits from a TOP and is not directly affected by the works.



Plate 11 – Tape Lane acts as a footpath and appeared well used as a route to and from school during the second site visit.



Plate 12 – Older properties set towards the southern end of Tape Lane add character and time depth to the route.



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Land to east of Lodge Road

Figure Title
Illustrative Photos 2

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Appendix F - Illustrative Photographs of Land to east of Lodge Road – Sheet 3 of 5



Plate 13 – Entrance board to the Tape Lane Allotments. The house at the back is in Martineau Lane and the trees to the right is the Site boundary.



Plate 14 – This view across the allotment's car park looks south to further Martineau Lane properties that enclose the southern side of the plots.



Plate 15 – The very southern end of Tape Lane at its junction with School Road appears narrow and well vegetated to both sides.



Plate 16 – Martineau Green is an area of Public Open Space with a play area that the rest of eth development is set around.



Plate 17 – Barger Close to the west of Martineau Lane is a single curving road leading to a group of I I properties.



Plate 18 – View east along Sawpit Road from Lodge Road with extensive vegetation in long front gardens facing onto the road.



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Project
Land to east of Lodge Road

Figure Title
Illustrative Photos 3

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Appendix F - Illustrative Photographs of Land to east of Lodge Road – Sheet 4 of 5



Plate 19 – Broken way marker sign for permissive footpath that forms part of the Loddon Permissive Paths set at end of footbridge leading from Sawpit Road



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



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



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



Plate 23 – Another section of Permissive Path set to the west side of the meadow that leads down to The Old Lodge on the west side of Lodge Road.



Plate 24 – Approximate position of Lodge Road entrance to the Site. Hedge removal and replanting is required to create an adequate visibility splay.



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Project
Land to east of Lodge Road

Figure Title
Illustrative Photos 4

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Appendix F - Illustrative Photographs of Land to east of Lodge Road – Sheet 5 of 5



Plate 25 – Properties fronting Lodge Road in the Whistley Green. Examples of red brick properties tying local building form together.



Plate 26 – View along Whistley Green (the road) in Whistley Green. There are no footpaths, or street lights and a mix of properties old and new on the road.



Plate 27 – The current edge of Whistley Green is marked by a pair of 40mph road signs, the green 'tunnel' over Lodge Road and no signs of development.



Plate 28 – Nursery Gardens houses in Whistley Green were built over the former nursery, the roofs are partly from Tape Lane – see Plate 4 above.



Plate 29 – View between houses on the south side of the A321 – Broadwater Lane looking towards the northern boundary trees on Site.



Plate 30 – St Nicholas' Church (Grade I) stands separated from Hurst and is the focus of the Hurst Conservation Area. Neither would be affected.



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Project
Land to east of Lodge Road

Figure Title
Illustrative Photos 5

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Illustrative Panorama Photography Sheet I



Panorama 1 – Panorama through the Tape Lane gate across the Site field exhibiting dry conditions after limited rainfall. The broad array of trees on Site and beyond are reminiscent of parkland planting with their open field form and flat canopy bases caused by the grazing horses. They combine to form a wooded horizon with very few inclusions of built form with the most notable being the new roofs of the southern properties of the Nursery Garden development in Whistley Green.



Panorama 2 – View north east across the Poole House paddock that was subject to the 5 unit Appeal in January 2020. Poole House itself (previously named Badgers Bottom) is located behind the block of trees to the left (west) of the view. The proposed southern housing block of this Appeal’s proposals is set behind the outgrown hedge in the mid-ground from a point behind the animal shelter and dead tree running south (to the left) across the mid-ground of the view.

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