

**STANFORD END FARM, WELLINGTON ESTATE,
SWALLOWFIELD, BERKSHIRE RG7 1SY**

**LANDSCAPE AND VISUAL IMPACT ASSESSMENT
AND LANDSCAPE PROPOSALS FOR PROPOSED
REFURBISHMENT AND EXTENSION**

JUNE 2025



Prepared by: Goodger Design Associates
75a St Leonard's Road, Windsor,
Berkshire SL4 3BZ Tel: 01753 859904
Email: info@gda-design.com



WELLINGTON

Prepared for and on behalf of:
The Wellington Estate,
Stratfield Saye
Hampshire RG7 2BT

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Frontispiece: Google Earth Aerial Image of Site dated 9th May 2025

APPENDIX: (Drawings bound into report)

-  Drawing Number 5793/1100G-Location Plan by Edgingtons Architects
-  Drawing Number 471/01-Landscape Visual Impact Assessment-Short Viewpoints 1-4
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-  Drawing Number 471/03-Landscape Visual Impact Assessment-Proposed Landscape in Context
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-  Drawing Number 471/05-Proposed Planting and Wildflower Meadow Seeding
-  Drawing Number 471/06-Tree, Shrub, and Wildflower Meadow Planting Schedules

REFERENCES:

- Ref. 1: Guidelines for Landscape and Visual Impact Assessment Third Edition 2013 and Technical Guidance Note Published August 2024 Published by the Landscape Institute.
- Ref. 2: Flood and Water Management Act 2010 Available from <https://www.legislation.gov.uk/ukpga/2010/29/contents>
- Ref. 3: BS 5837: Trees in Relation to Construction 2012. British Standards Institute.
- Ref. 4: Geological survey of Great Britain Available from www.bgs.ac.uk/data/mapViewers
- Ref. 5: Cranfield University /Natural Soil Resources Institute Soils Maps. Available from www.landis.org.uk
- Ref. 6: Environment Agency Flood Maps. <https://www.gov.uk/check-long-term-flood-risk>
- Ref. 7: National Landscape Character Areas 129 and 115. Available from <https://nationalcharacterareas.co.uk/>
- Ref. 8: Wokingham Borough Council Landscape Character Assessment L3 Stanford End Wooded Sand and Gravel Hills
<https://www.wokingham.gov.uk/planning-policy/evidence-studies -Landscape and Green Belt>
- Other Landscape Character assessments from <https://www.westberks.gov.uk/> <https://www.hart.gov.uk/>
and <https://www.hants.gov.uk/>
- Ref. 10: National Policy Planning Framework with latest amendment 7th February 2025. Available from:
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

1.0 TERMS OF REFERENCE

1.1 Practice Profile

Goodger Design Associates (GDA) is a practice of chartered landscape architects established in September 1999 and registered with the UK Landscape Institute. We have completed Landscape and Visual Impact Assessments (LVIAs) since we were established and compile LVIAs in accordance with 'Guidelines for Landscape and Visual Impact Assessment' Third edition 2013 and a further 'Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment' Third edition (GLVIA3) Technical Guidance Note Published August 2024 (ref. 1).

1.2 Appointment and Scope of Work

GDA were appointed by Edgingtons Architects for an on behalf of The Wellington Estate on 9th April 2025 to conduct a Landscape and Visual Assessment and Landscape proposals for Stanford End Farm on the Wellington Estate, Swallowfield. This followed a request from Wokingham Borough Council to prepare a landscape strategy to give details of additional landscape treatments associated with the development to address the increased effects of the larger built extension on the open countryside. The site extents are shown on drawing number 471/01, 471/02 and 471/03 and in detail on drawing numbers 471/04 and 471/05. The total area of the proposed development site including the access road is 0.577 hectares. The surrounding areas to the north, east, west, and south of the site were considered to establish the extent of the site's visual envelope and its visibility to the surrounding properties. This LVIA focuses on the impact and effects of the proposal after construction and mitigation planting and does not include a detailed analysis of the impact of the proposal during construction works. The fieldwork was completed on 13th May 2025 and can be revisited in winter, if required, from the selected viewpoints to verify the degrees of exposure of the proposed development when trees/ hedges are not in leaf although we believe that that the winter landscape will not have a significant impact on the sites exposure to the landscape.

1.3 Project Description and Objectives

The proposal is to refurbish the existing vacant grade 2 farmhouse building, to demolish run down barns plus a derelict conservatory and to construct new single storey residential buildings linked to the farmhouse to create one integrated dwelling with new garden areas. The architecture has been designed to blend in with the local rural vernacular with pitched roofs. The proposed building roof heights being at least one third lower than the roof of the retained farmhouse. The integrated dwelling will be served by the existing farm access road from Barge Lane with proposed parking areas to the front of the buildings. Rear garden terraces, illustrated on the landscape proposals, will be constructed to the south west of the integrated building. Surfacing for the proposed parking areas will be permeable for sustainable drainage to comply with the Flood and Water Management Act 2010 (Ref. 2). All existing trees will be retained and protected with tree protection fences compliant with BS 5837(2012) (Ref. 3) during the building works including the ground contouring required for the attenuation basin and drainage field. The existing hedgerows and trees around the perimeter of the site already provide a degree of enclosure.

The objective of this LVIA is to identify the significant views looking into and looking out of the site and to identify the landscape 'receptors' or local residents/visitors/walkers whose views and outlooks may be affected or impacted on by the development over the short and long views. The planning context is described in section 2.0. The assessment methodology and analysis of the viewpoints and landscape receptors are covered in sections 3.0 and 4.0, respectively. The proposed landscape mitigation measures and conclusions are detailed in sections 5.0 and 6.0.

The assessment process and associated landscape strategy will demonstrate that the development can be accommodated successfully within the existing landscape and can provide an enhancement of existing run down agricultural buildings. The views in from existing residences and viewpoints are identified on our drawing numbers 471/01, 471/02 with the proposed mitigation planting shown in context on drawing number 471/03.

2.0 SITE AND PLANNING CONTEXT AND LANDSCAPE AND VISUAL BASELINE INFORMATION

2.1 Geology and Soils

The bedrock geology is London Clay Formation - Clay, silt, and sand. Sedimentary bedrock.(Ref.4) and the soil are classified as Soilscape 7: Soilscape 20:Loamy and clayey floodplain soils with naturally high groundwater (Ref. 5). The site lies within the River Loddon valley although the Environment Agency assess the flood risk to be very low (ref.6).

2.2 Landscape Character Area Assessments

The site is included in the National Landscape Character (NCA) designation profile number 129 for the Thames Basin Heaths with the NCA 115 Thames Valley north of this area (Ref.7). The site is located near the edge of three borough or district authority and Hampshire County areas although it lies within Wokingham Borough we have referred to the relevant landscape character area assessments (LCA) for West Berkshire Council, Hart District Council and Hampshire County Council (Loddon Valley and Forest of Eversley West) (Ref. 8). We have focused on Wokingham's landscape character assessment entitled L: Wooded Sand and Gravel Hills and specifically area L3-Stanford End Wooded Sand and Gravel Hills . This LCA was completed by Land Use Consultants in November 2019. This LCA has the following key characteristics.

1. Northern end of a pronounced ridge of clay hills, overlain by sandy deposits and extending beyond the borough boundary.
2. Native coniferous and mixed woodlands form a wooded backdrop to the surrounding farmed landscape and accentuate the landform.
3. Concentration of BAP priority habitat and ancient woodland including Highgrove Copse and StLeger's Copse east of the A33 both designated Local Wildlife Sites (LWS).
4. An irregular pattern of arable farmland with some sheep pasture.
5. Field sizes are varied but larger on the lower slopes bound by sinuous lines of hedgerows rising to the higher ground. On higher ground hedgerows are thicker and denser with mature and veteran oak standards.
6. Very sparsely populated, with scattered modern red brick farmhouses.
7. The GHQ Stop Line (General Headquarters Line), a defensive zone built during the summer of 1940 to contain the threatened German invasion ran east from Bristol to the Thames Estuary and included a section along the Blackwater.
8. Single-track lanes, deeply sunken and bounded with banks, ditches, and hedges on the higher ground. Key Tree Species: English Oak, Beech, Willow, Small Leaved Lime, Hazel, Hawthorn, Elder, Holly and Wych Elm.
9. Tranquil and remote character, which has dark skies, locally interrupted by the busy A33, which bisects the area, isolating the western half from the rest of the borough.
10. Extensive views over the Loddon Valley from the ridge.

