

Land to the East of Longwater Road, Finchampstead

LVA Addendum

edp4070_r016b

QA: MBe/LMa_FMi/FMi_281124

1 INTRODUCTION

- 1.1 This Addendum to the Landscape and Visual Appraisal (LVA, report reference: edp4070_r012) has been prepared by The Environmental Dimension Partnership Ltd (EDP), on behalf of Catesby Strategic Land Ltd and Stonebond Properties (Guildford) Ltd, to accompany revised plans submitted for the development of 38 dwellings, and new access off the B3016 on Land to the East of Longwater Road, Finchamstead.
- 1.2 This Addendum has been prepared following the objection to planning application reference: 241567 from the Landscape and Tree Officer (LTO) at Wokingham Borough Local Planning Authority (LPA), and shows how the Reasons for Objection (RfO) have been addressed by the previously submitted LVA and where necessary, the revised layout, which has been submitted for consideration.
- 1.3 All appendices, plans and photoviewpoints (PVP) are included as part of the original LVA. Where specific reference is made to a PVP in this addendum, it will be included at **Appendix EDP 4**. This addendum is supported by the following appendices:
 - Appendix EDP 1: Site Layout;
 - Appendix EDP 2: Landscape Strategy;
 - Appendix EDP 3: Landscape Design Rationale; and
 - Appendix EDP 4: Selected Photoviewpoints.

2 LANDSCAPE REASONS FOR OBJECTION

- 2.1 The RfO relating to landscape matters are summarised and provided below for context, with underlined sections identified by EDP as the primary considerations which will be addressed in this Addendum. In addition, the development proposals and landscape strategy have been amended to endeavour to respond positively to the RfO. These are detailed in **Sections 3 and 4** of this Addendum.

"The proposed layout of the development fails to integrate/successfully extend the built form of southern edge of Finchampstead village. The design does not relate back to the landscape character and what we would expect to see. The WBLCA B2 talks about new

development being sparse to match that of the village and with a linear style layout. The entrance to the site close to the PROW diminishes its experience. The form of the layout is dominated by a large proportion of hard landscape, with unnecessary footpaths.

The proposals do not integrate within the quality of the landscape and its valued landscape attributes, most of which are found to the site periphery, and not recognised in the LVA and not relating back to the Landscape Strategy. Will the site really be multifunctional and which habitats can really be created on the site that have a chance of thriving?

With the design proposed the landscape guidelines cannot be incorporated into the scheme without fundamental changes to the layout. There is no real street hierarchy and some pedestrian links are superfluous to requirements. A softer approach to hard landscape materiality needs to be factored in to suit the character of the space.

The layout is not addressing any public internal spaces and the end of key vistas, and there is no permeability through the site/visual connection to the wider landscape for the majority of the dwellings that face other houses and not the views – especially views to the south. The scheme does not protect and nurture the key aspects of the local character such as the views, the existing features, and the setting to the west. There is an insufficient Veteran tree buffer to the east of the site which needs to be correctly incorporated.

The location of the entrance governs the position of the road and site layout which whilst this is largely within the northern part of the site the proportion of built form to soft is too high.

The proposals would benefit from a review of the layout – is the location of the entrance at the northern end the best location – is there an alternative possibility further to the south that extends diagonally across the site? The layout is spread across the site in 2 blocks that requires more main road, is it possible to reduce the extent of the ‘main road’ and design the residential blocks with gardens side onto the on site PROW, where most of the dwellings would face a larger POS to the south which would be a larger buffer to the country park?”

3 THE REVISED PROPOSALS

3.1 The proposals have been revised to address landscape matters raised in the RfO as well as other officer responses and additional discussions with the LPA (see **Appendix EDP 1** for the Site Layout, and **Appendix EDP 2** for the Landscape Strategy). The principal changes from the original application relating to landscape are:

- Reduction of the overall units from 40 to 38;
- The repositioning of built development away from T2 on the eastern boundary. All development footprint is now located outside of the 19.2m offset, as requested;
- Additional setting back of built development from the southern and western boundaries. The number of dwellings located along the southern edge of the scheme has reduced from 13 to 6, reducing the scale of the southern edge of development and enhancing the transition from urban to countryside;

- A re-configuration of the internal layout to provide vista views from north to south, and provide more meaningful space for internal tree and shrub planting. The changes also include provision for a central area of informal green open space, further adding to the breaking up of built form and increasing connectivity to the wider landscape;
- Reduction in hardscape, including superfluous footpaths and removal of potential connection to the future country park;
- Increased landscape planting around the sustainable drainage systems (SuDS) to improve its aesthetics and integrate it more into its surroundings;
- Increased landscape planting around the proposed access to minimise impacts on the experience of users on Longwater Road and the Public Right of Way (PRoW); and
- A re-location of trees from the northern boundary to reduce over-shadowing issues for neighbouring properties.

4 RESPONSE TO LANDSCAPE AND TREE OFFICER COMMENTS

- 4.1 Below is a summary of the comments on landscape matters provided by the LTO, that EDP considers relevant for discussion and response to in this Addendum. Additional comments made in the detailed elements of the RfO are also referred to in EDPs response where appropriate.

Landscape Character and Valued Landscape

1. *“The report does not acknowledge the site is in the ‘River Blackwater Valued Landscape’ see Landscape Topic Paper WBC 2020, but acknowledges the site is 3km way from the ‘Finchampstead Village Area of Special Character’.”*
 2. *“The proposals do not integrate within the quality of the landscape and its valued landscape attributes, most of which are found to the site periphery.”*
- 4.2 The data trawl for the original LVA included data gathering from the Wokingham Borough Council (WBC) website, and utilised the interactive planning map to source relevant information. The planning map included information on the ‘Finchampstead Village Area of Special Character’, which is why it was included in the LVA, but no information was provided on the valued landscapes of Wokingham. As highlighted in the RfO, the Valued Landscape Assessment was a topic paper as part of the wider evidence studies to support the emerging Local Plan. As a result, the original LVA did not include this topic paper because at the time it carried little weight in planning terms.
- 4.3 The Valued Landscapes Assessment (VLA) has been subsequently updated. The RfO refers to the 2020 topic paper, but for the purposes of this Addendum, reference is made to the most recent September 2024¹ version, and the associated emerging Policy NE6 in the

¹ <https://www.wokingham.gov.uk/sites/wokingham/files/2024-09/Valued%20Landscape%20Assessment%20September%202024%20%28reduced%29.pdf>.