The landscape strategy contained in the LCA for this area states that,

'The key aspects to be conserved are the inter-visibility of this area with the surrounding landscape, (particularly views to/from the River Loddon), the rural character, mixed woodland and ancient woodland, sparse settlement and rural lanes, dark skies, and relative tranquillity away from the A33. There is an opportunity to consider restoration of the hedgerows, and further integration of the A33 into the landscape'.

2.3 National and Local Planning Designations and Other Consultees

The development is subject will be subject to the National Planning Policy Framework (NPPF) December 2024 (Ref. 9) and the Wokingham Borough Development Plan February 2014. Listed building consent will be required for the refurbishment of the Farmhouse. There are no Tree Preservation Orders on the site, and it is not in a conservation area. Wokingham BC are responsible for the upkeep of the public rights of way (PROW) in the borough and PROW 31 leading through Highgrove Copse and PROW is marked on our drawing nrs 471/01-471/03. Other PROW's 3 and 5, marked on our drawings, are located in the West Berkshire Council area.

Swallowfield Parish Council is the local tier of government that is consulted with all planning applications. They are developing a neighbourhood plan that will define their approach to local planning applications. The site and extensive surrounding land is owned and managed by the Wellington Estate. The estate covers 7,000 acres of parkland, woodland, and arable farming. The estate has a number of residential and commercial properties to rent as well as various sporting activities and a thriving Wellington farm shop and café nearby on Welsh Lane.

3.0 ASSESSMENT METHODOLOGY

We used the terminology defined in the 'Guidelines for Landscape and Visual Impact Assessment' Third edition and classify this assessment as an 'appraisal' of forms of land use change or development that fall outside Environmental Impact Assessment (EIA) directive and regulations. We completed our fieldwork on 13th May 2025 and established four 'short' viewpoints and four 'long' viewpoints from local roads, public rights of way and residential properties shown on our drawing numbers 471/01, 471/02 and 471/03. Each viewpoint can be assessed by the degree of visibility of the site in the categories of high, medium, low and none. We then established the visual receptors that are associated with the viewpoints along Barge Lane, the private/public roads, and rights of way. We then established their fields of vision looking towards the development site. We mapped the major trees and hedgerows using Google Earth aerial photographs and observations on the ground.

We concur with the L3 Wokingham BC landscape character assessment and in particular the extensive single track sunken lanes with high hedgerows of Hawthorn, Elm, Elder, Hazel and Blackthorn punctuated by mature and veteran Oaks, the dominant forest trees. The sunken lanes limit extensive views out of the surrounding countryside although from more open areas on the high ground to the north, east and west wider views of the Loddon valley floor are offered. We can demonstrate that there will be no visual impact on the long views into the site and only very minor impacts on the short views from Barge Lane, Bull Lane, and PROW footpath 31. In the next section 4.0 we will evaluate the visual impacts and effects from the viewpoints and in section 5.0 we will propose landscape mitigation measures that can modify the visual impacts and effects of the proposed and existing buildings.



Image 1: Looking east along Bull Lane with sunken lane high hedgerows.



Image 2: View to south east towards Barge Lane from Farmhouse first floor

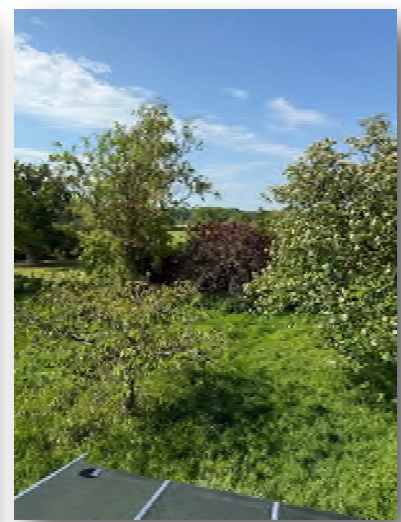


Image 3: View to south west of trees in existing garden with woodland in distance

4.0 PROPOSED DEVELOPMENT LANDSCAPE VISUAL IMPACTS

4.1 Short Viewpoints

All still photographs were taken with a 48mm Leica lens mounted on a hybrid Panasonic HDC-HS200 camera. Panoramas were stitched together using adobe photoshop. See drawing nrs 471/01, 471/02 and 471/03 for viewpoints images and receptor locations in more detail.

Viewpoint 1 (External Short Distance) from Public Right of Way 31

Stanford Farm Barn roofs visible below higher ground with Great hills Farm in Distance



Only the existing Stanford farm barn roofs are visible from this viewpoint along with Great Hills Farm on the west side of the valley in the distance so the view of the new building will be none.

Viewpoint 2 (External Short Distance) from Barge Lane North of Stanford End Mill

South Elevation of existing farmhouse visible through trees



The south elevation of the farmhouse will not change so views of new building will be none.

Viewpoint 3 (External Short Distance) from Barge Lane North of Stanford Riverside Cottage

This is more open view of the site from Barge Lane although the new buildings will be tucked behind the refurbished farmhouse. there may be a very limited view of the south elevations of the new building without mitigation planting.



The south elevations of the new buildings may offer a very low visibility without new tree and shrub planting as the hedgerow in this view is not well established.

4.1 Short Viewpoints

Viewpoint 4 (External Short Distance) from Boundary Fence of Stanford Riverside Cottage

This is a more open view of the site from a private viewpoint at Riverside cottage.



The south elevations of the new buildings may offer a very low visibility without new tree and shrub planting as the hedgerow in this view is not well established.

4.2 Long Viewpoints

Viewpoint 5 (External Long Distance) from Boundary Fence of Stanford Riverside Cottage

From Barge Lane north of the site with Barge Cottage just visible within small tree copse



The south elevation of the new farmhouse building will not be visible so the visual impact will be none.

Viewpoint 6 (External Long Distance) from Chequers and Chequers/Welsh Lanes

From Chequer Lane with Stanford End Farm Buildings obscured by rise in landform and existing tree cover



The south west elevation of new farmhouse building will not be visible so the visual impact will be none.

4.2 Long Viewpoints

Viewpoint 7 (External Long Distance) from PROW 3 by Great Hills Farm looking over Loddon Valley

Open view of farmland looking south east towards Loddon Valley Tree cover obscures any buildings.



The north west elevation of new farmhouse building will not be visible so the visual impact will be none.

Viewpoint 8 (External Long Distance) from PROW 5 along Priory Lane looking over Loddon Valley

Open view of farmland looking south towards Loddon Valley Tree cover obscures any buildings with Barge Cottage just visible behind tree cover.



The north west elevation of new farmhouse building will not be visible so the visual impact will be none.

4.3 Viewpoints Review

We have demonstrated that the new buildings to be attached to the existing farmhouse will not be visible in the long public viewpoints 5-8. If there had been public access to a public footpath by the River Loddon the buildings would be more exposed to views in from the south west. As the land along the Loddon is privately owned farmland then it is not exposed to public view. In addition, the existing hedgerows and trees that will be retained and managed and the proposed planting will provide partial screening from the south west.

The new building will be partially exposed in the short views from Barge Lane and from Riverside Cottage and Stanford End Mill primarily in short views 2 and 3 from Barge Lane and from the private garden of Riverside Cottage in view 4. The existing listed farmhouse building to be refurbished is an historical landscape feature in its own right and should not be hidden away. However, the proposed planting and landscape treatments described in section 5.0 will provide filtered views in and out of the site and will position the proposed residence into a well defined landscape.

5.0 LANDSCAPE PROPOSALS INCORPORATING MITIGATION MEASURES

5.1 Landscape Proposals and Mitigation Measures

Our drawing numbers 471/04-06 illustrate the proposed site enhancements that will provide attractive garden spaces for the future residents as well as new native hedgerow and tree planting around the site perimeters along with wildlife habitat features such as bird and bat boxes. The primary mitigation strategy is to enhance the short views from Barge Lane from the south and east. We have specified medium sized native trees such as Field Maple and Hornbeam and larger trees such as Small Leaved Lime and White Willow typical of riverside landscapes along the west and south boundaries to provide filtered views in and out of the site. More ornamental wildlife friendly planting is specified around the outdoor terraces to the new building to provide an attractive outlook for the future residents.

Outside the site boundary we have indicated on our drawing nr. 471/03 that the hedgerow, along the west side of Barge Land from Riverside Cottage, is not developed and provides an open aspect to the site and the retained farm barns and the proposed buildings. If the Wellington Estate owns the field south of the farm site and the existing weak hedgerow, we recommend that a new double or triple row mixed hedgerow of native species present locally such as Hawthorn and Hazel if planted along the boundary up to the entrance of the farm site. The hedgerow could be planted at random locations with standard trees such as English Oak, Small Leaved Lime, Field Maple, and Hornbeam to emulate the existing hedgerows found along Bull Lane and further north along Barge Lane.

A visualisation that shows the potential impact of a mature hedgerow with standard trees planted behind the fenceline along Barge Lane is shown on drawing nr. 471/03. The existing panorama is shown as viewed from Barge Lane below without any mitigation planting. 'Instant' semi mature mixed native hedgerows can be purchased from nursery growers to provide an immediate visual impact on this view. There is also an opportunity to frame views of the historic farmhouse with tree planting either side of this view as shown in the visualisation. This option to improve the view from this area of Barge Lane is only possible if the Wellington Estate owns and had control over the field and existing hedgeline to the south of the site area and has an additional budget to plant an enhanced hedgerow with standard trees and to maintain it in the long term. The proposed hedgerow that would incorporate one existing mature Oak tree, would provide a linear length of the 138metres that could be added to the Biodiversity Net Gain (BNG) score to increase it above the 10% plus threshold.

5.2 Phasing and Implementation of Landscape Proposals and Mitigation

Tree and mixed native hedgerow plantings around the site perimeter could be completed prior to the start of building works to ensure that the enhanced landscape is given a chance to establish and to be flourishing when the building works are complete. The new hedgerow and trees will need to be protected with Heras style fencing to BS5837 along with the existing trees that are retained. The existing overgrown hedge along the west perimeter of the site needs to be managed and reduced to an appropriate height and width outside the bird nesting season. If the Wellington Estate owns the field and hedgerow south of the designated site it would be beneficial to plant the new hedgerow along the boundary with Barge Lane at an early stage as this would not be affected by any of the proposed building works.

6.0 SUMMARY AND CONCLUSION

6.1 Integration into the Village Landscape

The proposed building are sympathetic to the existing landscape and architectural styles and slot in with the dispersed patchwork pattern of settlement that is characteristic of the rural context of Stanford End village. The proposed planting strategy will provide an enhance landscape setting.

6.2 LVIA and Mitigation Summary

The LVIA has highlighted the exposure of the proposed buildings from the south and immediate east of Barge Lane and a few south and east receptors although the existing farmhouse itself is an endearing landscape feature. We have demonstrated that the existing rolling countryside, landforms, and wooded nature of the Loddon valley will allow the proposed building development to sit comfortably and unobtrusively in the existing landscape.

6.3 Conclusion

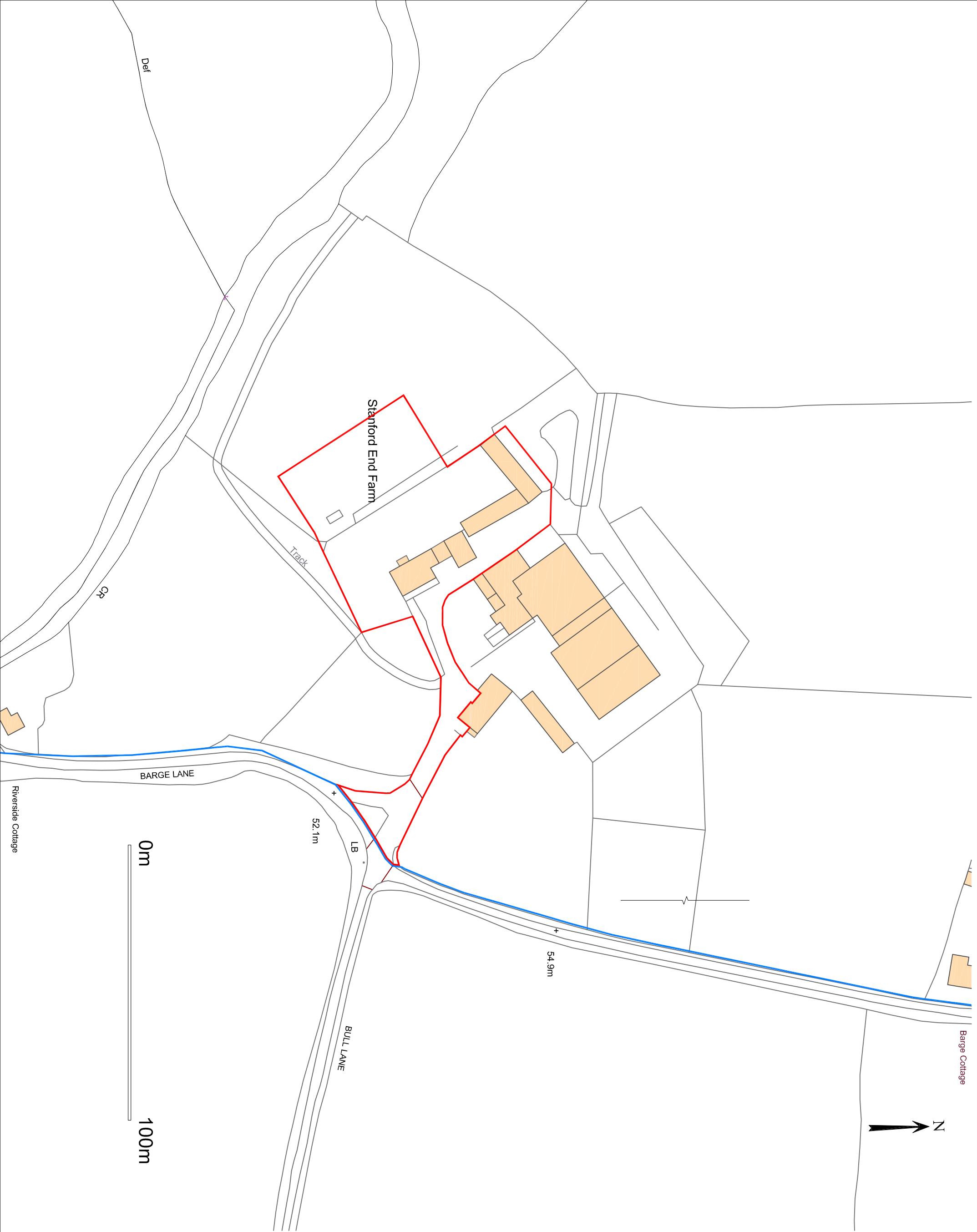
We assert that the proposed new buildings attached to the existing refurbished farmhouse, which are at a considerably lower roof level than the existing farmhouse, will be an attractive addition and will replace vacant and unattractive barns. The proposed tree and shrub planting and wildlife habitat features will all contribute to the landscape enhancement. The site would be enhanced visually and would not be so exposed from Barge Lane, south of the junction with Bull Lane, if a new hedgerow with standard trees could be planted along the west side of Barge Lane from Riverside Cottage.

APPENDIX: (All bound into report)

-  **Drawing Number 5793/1100G-Location Plan by Edgingtons Architects**
-  **Drawing Number 471/01-Landscape Visual Impact Assessment-Short Viewpoints 1-4**
-  **Drawing Number 471/02-Landscape Visual Impact Assessment-Long Viewpoints 5-8**
-  **Drawing Number 471/03-Landscape Visual Impact Assessment-Proposed Landscape in Context**
-  **Drawing Number 471/04-Proposed External Works/Garden General Arrangement**
-  **Drawing Number 471/05-Proposed Planting and Wildflower Meadow Seeding**
-  **Drawing Number 471/06-Tree, Shrub, and Wildflower Meadow Planting Schedules**

REFERENCES:

- Ref. 1: Guidelines for Landscape and Visual Impact Assessment Third Edition 2013 and Technical Guidance Note Published August 2024 Published by the Landscape Institute.
- Ref. 2: Flood and Water Management Act 2010 Available from <https://www.legislation.gov.uk/ukpga/2010/29/contents>
- Ref. 3: BS 5837: Trees in Relation to Construction 2012. British Standards Institute.
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- Ref. 7: National Landscape Character Areas 129 and 115. Available from <https://nationalcharacterareas.co.uk/>
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- Other Landscape Character assessments from <https://www.westberks.gov.uk/> <https://www.hart.gov.uk/> and <https://www.hants.gov.uk/>
- Ref. 10: National Policy Planning Framework with latest amendment 7th February 2025. Available from: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>



REVISIONS

A. red line revised	16.12.22
B. red line revised	17.12.24
C. blue line revised	13.08.24
D. red line revised	17.12.24
E. blue line revised	07.01.25
F. red line revised	23.01.25
G. red line revised	29.01.25

NOTES

ALL DIMENSIONS MUST BE CHECKED ON SITE AND NOT SCALED FROM DRAWING. DRAWINGS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL AND STRUCTURAL DRAWINGS, SPECIFICATIONS AND CONTRACT DOCUMENTS. ERRORS AND OMISSIONS TO BE REPORTED TO THE ARCHITECT. THIS DRAWING IS COPYRIGHT.