Wokingham Borough Local Plan Update 2023-2040 – Proposed Submission Plan. The VLA and emerging policy is currently only proposed, and will be subject to further examination.

4.4 The 2024 VLA has *“been prepared to help understand the landscape characteristics and attributes of Wokingham Borough, and whether there is evidence to support identification as a ‘valued landscape’”*. As highlighted in the RfO, the site has been identified within the proposed ‘River Blackwater Valued Landscape’ (RBVL). The RBVL is centred on the river of that name, and its value *“lies to a great extent in and along the peaceful and tranquil river, and the many opportunities for the quiet enjoyment of the countryside by the many residents who live here”*.

4.5 The 2024 version of the VLA updated the boundaries of the proposed Valued Landscapes to make the extents of the designation clearer, and to simplify its use:

“The boundaries have been refined so that, wherever possible, they follow identifiable features on the ground such as field boundaries or roads. A consequence of this is that the valued landscapes may, therefore, include some areas that may not ‘exhibit any of the demonstrable physical features’ but nonetheless form an integral part of the wider valued landscape”. In some cases “Boundaries have also been extended where an area adjoining a settlement edge would leave a small, anomalous gap”.

4.6 Emerging Policy NE6 stipulates that:

“Development proposals located within or affecting a valued landscape should have particular regard to the following attributes:

- a. Landscape quality (condition);*
- b. Scenic quality;*
- c. Rarity;*
- d. Representativeness;*
- e. Conservation interests;*
- f. Recreation value;*
- g. Perceptual aspects; and*
- h. Associations.”*

4.7 In accordance with the emerging policy and the methodology set out in the 2024 VLA, this Addendum has assessed the site and its contribution to the proposed Valued Landscape, and the potential impacts the proposed development would have on the wider proposed Valued Landscape. Table EDP 3.1 of the original LVA went some way to appraising the value of the existing site, and this appraisal has been updated based on the above criteria in relation to the wider RBVL (**Table EDP 4.1**).

Table EDP 4.1: Consideration of Landscape Value of the Site

Attribute	EDP Review of the Site
Landscape quality (condition)	The site comprises grassland used for pasture, which lacks diversity and quality. Boundary vegetation formed of mature, well-treed hedgerows and specimen trees are key features of the site, and are deemed to be in good condition.
Scenic quality	The site is well enclosed and is perceived as an area of grassland in pasture. Settlement adjacent to the northern boundary exerts a suburban influence over the site, particularly with the presence of the main road adjacent to the western boundary, and use of horse paddocks just beyond the eastern boundary. The scarred landscape of the mineral workings to the south also exerts an influence of ongoing change across the area.
Rarity	There are no elements of landscape found within the site that are rare nationally or locally. Pastoral farmland is very common in the area. Several specimen oaks are found on the boundaries of the site.
Representativeness	Beyond being an open area of pastoral land in close proximity to a settlement, the site has no particularly strong sense of identity or distinctiveness. The boundary treatment of the site is representative of the wider landscape, with strong hedgerows and more distinctive hedgerow trees.
Conservation interests	The site itself contains no cultural heritage importance.
Recreation value	The majority of the site is inaccessible to the public. A public footpath runs along the northern boundary, but there are no other rights of way or access land that cross, or are adjacent to, the site.
Perceptual aspects	The boundary vegetation of the site restricts intervisibility with much of the wider landscape, but the matured vegetated southern boundary, in addition to the presence of the Moor Green Lakes Nature Reserve restoration to the south, suggests an element of wilderness and tranquillity to the area. However, the open settlement edge to the north, and the main road to the west substantially reduce these perceptions, and the site is typical of an edge of settlement landscape.
Associations	There are no known associations relating to the site.

4.8 It is considered that the landscape of the site does not pertain to any physical qualities that take it out of the ordinary beyond ‘mere’ countryside, and the site’s contribution to the attributes of the proposed RBVL is limited, as it does not form an integral part of the wider proposed Valued Landscape. As detailed in the original LVA, the site is recognisable as an ordinary landscape on the edge of settlement, where its connection to the settlement is strong.

4.9 However, this Addendum does recognise that the landscape to the immediate south of the site is an integral part of the proposed Valued Landscape, and the development layout has

been reconsidered to be sensitive to the transition from the settlement edge to the countryside beyond, and to seek to protect the attributes of the wider Valued Landscape.

Landscape Sensitivity

1. *"The trees within the site are protected by TPO 1596/2017. Within the context of the Moor Green Country Park extension, it can be said that the landscape on the site periphery can be seen as having an elevated context in terms of its distinctiveness and recreational elements"....."A key quality of the wider B2 landscape, which is also applicable to the site periphery is the remote and tranquil character associated with the river corridor and the associated wetlands, which will be compromised by a degree from the development and its easy access to the country park extension. In this respect I consider the sensitivity of the site to be Medium/High accounting for the elements described above."*
- 4.10 The original LVA assessed the sensitivity of the site as 'medium'. This Addendum is in agreement with the LTO that the site periphery to the south does have an increase in its tranquil qualities, compared to the northern boundary adjacent to settlement. However, due to the strong vegetated characteristics of the site's boundaries and limited internal qualities, the site is more associated with existing settlement than the open countryside to the south, and when considered across the entire site, a medium sensitivity of the site is deemed appropriate.
- 4.11 The development layout has been updated to take into account the more sensitive southern boundary, moving the edge of the built form back from this boundary and introducing more informal recreational space. The updated landscape strategy has also removed the potential pedestrian link to the future country park, due to the impacts this could impose on the sensitive character of the landscape to the south.

Impacts on the Buffer from the River Blackwater Corridor and Surrounding Settlement

1. *"The site acts as a physical and landscape buffer between the edge of the settlement and the flood zone of the river Blackwater and the Moor Green Country Park."*
2. *"The site is within the countryside on the edge of the settlement, and acts as a buffer between Wood Moor and the flood zone of the river. The development would extend the settlement area further to the south and the flood zone, whereas on the west side of Longwater Road a similar site is used as a meadow and visual buffer setting for a linear development at Burnmoor Meadows."*
- 4.12 The site is located outside of the flood zone in this area, and the footprint of the proposed development would remain outside of the flood zone. The drainage strategy for the site internalises drainage, so no impacts on the river corridor or flood zone are predicted from the proposed development. The development of any greenfield site would result in the extension of the settlement area into the countryside. Nevertheless, the existing vegetated southern boundary is a more identifiable physical barrier than the agricultural field, so the proposals have set development back from this boundary and bolstered this area with additional planting.

3. *“The site contributes to a sense of separation between the settlements of Finchampstead and Eversley Cross to the south.”*

- 4.13 The site provides a limited contribution to the sense of separation between Finchampstead and Eversley Cross to the south. As evidenced in the LVA, there is no intervisibility between the site and Eversley Cross. The southern boundary of the site borders the evolving Moor Green Lakes Country Park (MGLCP), which is a primary source of separation between the settlements, and the presence of the Country Park will result in a permanent nature buffer between Finchampstead and Eversley Cross, as well as the sewage works and vegetation associated with the River to the south (see **Image EDP 4.1**).
- 4.14 Users of Longwater Road currently experience a sense of leaving Finchampstead leading to undeveloped countryside, before entering Eversley Cross. The proposed development and access abuts the settlement edge, minimising the extension of Finchampstead and maintaining a sense of leaving settlement and separation along this section of the road. Therefore, development of the site would not result in a reduction of the sense of separation for Finchampstead and Eversley Cross, and no further assessment of potential coalescence impacts are required.

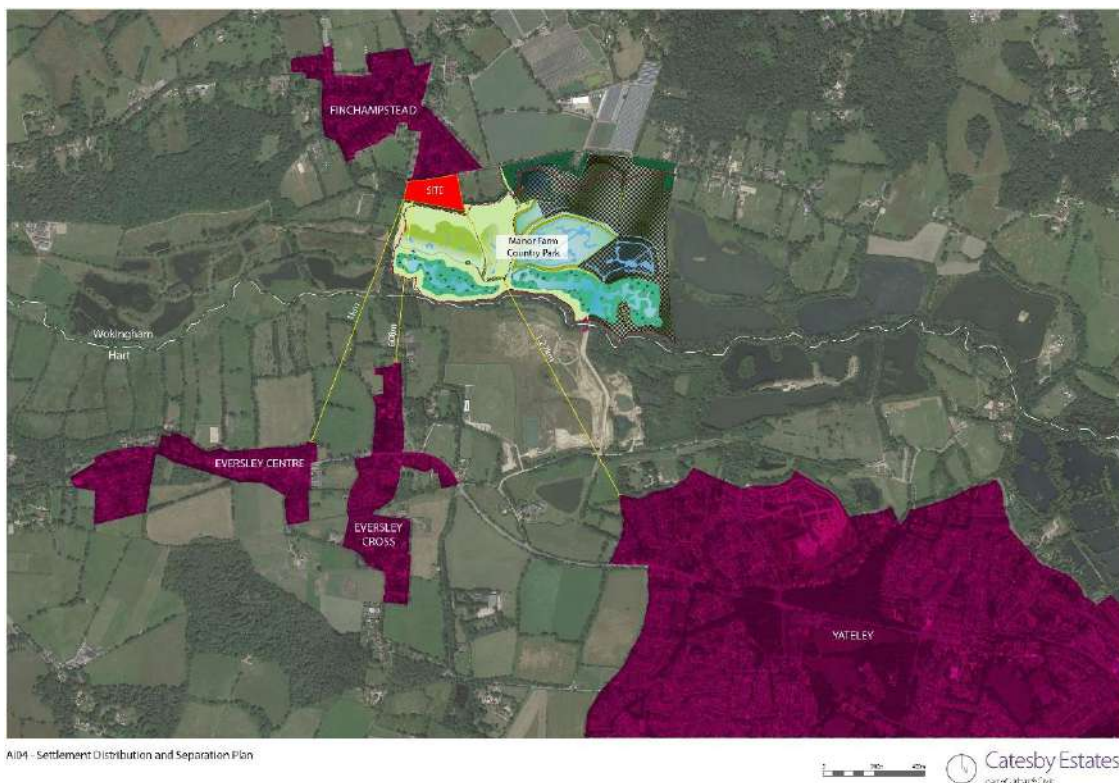


Image EDP 4.1: Aerial overview of the site in the context of Finchampstead and surrounding settlements. The expansive MGLCP forms a large buffer between the settlements, as well as the sewage works and surrounding vegetation associated with the river

4. *“The gravel pits to the south of the site, will be restored in due course and will become integral to Moor Green Lakes Country Park south of the site – see Policy SAL 6 of LP. In order to achieve these positive outcomes it is essential that development remains sparse in the area, the character of tree lined country lanes are maintain, not adversely affected by increase in traffic volumes, views are maintained, but also that the buffer between settlement and the river corridor is retained so that the rare qualities can flourish.”*
- 4.15 The proposed development layout has been updated to offset built form further from the southern and western boundaries where it borders the MGLCP (see **Appendix EDP 1**). The changes to the layout have also reduced dwelling numbers and afforded more space for internal tree planting, which will soften and break up views of the built form, minimising impacts on the perceived sparseness of development in the area.
- 4.16 Views of existing settlement to the north of the site are already experienced from the Country Park (see **Photoviewpoint EDP 5a** and **5b** in **Appendix EDP 4**). The proposed layout and Landscape Strategy aims to maintain these existing views through a reduced density and an increase in internal planting to complement the already well-vegetated boundaries that heavily filter views of settlement. .
- 4.17 Due to the distance from the river corridor (approximately 350m), the maintenance and enhancement of the existing tree line along the southern boundary and proposed landscape planting around the southern edge of the proposed built form, impacts on the character of the river corridor would be limited. It is therefore considered that the buffer between the settlement and the river corridor will be retained.
- 4.18 The proposed access off Longwater Road will impact a small section of the road, with removal of approximately 20m of vegetation on the eastern side of the road to accommodate the proposed access. Landscape planting in the form of replacement trees and hedgerow is proposed around the access to minimise impacts on the road and continue its vegetated character in the long term (see **Appendix EDP 2**). The access has been located in the northern corner, closer to existing settlement where existing urban influences impact the character of the road. These changes are not considered sufficient to have an impact on the character of the tree lined country lane in this location.