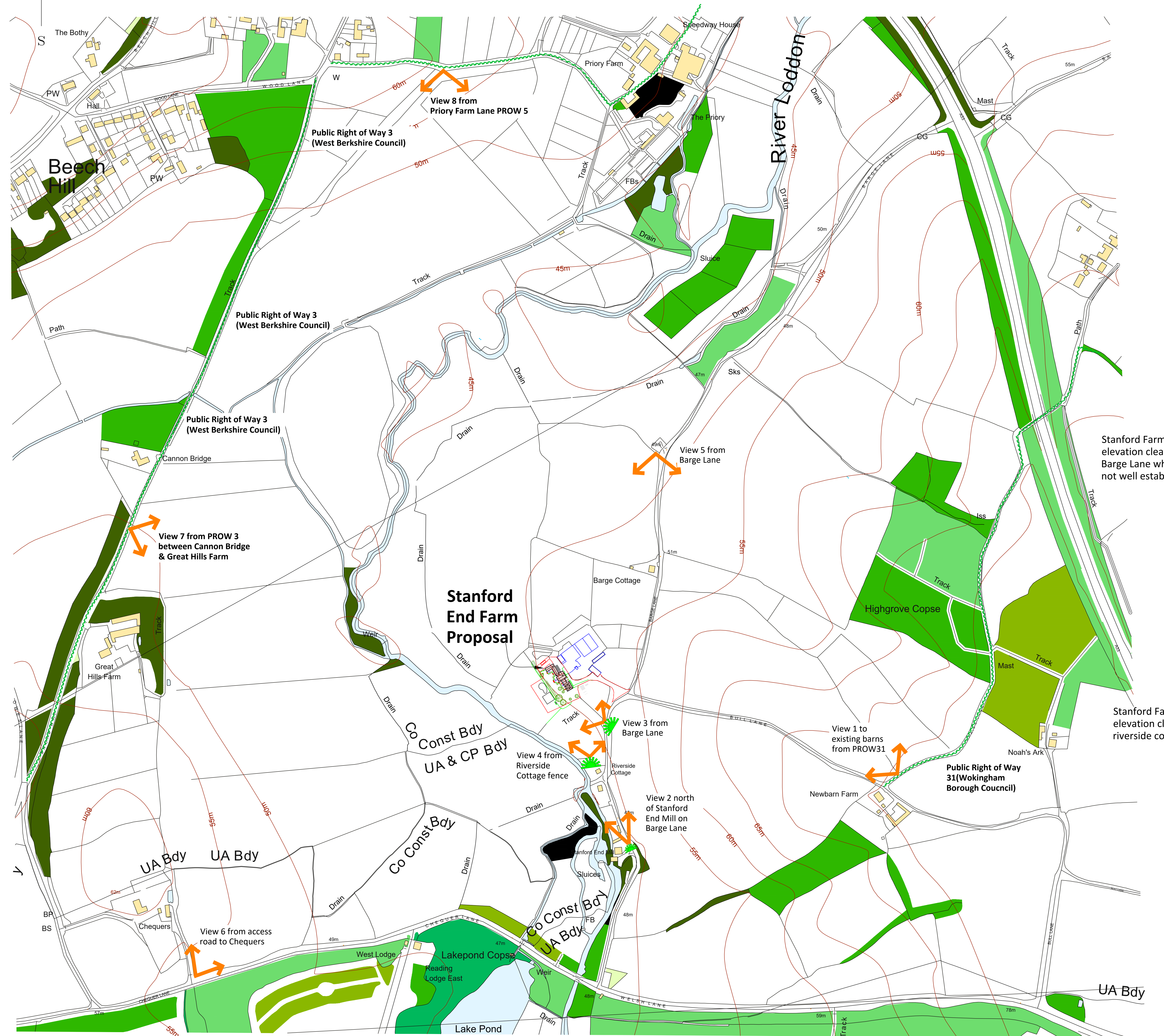
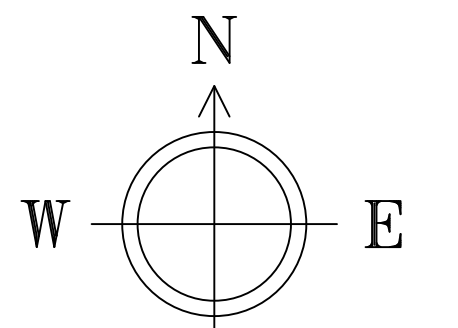
EDGINGTONS
ARCHITECTS

MERIDIAN HOUSE, 2 RUSSELL STREET, WINDSOR, BERKSHIRE, SL4 1HD
TEL: 01753 857092 | email: mail@edgingtons.co.uk | web: www.edgingtons.co.uk

Wellington Estate
Stanford End Farm
Swallowfield, RG7 1SY

Location Plan

SCALE (A3)	1:1250	CAD REF	5793-1100
DATE	Oct 22	DRAWN	SMC
JOB No.	5793	DWG No.	1100 G



KEY

Viewpoint Direction

Partial view of new/refurbished buildings before mitigation planting

Limited views of refurbished building before mitigation planting

Legal public Rights of Way managed by local authorities

Stanford Farm Barn roofs visible below higher ground



View out from Viewport 1 from Public Right of Way Footpath 31 with Stanford Farm Barn roofs visible



View out from Viewport 2 from Barge Lane north of Stanford End Mill with Stanford Farmhouse south elevation visible

Stanford Farm house south elevation visible between trees and hedgerows

Stanford Farm house south elevation clearly visible from Barge Lane where hedgerows not well established



View out from Viewport 3 from Barge Lane north of Stanford Riverside Cottage with Stanford Farmhouse south east elevation visible



View out from Viewport 4 from boundary fence of Stanford Riverside Cottage with Stanford Farmhouse south elevation & limited west elevation visible

Rev.	Modifications	By	Date

Purpose of issue & file reference:
For Planning Approval

PROJECT TITLE:
Stanford End Farm, Wellington Est, Swallowfield RG7 1SY

DRAWING TITLE:
Landscape Visual Impact Assessment-Short Viewpoints 1-4

Client:
WellingtonEstate

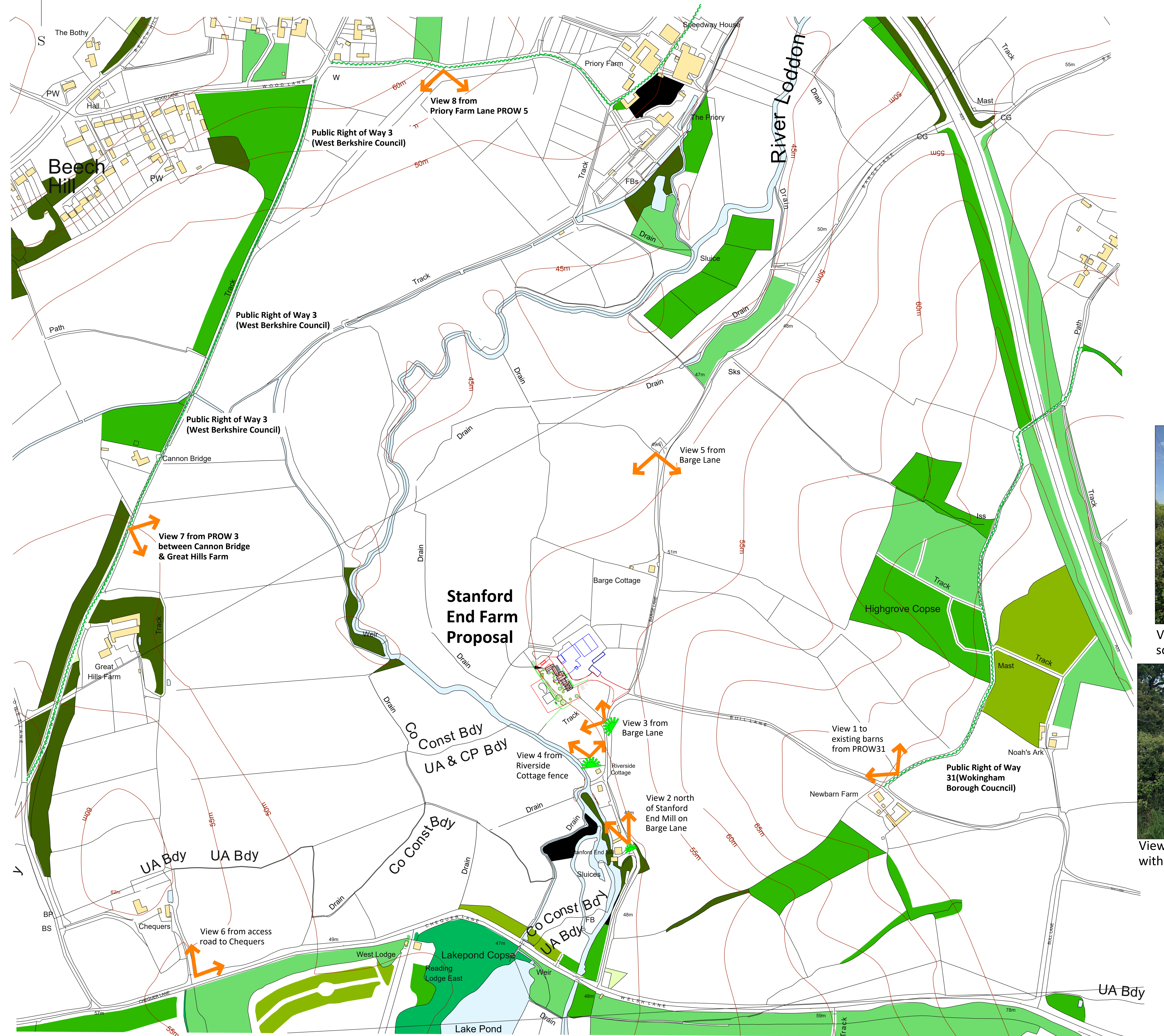
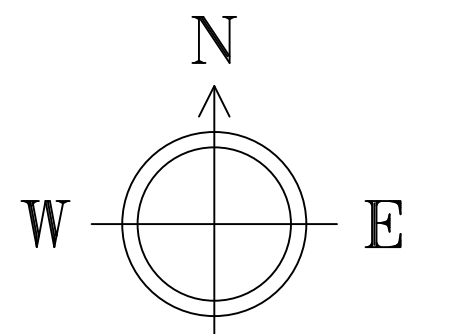
Client:
WellingtonEstate