Visual Impacts

1. *“My assessment is the key receptors are users of PROW 13 where the effect at year 1 is Major/Adverse.”*
- 4.19 The original LVA also assessed the level of effects at Year 1 to be major adverse. This Addendum finds that the updated layout and Landscape Strategy does not change the level of effects on PROW FINC13, which remain as major adverse at Year 1, so is in agreement with the LTO. This would be the case for any new development in proximity to the PROW; however, as assessed in the original LVA, the proposed landscape planting will soften views of the development and integrate it into the surroundings, which would reduce the level of effects on PROW FINC13 to major/moderate adverse at Year 15. The overall impact on PROW FINC13 would be limited to a short section of the PROW, which would read as part of the immediate residential context, extending from Cricket Hill.

2. *"I assess the effect at Year 1 on dwellings of Wood Moor to be Major/Adverse."*

4.20 The original LVA assessed the levels of effects on residents associated with Wood Moor to be major/moderate adverse at Year 1. The magnitude of change was deemed lower from lower storey windows due to existing garden and boundary features obscuring views of the proposed development, and views including existing settlement to the east and west of the properties, which results in a major/moderate effect. In reconsidering the updated development layout, this Addendum assesses the level of effects to remain as major/moderate adverse. Views from lower storey windows will continue to be obscured by existing vegetation and garden features, and the sloping topography will result in varied roof heights, reducing away from Wood Moor residents, minimising impacts in views from upper storey windows. By Year 15, tree planting along the northern edge will soften views of the scheme, integrating it into the surroundings, resulting in reduced effects of moderate adverse at Year 15. This level of effect on adjacent residents would be expected for any form of development in close proximity to a partially open boundary, but the effects have been reduced as far as possible through the revised layout.

3. *"I assess the users of Longwater Road that connects with PROW 54 will experience a Major/Moderate adverse effect from crossing the entrance to the visual impact of dwellings and the paraphernalia associated with them such as lighting, noise and loss of rural views."*

4.21 The original LVA assessed the levels of effects on Longwater Road as moderate/minor adverse at Year 1. On reassessment, this Addendum finds that the level of effects on this section of Longwater Road remains as moderate/minor adverse at Year 1. A magnitude of change of medium is deemed appropriate for this section of Longwater Road. A c.6m section of roadside vegetation and four trees will be removed for access purposes, and introduce some additional infrastructure features, which will alter the experience of this part of the road. However, the proposed access is on the edge of settlement, where urban influences are already present in this area, and views of settlement are experienced from Longwater Road (see **Photoviewpoint EDP 3** in **Appendix EDP 4**). This section of road is not deeply rural and is within a transition from rural to urban in nature, so is considered to have capacity to accept some level of changes in the form of residential development. The landscape mitigation around the proposed access will reduce the level of effects to minor adverse at Year 15.

4. *"Users of Sandhurst Road will likely experience Moderate/Adverse effect at Year 1".*

4.22 The original LVA assessed the levels of effects on Sandhurst Road as moderate/minor adverse at Year 1. This Addendum finds that the level of effects on users of Sandhurst Road remains at moderate/minor adverse at Year 1 considering the updated layout. Views of the proposed development would continue to be partially screened by existing vegetation in the background of the views from this road (see **Photoviewpoint EDP 2** in **Appendix EDP 4**) and wouldn't be out of character in these views as users of Sandhurst Road transition towards the settlement. The landscape mitigation along the eastern edge will reduce the level of effects to minor adverse at Year 15.

Proposed Layout and Landscape Strategy

1. *“The entrance will introduce lighting, hard landscaping, and structures that will facilitate a high rate of car movements as the development is some way from local facilities. The entrance will have an urbanising effect on the character of the country road and visibility splays will ensure that no vegetation is higher than 600mm within them, resulting in views into the site dominated by built form.”*
- 4.23 It is acknowledged that the proposed access will result in the removal of vegetation of four trees and a C.6m section of hedgerow along Longwater Road on its eastern side, which will alter the character of that section of road. However, the access has been located in the north-western corner of the site, where there is an existing gap in the hedgerow for field access, which reduces the amount of vegetation removal needed to facilitate the road. The proposed access is also located at the nearest point to existing settlement, where urban influences already impact the rural character of the road (see **Photoviewpoint EDP 3** in **Appendix EDP 4**). It is considered that this section of Longwater Road can accommodate this level of change without a detrimental impact on its character.
- 4.24 The proposed development layout relocates the built form further back from the western boundary, which affords suitable space for enhanced landscape planting. As shown on the Landscape Strategy (**Appendix EDP 2**), tree and hedgerow planting are proposed in this area, outside of the visibility splays, to replace removed vegetation, and limit open views into the site. Planting is also proposed along the access into the site to further soften views of the built form by layering the landscape planting.
2. *“The housing layout uses a significant area of the site laid to built form around a loop form with a stem to the east, which represents an incursion into the buffer zone for the Veteran trees (T2 and T5).”*
- 4.25 The updated layout has removed the loop form, and reduced the amount of adoptable road. The use of private roads reduces the overall widths and infrastructure inputs required for these sections; in particular, the roads leading north/south have been deliberately designed to be shared surfaces with a varied surface material (and narrower than the main road) to help provide a more rural feel as you transition towards the more sensitive southern edge of the development. All development has also been moved so that it is located outside of the extended buffer zones requested for tree T2 and T5 (**Appendix EDP 1**).
3. *“The building area extends across the site to the south and although the Landscape Strategy identifies areas of POS to the north, east and south, these areas are small, and the southern area includes a seasonally wet attenuation basin.”*
- 4.26 The built form has been shifted north, closer to existing settlement, and away from the southern edge of the site. This enables a larger area of public open space (POS) to be created within the south-western corner of the site, connected by smaller, linear POS along the remaining boundaries (**Appendix EDP 3**).
4. *“The PROW that traverses the site is a direct link to the Country Park. A link is proposed within the site but is this really necessary?”*

4.27 This link has now been removed from the proposals (**Appendix EDP 2**).

5. *“Retention of rough grassland just to the north of the access road for reptiles – will this really be an attractive area for reptiles?”*
6. *“Outlook and the verge between the southern boundary gardens of Wood Moor has not been addressed. The verge will have a completely different character once the road is included.”*
7. *“Trees are proposed to the northern boundary with the rear gardens of Wood Moor but these will overshadow rear gardens.”*

4.28 The design of the POS along the northern boundary area has been reviewed in light of comments 5, 6 and 7 above. Scrub is the existing dominant habitat along the northern edge, which will be replicated by the proposed landscape planting through suitable retention and diversification of species. This type of habitat will provide a physical buffer to the existing gardens of neighbouring properties on Wood Moor and will retain some of the existing characteristics of this section of the site. It is acknowledged that the character of this area will alter with the proposals, and following consultation with an ecological consultant, rough grassland along this edge is no longer proposed (**Appendix EDP 2**).

4.29 This Addendum acknowledges that proposed trees along this northern edge would potentially impact rear gardens of neighbouring properties. Therefore, where trees are proposed along the northern edge, they have been located south of the existing PRoW. This will still provide some visual mitigation for existing receptors, whilst avoiding overshadowing impacts on neighbouring properties.

8. *“The form of the layout is dominated by a large proportion of hard landscape, with unnecessary footpaths.”*
9. *“A softer approach to hard landscape materiality needs to be factored in to suit the character of the space.”*

4.30 The extent of footpaths have been reduced across the site, with particular focus on the reduction of footpaths on the outer edges of the development (**Appendix EDP 1**). More incidental spaces have been created internally to allow for tree and shrub planting within the scheme, to break up the hardscape and connect with the periphery landscape (**Appendix EDP 3**).

10. *“The relationship of the hedge and ditch to the site needs to be clearly understood in order to work out the most appropriate boundary treatment for the site. The treatment of the 5m riparian zone is not clear.”*

4.31 The existing ditch is located outside of the site boundary, so a 5m riparian zone has been implemented to protect the integrity of the ditch habitat. Through provision of detailed proposals and a management plan at the condition stage of the application, the grassland in the riparian zone will be overseeded to improve its quality and diversity, then managed to provide a suitable wildlife corridor along this boundary.

11. *“In order for the attenuation basin to be an attractive, functional and usable feature it will need to be designed without steeply sloping sides which may require more space.”*
- 4.32 The design of the attenuation basin has been re-visited to incorporate more landscaping in the form of trees and shrub along the embankments, which will soften the engineered feature and provide an attractive focal point in the south-east corner of the site.
12. *“The Design Rationale says that the central residential area will be characterised by ornamental and structural planting but this is very minimal and does nothing to integrate the layout into the rural setting or mitigate its urban character.”*
- 4.33 The internal layout has been updated to accommodate more space for incidental areas of landscape planting outside of private properties, allowing for more structural tree planting to break up the appearance of built form and create more appealing spaces (see **Appendix EDP 3**). A central green space has also been designed into the internal layout to further break up the built form and bring more green space into the centre of the scheme.
13. *“The proposed layout of the development fails to integrate/successfully extend the built form of southern edge of Finchampstead village. The design does not relate back to the landscape character and what we would expect to see.”*
- 4.34 The updated layout has moved built form north and altered some of its orientation to create a stronger link with the existing settlement, whilst retaining the existing movement corridor along the northern boundary and maintaining a suitable distance from existing dwellings for privacy and placemaking reasons (**Appendix EDP 1**).
- 4.35 The key characteristics of the ‘Blackwater River Valley with Open Water’ Landscape Character Area (LCA) are predominantly not found on the site but are typical of the landscape to the south. Therefore, the updated layout has pushed development back from the southern boundary as much as possible. to buffer development from the wider LCA to the south and protect the character of the periphery of the site, where features more typical of the LCA are found. The landscape strategy for the LCA, highlighted in the RfO, has been reviewed against the updated layout. The River Blackwater corridor is located beyond the MGLCP, and the wetland habitats associated with this corridor would not be impacted by the scheme. The lower density of the proposals and use of existing boundary vegetation will also maintain a sense of sparse settlement pattern for the area.
14. *“With the design proposed the landscape guidelines cannot be incorporated into the scheme without fundamental changes to the layout.”*
- 4.36 The landscape guidelines for the LCA, highlighted in the RfO, have been reviewed against the updated layout, and summarised in **Table EDP 4.2** below.

Table EDP 4.2: Review of LCA Landscape Guidelines against the Updated Layout

Landscape Guidelines	EDP Review against the Updated Layout
<i>“Conserve, protect and enhance the scenic quality and naturalistic character of the river corridor and restored gravel pits”</i>	The size of the development has been reduced and has been moved back from the southern boundary. The scheme has increased internal tree planting and uses the existing boundary vegetation to maintain a sense of sparse settlement in the area. The site is located approximately 350m from the river corridor and is not located in the restored gravel pits.
<i>“Manage and enhance the wildlife interest of agricultural fields”</i>	Built form has been set back from the peripheries of the site, a 19.2m buffer from tree T2 has been included, [REDACTED] and a 5m riparian offset from the existing ditch along the southern boundary has been implemented.
<i>“Reinstate or repair hedgerows with native species of hedgerow trees and shrubs to create a connected landscape pattern”</i>	A section of hedgerow along Longwater Road will be removed to facilitate a new access road. Hedgerow is proposed along that edge outside of the visibility splay to reinstate hedgerows along that corridor. The remaining hedgerows and trees will be retained (including a 19.2m buffer from tree T2), and additional planting proposed to strengthen the existing vegetated corridors.
<i>“Conserve, enhance and manage wetland habitats, particularly in newly restored areas of former gravel pits”</i>	No wetland habitats will be impacted by the development. A 5m riparian offset from the existing ditch along the southern boundary has been implemented to protect any potential wetland habitat.
<i>“Maintain the prevailing hydrology and water tables to enable anaerobic conditions to preserve archaeological sites”</i>	The proposed development is not located on an archaeological site, and a full drainage strategy is proposed for the scheme.
<i>“Seek sympathetic integration of new recreational facilities”</i>	Public Open Space (POS) has been proposed along the peripheries with an informal approach, which will provide informal recreational opportunities in the area. Where development interacts with these spaces, suitable landscape mitigation is proposed to soften and integrate with the surroundings.
<i>“Enhance informal recreational enjoyment of the landscape”</i>	POS is proposed along the peripheries of the site and the existing PRoW alignment will be retained, with additional links to the entire site possible from the footpath. This will enhance connections to the wider countryside which will facilitate informal recreational enjoyment of the landscape.