Drawing Number:
471/01

Scale:
1:2500@A0size

Date:
09/06/2025

Tel: 01753 859904



KEY
 Viewpoint Direction
 Partial view of new/refurbished buildings before mitigation planting
 Limited views of refurbished building before mitigation planting
 Legal public Rights of Way managed by local authorities



Viewpoint 5 from Barge Lane shows Barge Cottage & large Oak trees obscuring Stanford End Farm Buildings



Viewpoint 6 from Chequer Lane with Stanford End Farm Buildings obscured by rise in landform and existing tree cover



Viewpoint 7 from Public Right of Way 3 between Great Hills Farm & Great Hills Farm looking south east towards the Loddon Valley with Stanford Farm House obscured by tree cover



Viewpoint 8 from Priory Lane (Public Right of Way 5) looking south over the Loddon Valley with Stanford Farm House obscured by tree cover with Barge Cottage just visible in distance

Rev.	Modifications	By	Date

Purpose of issue & file reference:
For Planning Approval

PROJECT TITLE:
Stanford End Farm, Wellington Est, Swallowfield RG7 1SY

DRAWING TITLE:
Landscape Visual Impact Assessment-Long Viewpoints 5-8

Client:
WellingtonEstate

Drawing Number:
471/02

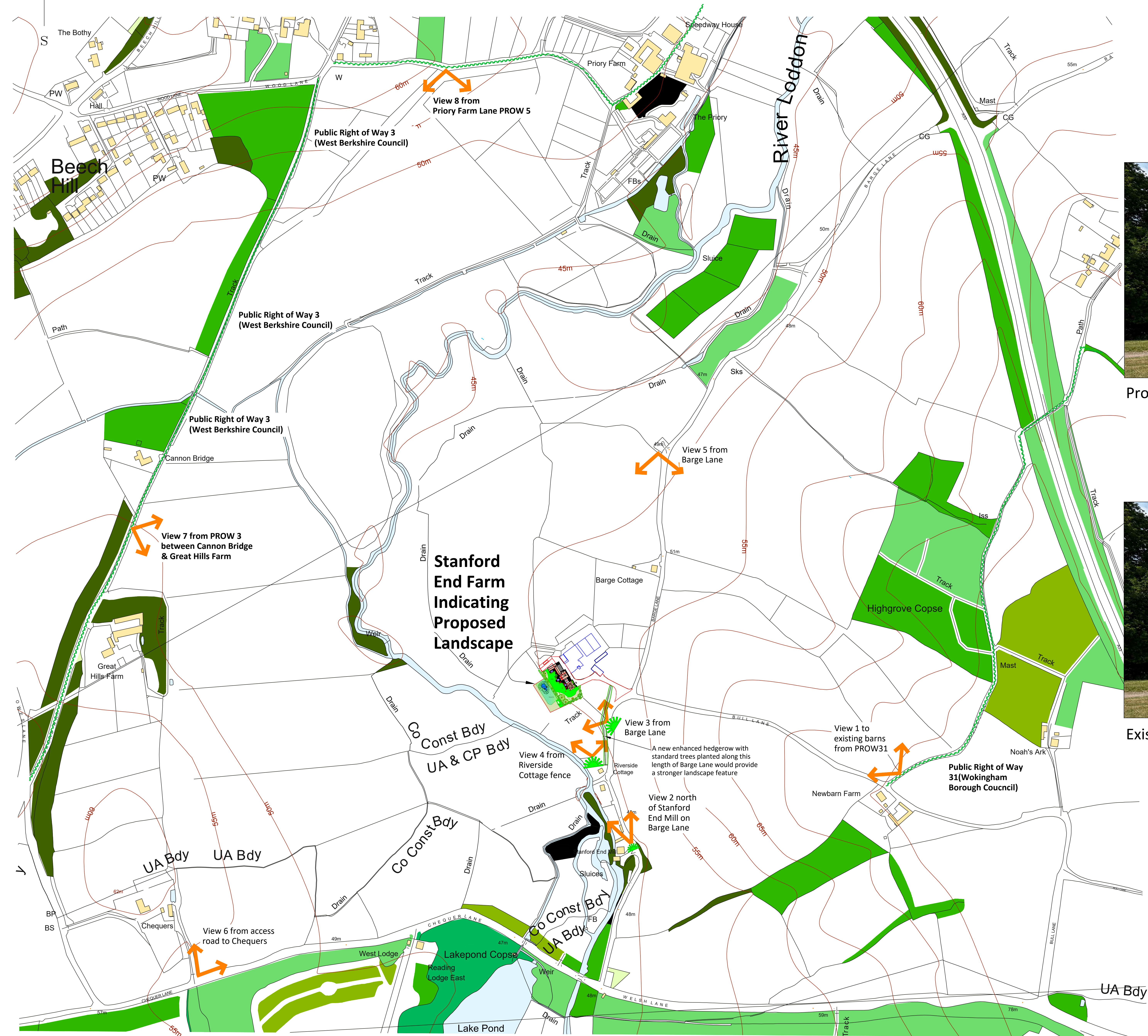
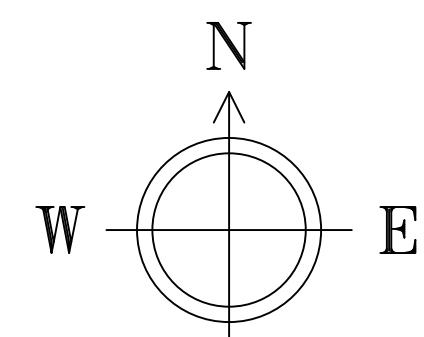
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Date:
09/06/2025

Drawn by:
TG

Checked by:
TG





KEY


Viewpoint
Direction


Partial view of new/refurbished
buildings before mitgation planting


Limited views of refurbished building
before mitgation planting


Legal public Rights of Way managed
by local authorities



Proposed visualisation of enhanced hedgerow and standard trees along Barge Lane

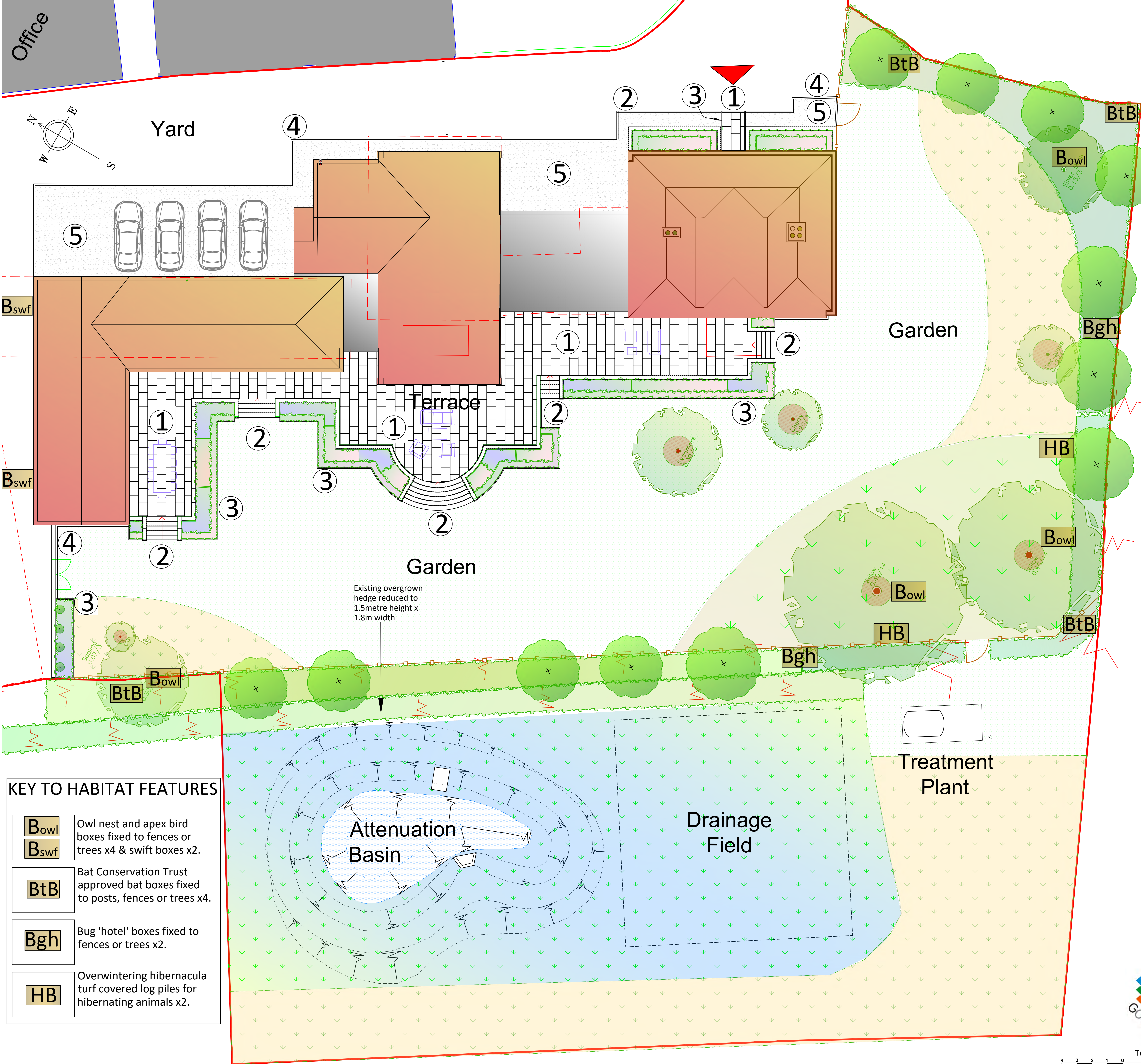


Existing View of weak hedgerow along Barge Lane by Stanford Farm Entrance

Rev.	Modifications	By	Date

Purpose of issue & file reference: For Planning Approval			
PROJECT TITLE: Stanford End Farm, Wellington Est, Swallowfield RG7 1SY			
DRAWING TITLE: Landscape Visual Impact Assessment-Proposed Landscape			
Client: Wellington Estate		Drawing Number: 471/03	
Drawn by: TG	Checked by: TG	Scale: 1:2500	Date: 10/06/2025





KEY TO HABITAT FEATURES

B_{owl}

Owl nest and apex bird boxes fixed to fences or trees x4 & swift boxes x2.

B_{swf}

Bat Conservation Trust approved bat boxes fixed to posts, fences or trees x4.

B_{tB}

Bug 'hotel' boxes fixed to fences or trees x2.

HB

Overwintering hibernacula turf covered log piles for hibernating animals x2.

KEY TO GENERAL ARRANGEMENT, PAVING, PLANTING FEATURES AND WILDFLOWER MEADOW MIXES

1

Forest of Dean pennant sawn sandstone 50x600x600-900 random lengths bedded on 50mm semi dry mortar base and 150mm minimum DOT type 1 at 1:60 gradient with steel gullies connected to rainwater drainage layout

2

Forest pennant sawn sandstone bullnose edge steps cut to length 325mm wide bedded on mortar/reinforced concrete base/sub base. Copings on brick retaining walls square sawn pennant sandstone with driplines cut to fit and doweled into brickwork with stainless steel pins chemically fixed.

3

Ketley Bricks Ltd 'Tenger' pavers 50x65x200 mm in brindle tone as edgings to terrace planting areas bedded in mortar on concrete bases provide grass mowing strips

4

Ketley Bricks Ltd Staffordshire Square edged clay pavers 65x102.5x215mm in brindle tone as edgings to lawn bedded in mortar on concrete bases to provide grass mowing strips

5

Parking areas and building frontage repaved with permeable bound gravel in buff tone edged with Ketley brindle clay brick pavers 65x102.5x215 bedded in concrete

For planting/wildflower meadow mixes shown below see drawing nrs. 471/05 &471/06

Existing retained trees with bark mulch rings

Proposed trees in hedges or planting areas

Proposed native /ornamental shrub planting

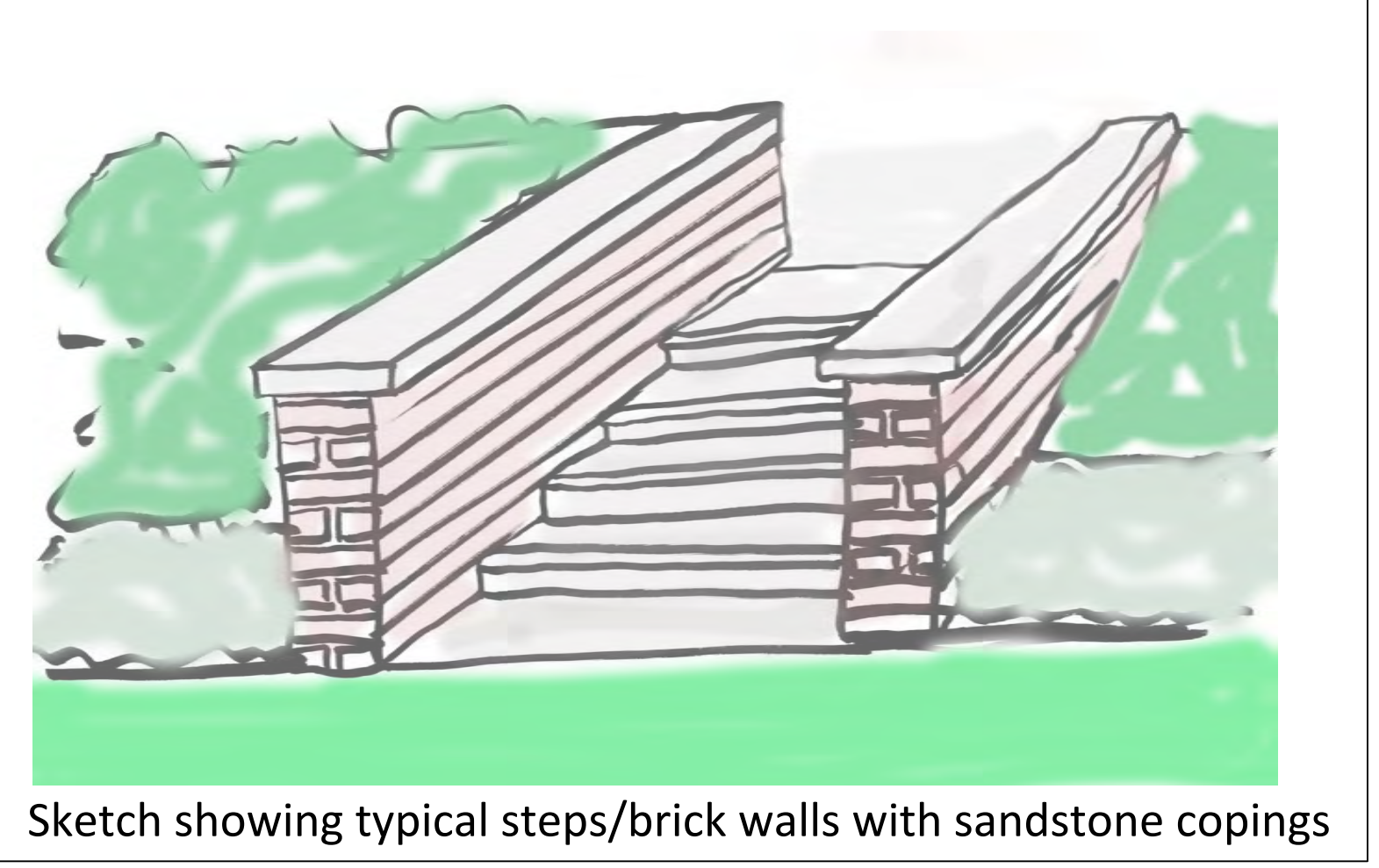
Proposed lawns laid with high quality turf