Landscape Guidelines	EDP Review against the Updated Layout
<i>“Maintain the sparse linear settlement pattern”</i>	A linear settlement pattern wouldn’t be appropriate for this site, given the grain and form of the existing development to the north of the site, but the use of landscape mitigation and existing boundary vegetation will give the sense of sparse settlement when viewed from the wider landscape.
<i>“Maintain and enhance the character of the rural lanes”</i>	Some impacts are proposed on Longwater Road, but this has been located in the north-western corner where the road has strong links with existing settlement, so lies within a transition zone from rural to urban. These impacts will be limited to only a short section of this road, and are not considered to be of sufficient size or scale to have a detrimental impact on the character of the rural lane as a whole.
<i>“Retain and maintain views to the wooded hills”</i>	Views of the wooded hills are not experienced from the site. However, the updated layout has incorporated vista views from the PRoW, through the development, looking to the south of the site towards the open countryside.
<i>“Conserve and enhance the perception of tranquillity and remoteness in the Landscape”</i>	Development has been set back from the more sensitive southern boundary with informal POS proposed in this area, and the number of dwellings reduced to lower the density of the development.

15. *“The layout is not addressing any public internal spaces and the end of key vistas, and there is no permeability through the site/visual connection to the wider landscape.”*

4.37 As highlighted on the Landscape Design Rationale (**Appendix EDP 3**), the layout has been updated to utilise the road infrastructure to provide key vistas from north to south and east to west. The updated layout now provides continuous views through large parts of the development, visually connecting green spaces and the wider landscape.

5 SUMMARY AND CONCLUSION

5.1 The proposed development and Landscape Strategy has been updated following review of the responses. Several major amendments have been made to improve on the original layout, with a focus on proposing a development that will:

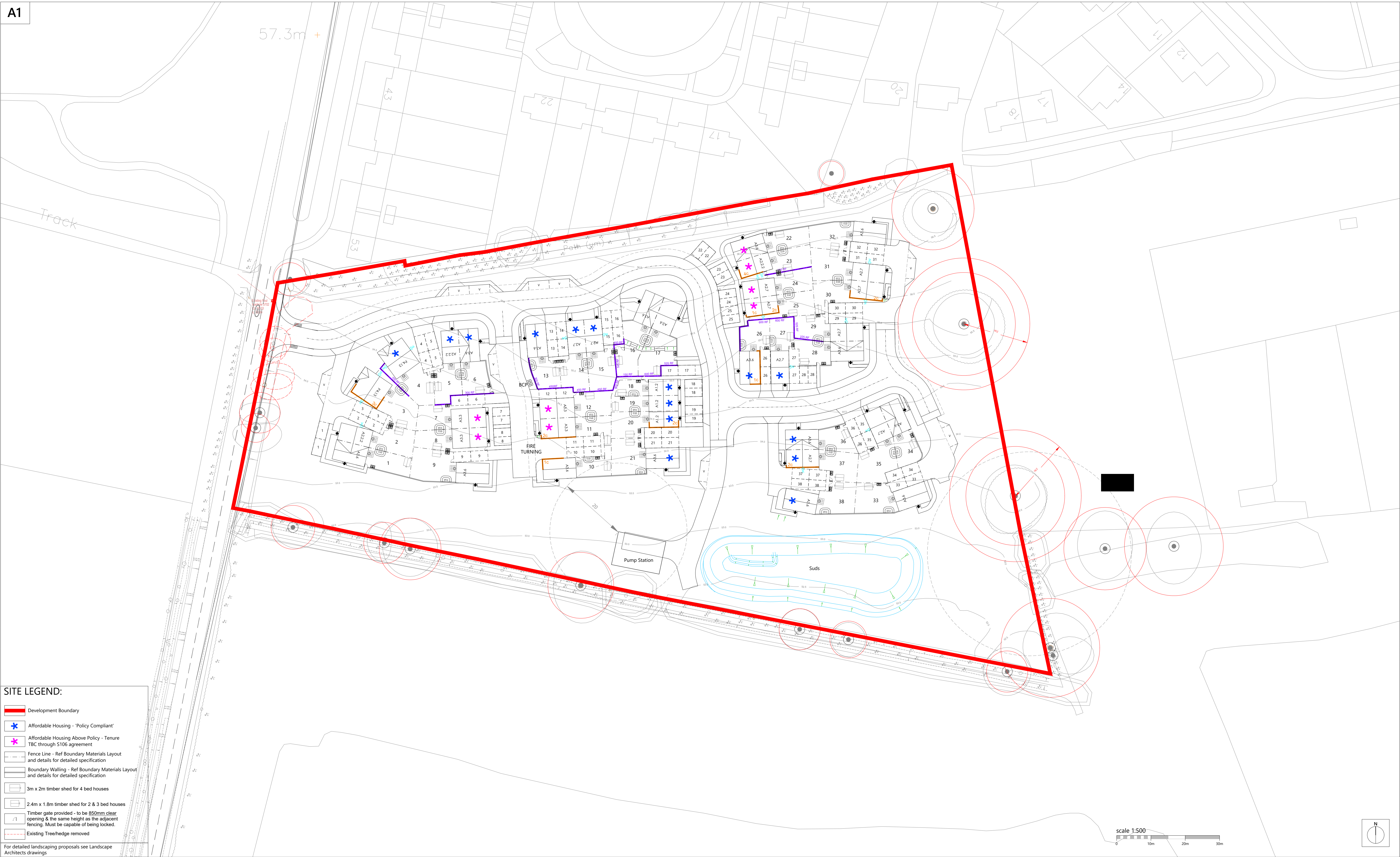
- Integrate with the southern edge of Finchampstead, creating a new, defined yet softened settlement edge;
- Protect and relate back to the landscape character and Valued Landscape attributes of the area, by amending the layout to maintain a sense of sparse development pattern

in the wider landscape, and set development back from the peripheries where these attributes are most relatable;

- Redefine the habitats across the site to provide suitable Green Infrastructure that will allow for a multi-functional landscape to thrive;
- Restore a balance between hard and soft landscaping;
- Protect and support the landscape guidelines of the Landscape Character Area, by protecting the key features of the site along the peripheries; and
- Create a sense of place internally, by relating back to the character of the landscape, such as vista views across the site.