Wild flora meadow seed mix for sunny areas MIXFLO

Woodland edge Wildflower meadow seed mix MIXWOOD

Damp meadow Wildflower meadow seed mix MIXDAM

Aquatic plants if feasible planted in attenuation basin



Rev.	Modifications	By	Date

Purpose of issue & file reference:
For Planning Approval

PROJECT TITLE:
Stanford End Farm, Wellington Est, Swallowfield RG7 1SY

DRAWING TITLE:
Proposed External Works/Garden General Arrangement

Client:
WellingtonEstate

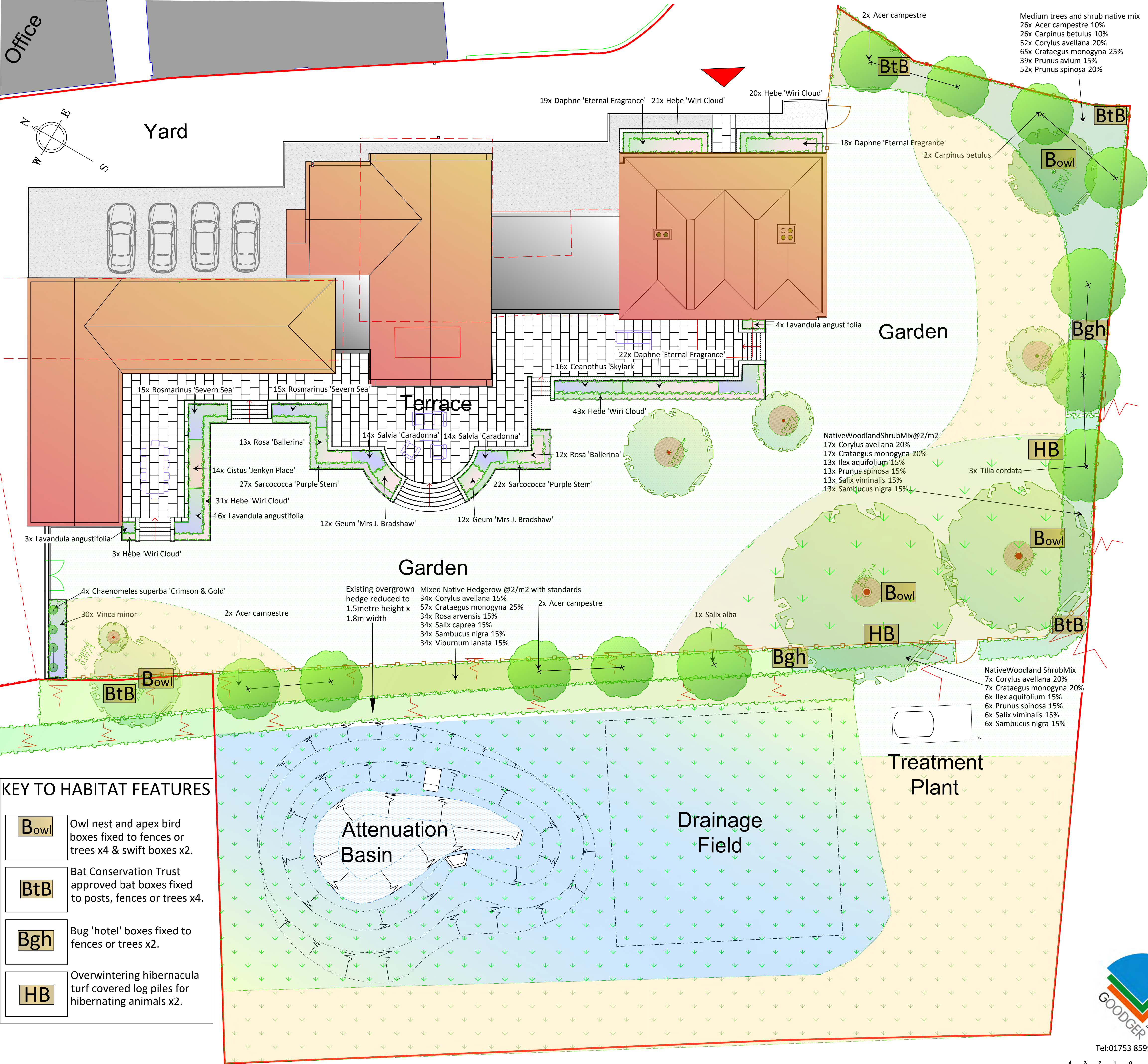
Drawing Number:
471/04

Scale:
1:125

Date:
31/05/2025

Drawn by:
TG

Checked by:
TG



KEY TO PLANTING AND WILDFLOWER MEADOW MIXES

	Existing retained trees with bark mulch rings		Wild flora meadow seed mix for sunny areas MIXFLO
	Proposed trees in hedges or planting areas		Woodland edge Wildflower meadow seed mix MIXWOOD
	Proposed native /ornamental shrub planting		Damp meadow Wildflower meadow seed mix MIXDAM
	Proposed lawns laid with high quality turf		Aquatic plants if feasible planted in attenuation basin

SELECTION OF PROPOSED TREES AND SHRUBS:



Tilia cordata-Small leaved Lime



Acer campestre-Field Maple in autumn



Carpinus betulus-Hornbeam



Salix alba-White Willow



Prunus spinosa-Blackthorn



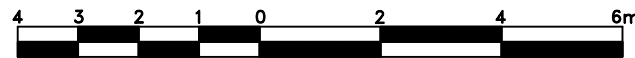
Viburnum lanata-Wayfaring Tree

KEY TO HABITAT FEATURES

	Owl nest and apex bird boxes fixed to fences or trees x4 & swift boxes x2.
	Bat Conservation Trust approved bat boxes fixed to posts, fences or trees x4.
	Bug 'hotel' boxes fixed to fences or trees x2.
	Overwintering hibernacula turf covered log piles for hibernating animals x2.



Tel:01753 859904



Purpose of issue & file reference: For Planning Approval			
PROJECT TITLE: Stanford End Farm, Wellington Est, Swallowfield RG7 1SY			
DRAWING TITLE: Proposed External Works/Garden General Arrangement			
Client: WellingtonEstate	Drawing Number: 471/04		
Drawn by: TG	Checked by: TG	Scale: 1:125	Date: 09/06/2025

Tree and Shrub Planting Schedule

Trees

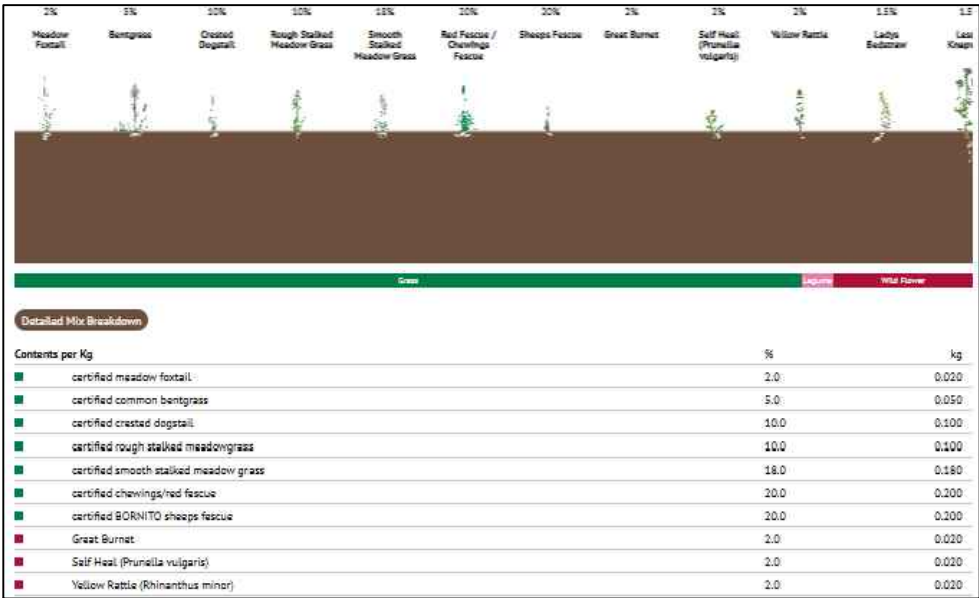
Number	Species	Height	Density	Girth	Pot Size	Specification
6x	Acer campestre	5.0-5.5m	Counted	25-30cm	Root Balled	Semi-Mature :Clear Stem 150-175
26x	Acer campestre	60-90cm	2/m²	Whip	Bare Rooted	1+1 :2 Stems
2x	Carpinus betulus	5.0-5.5m	Counted	25-30cm	Root Balled	Semi-Mature :Clear Stem 150-175
26x	Carpinus betulus	60-90cm	2/m²	Whip	Bare Rooted	1+1 :2 Stems
146x	Crataegus monogyna	60-90cm	2/m²	Whip	Bare Rooted	1+1 :2 Stems
39x	Prunus avium	60-90cm	2/m²	Whip	Bare Rooted	1+1 :2 Stems
1x	Salix alba	5.0-5.5m	Counted	25-30cm	Root Balled	Semi-Mature :Clear Stem 150-175
3x	Tilia cordata	4.0-5.0m	Counted	25-30cm	Root Balled	Semi-Mature :Clear Stem 150-175