5.2 This Addendum concludes that the site has the capacity for the development (as proposed on the masterplan), in both landscape and visual amenity terms. In addition, it has demonstrated that the majority of the objections raised by the LTO have been addressed.

Appendix EDP 1
Site Layout
(CATE230603_SL01_A4)



Romsey T:01794 367703
Portishead T:01275 407000
London T:01794 367703

www.thrivearchitects.co.uk

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Rev	Description	Date	Au	Ch
A	Issued for Planning	31.05.24	MK	
B	Amended to suit CMP-02	16.10.24	MK	
	Amended to suit Client comments	21.10.24	MK	
	Amended to suit Engineer's comments	23.10.24	MK	
	Amended to allow 19.2m RPA.	01.11.24	RA/MK	
	Affordable annotations added, engineer's info added.	19.11.24	MK	

Project	Land at Longwater Road, Finchampstead		
Drawing	Site Layout		
Client	Catesby Estates PLC & Stonebond Properties (Guildford) Limited		
Job no.	CATE230603	Date	26.03.24
Dwg no.	SL01	Rev.	B
Author	MK	Checked	
Status	PLANNING	Scale	1:500 at A1
Client ref.		Office	Romsey



Appendix EDP 2
Illustrative Landscape Strategy
(edp4070_d005l 28 November 2024 JWh/MBe)



- Site Boundary
- Existing Trees and Vegetation
- Proposed Trees
- Proposed Hedgerows
- Existing Bramble Scrub to be Retained and Enhanced
- Proposed Mixed Native Scrub
- Proposed Species-rich Meadow Grassland to Form Semi-natural Green Space
- Proposed Amenity Grass
- Proposed Rough Grassland
- Proposed Ornamental Planting
- Proposed Attenuation Basin with Marginal Planting
- Proposed Native Shrub to Attenuation Basin
- Proposed Footpaths
- Existing Public Right of Way (PRow)
- Proposed Local Area of Play (LAP)
- Proposed Overground Pumping Station
- Proposed Private Roads
- Proposed Main Roads

client
Catesby Estates Ltd and Stonebond Properties (Guildford) Ltd

project title
Land to the East of Longwater Road, Finchampstead

drawing title
Illustrative Landscape Strategy

date	28 NOVEMBER 2024	drawn by	JWh
drawing number	edp4070_d005L	checked	MBE
scale	1:1,000 @ A3	QA	Gyo

Appendix EDP 3
Landscape Design Rationale
(edp4070_d038d 28 November 2024 HEI/MBe)

Site Entrance

- The proposed Site Entrance will form the vehicular gateway into the site.
- The proposed landscaping around the Site Entrance will mitigate for removed vegetation in this area. Planting will be located outside of the visibility zones to maximise growth potential, and layered to reduce views of the scheme.
- Proposed tree species could include: Birch (*Betula pendula*) and English Oak (*Quercus robur*) to reflect upon the existing planting found along Longwater Road.
- Proposed native hedge species could include: Hazel (*Corylus avellana*), English Oak (*Quercus robur*), Holly (*Ilex aquifolium*), Dog Rose (*Rosa canina*) and Hawthorn (*Crataegus monogyna*).

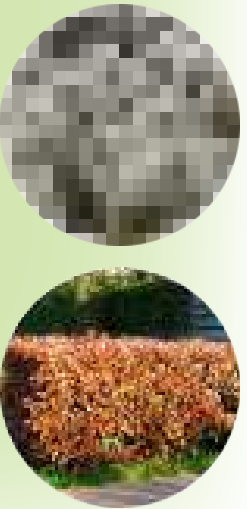


Central Residential Area

- The Central Residential Area will be characterised by ornamental and structural planting.
- A selection of ornamental trees will be scaled to the development within this area. These trees will provide seasonal interest and focal points as an organic form within the proposals.
- Proposed ornamental tree species could include: Himalayan birch (*Betula utilis subsp jacquemontii*), Serviceberry (*Amelanchier lamarckii*), and Winter Flowering Cherry (*Prunus x sub hirtella 'Autumnalis'*).
- A mix of evergreen and deciduous shrub planting will provide all-year structure and interest.
- Proposed structural hedge species could include: Beech (*Fagus sylvatica*) and Hornbeam (*Carpinus betulus*).
- Proposed plot planting could include:
 - (West/East Facing)
 - Skimmia confusa* 'Kew green'
 - Lavandula x intermedia*
 - Cistus corbariensis*
 - Choisya ternata* 'Sundance'

- (South Facing)
 - Philadelphus* 'manteau d'Hermine'
 - Hebe rakaiensis*
 - Viburnum opulus* 'Roseum'
 - Christmas berry (*Photinia x fraseri*)

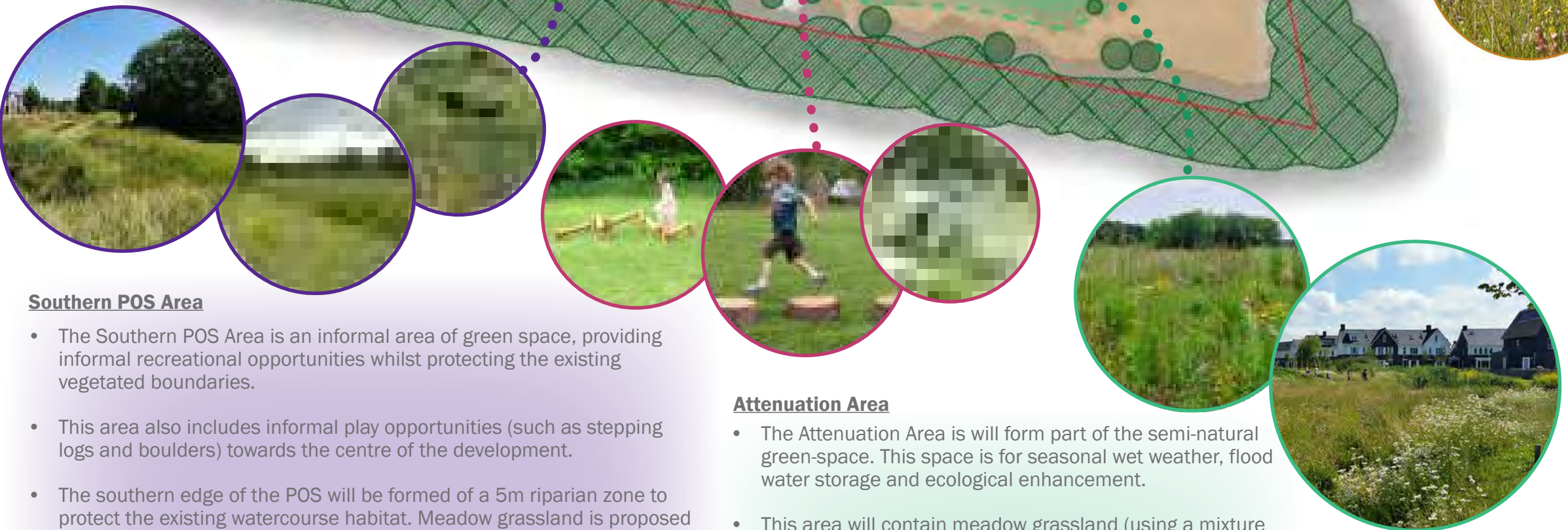
- (North Facing)
 - Bergenia cordifolia*
 - Sarcococca hookeriana* var. *digyna*
 - Euonymus japonicus*



Green Link

- The Green Link Area is defined as a gateway green-space that will integrate the existing PRoW and soften impacts on adjacent receptors.
- Existing bramble scrub will be retained with the introduction of native mixed scrub to diversify the habitat and enhance the buffer to neighbouring gardens. Amenity grass is proposed along the footpath to maintain a sense of openness.
- Structural tree and hedgerow planting will provide a layered approach to landscaping, softening views of the development as users of the PRoW pass through the site.

- Proposed native tree species could include Birch (*Betula pendula*), Hazel (*Corylus avellana*) and Crab Apple (*Malus sylvestris*).
- Proposed ornamental tree species could include: Himalayan birch (*Betula utilis subsp jacquemontii*), and Crab Apple 'Evereste' (*Malus* 'Evereste')
- Proposed native hedge species could include Hazel (*Corylus avellana*), Field Maple (*Acer campestre*) Beech (*Fagus sylvatica*) and Hornbeam (*Carpinus betulus*).



Southern POS Area

- The Southern POS Area is an informal area of green space, providing informal recreational opportunities whilst protecting the existing vegetated boundaries.
- This area also includes informal play opportunities (such as stepping logs and boulders) towards the centre of the development.
- The southern edge of the POS will be formed of a 5m riparian zone to protect the existing watercourse habitat. Meadow grassland is proposed in this zone to provide protection and amenity value.
- Proposed native tree species could include: Birch (*Betula pendula*), Beech (*Fagus sylvatica*) and English Oak (*Quercus robur*).
- Proposed ornamental tree species could include Crab Apple 'Evereste' (*Malus* 'Evereste').

Attenuation Area

- The Attenuation Area is will form part of the semi-natural green-space. This space is for seasonal wet weather, flood water storage and ecological enhancement.
- This area will contain meadow grassland (using a mixture such as 'EM8 Meadow Mixture for Wetlands') and contain a selection of trees and native shrub to aid in water infiltration and break up the appearance of an engineered embankment.
- Proposed native tree species could include Birch (*Betula pendula*) and Pussy willow (*Salix caprea*).

Site Boundary

Existing Vegetation

Proposed Native Trees

Proposed Ornamental Trees

Proposed Hedgerows

Proposed Plot Planting

Existing PRoW Link

Proposed Local Area for Play (LAP)

Proposed Site Entrance

Proposed Green Link

Proposed Green Corridor

Proposed Southern POS Area

Proposed Central Residential Area

Proposed Attenuation Area

N

Green Corridor

- The Green Corridor serves as a multi-purpose space, protecting the existing assets of the site (specimen oak trees [redacted] whilst providing amenity value for the residents and an informal connection to the wider green spaces.
- Habitat in this area will predominantly be meadow grassland to avoid breaking ground in the RPA's of the existing trees [redacted]. The existing Oak trees will provide a focal feature along this Green Corridor.
- Proposed native tree species could include: Birch (*Betula pendula*), Hazel (*Corylus avellana*) and English Oak (*Quercus robur*).

Appendix EDP 4
Selected Photoviewpoints
(edp4070_d035b 27 November 2024 JFr/MBe)





Photoviewpoint EDP 3: View from PRoW FINC13 at the junction with the B3016 Longwater Road, to the west of the site, looking east towards the site (Sheet 2 of 2)





To be viewed at comfortable arm's length

Photoviewpoint EDP 5b: View from PRow Finc54 to the south of the site, looking north towards the site



To be viewed at comfortable arm's length



the environmental
dimension partnership

Registered office: 01285 740427
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Grid Coordinates: 479682, 162275
Date and Time: 28/03/2024 @ 10:20
Projection: Planar
Visualisation Type: 1

Horizontal Field of View: 39.6°
Height of Camera: 1.6m
Make, Model, Sensor: Sony A7 II, FFS
Enlargement Factor: 100% @ A3

Direction of View: N
Distance: 355m
aOD: 50m
Focal Length: 50mm

date
drawing number
drawn by
checked
QA
27 NOVEMBER 2024
edp4070_d035b
JFr
MBe
GYo

client
project title
drawing title
Catesby Strategic Land Ltd and Stonebond Properties (Guildford) Ltd
Land to the East of Longwater Road, Finchampstead
Photoviewpoint EDP 5b