Shrubs

Number	Species	Height	Density	Pot Size	Specification
16x	Ceanothus 'Skylark'	40-60cm	4/m²	5L	Bushy
4x	Chaenomeles superba 'Crimson & Gold'	80-100cm	Counted	10L	Several shoots
14x	Cistus 'Jenkyn Place'	40-60cm	4/m²	5L	Bushy
110x	Corylus avellana	60-90cm	2/m²	Bare Rooted	1+1 :Whip
59x	Daphne 'Eternal Fragrance'	40-60cm	4/m²	5L	Bushy
118x	Hebe 'Wiri Cloud'	30-40cm	6/m²	3L	Bushy
19x	Ilex aquifolium	60-80cm	2/m²	3L	Leader With Laterals
37x	Lavandula angustifolia	40-60cm	4/m²	5L	Several shoots
71x	Prunus spinosa	60-90cm	2/m²	Bare Rooted	1+1 :Whip
25x	Rosa 'Ballerina'	40-60cm	4/m²	5L	Several shoots
34x	Rosa arvensis	60-80cm	2/m²	Bare Root	Leader With Laterals
30x	Rosmarinus 'Severn Sea'	40-60cm	4/m²	5L	Bushy
34x	Salix caprea	80-100cm	2/m²	Bare Root	Leader With Laterals
19x	Salix viminalis	60-90cm	2/m²	Bare Rooted	1+1:Whip
53x	Sambucus nigra	60-90cm	2/m²	Bare Rooted	1+1:Whip
49x	Sarcococca 'Purple Stem'	30-40cm	5/m²	5L	Several shoots
34x	Viburnum lanata	60-80cm	2/m²	Bare Root	Leader With Laterals
30x	Vinca minor	15-20cm	5/m²	3L	Several shoots

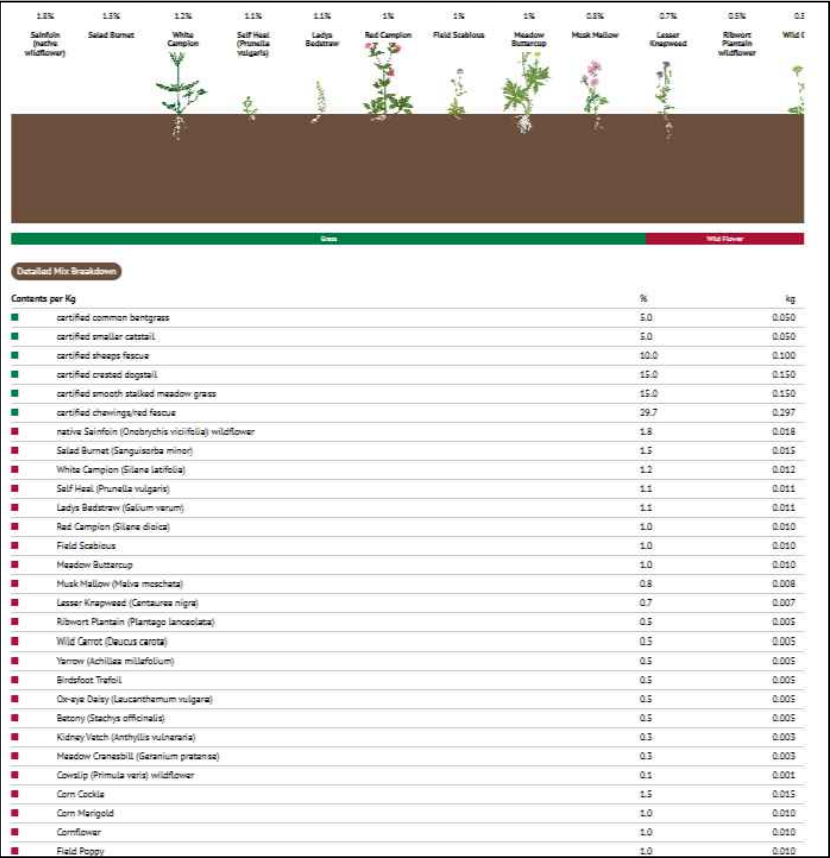
Herbaceous

Number	Species	Height	Pot Size	Density
24x	Geum 'Mrs J. Bradshaw'	30-40cm	5L	6/m²
28x	Salvia 'Caradonna'	30-40cm	5L	6/m²

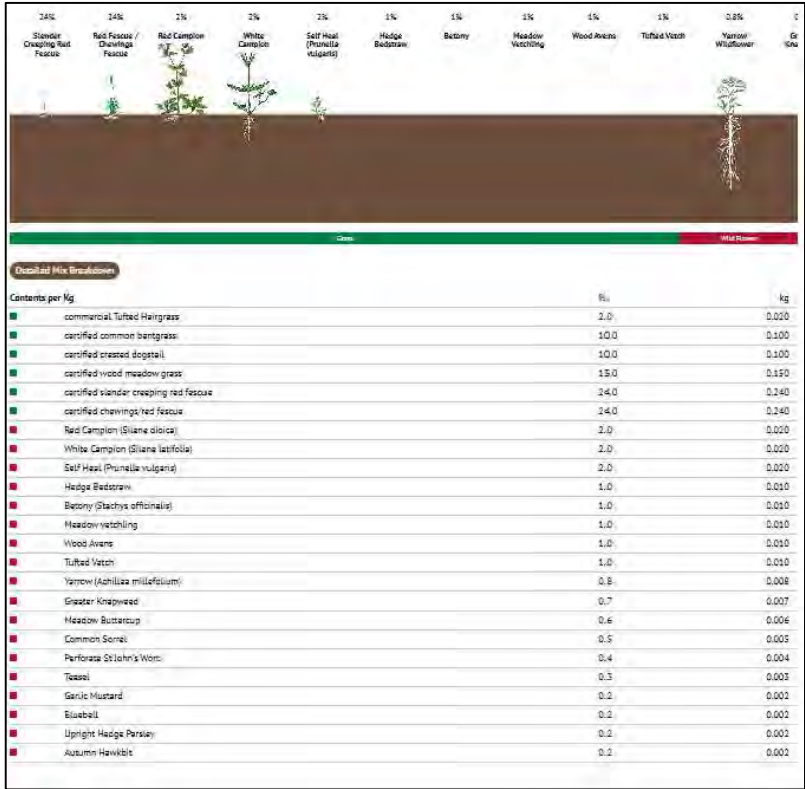


Cotswold Grass Seeds MIXDAM Native Damp Wildflower/grass meadow mix

■	Lady's Bedstraw (Galium verum)	1.5	0.015
■	Lesser Knapweed (Centaurea nigra)	1.5	0.015
■	Common Sorrel	1.3	0.013
■	Betony (Stachys officinalis)	0.7	0.007
■	Meadow vetch	0.6	0.006
■	Ribwort Plantain (Plantago lanceolata)	0.5	0.005
■	Ox-eye Daisy (Leucanthemum vulgare)	0.5	0.005
■	Meadow vetchling	0.5	0.005
■	Greater Birdfoot Trefoil (Lotus pedunculatus)	0.5	0.005
■	Red Campion (Silene dioica)	0.5	0.005
■	Ragged Robin	0.4	0.004
■	Devil's-Bit Scabious	0.4	0.004
■	Native red clover	0.1	0.001



Cotswold Grass Seeds MIXFLO Native Wildflower/grass meadow mix



Cotswold Grass Seeds MIXWOOD Native Woodland edge Wildflower/grass meadow mix

Rev.	Modifications	By	Date

Purpose of issue & file reference: For Planning Approval			
PROJECT TITLE: Stanford End Farm, Wellington Est, Swallowfield RG7 1SY			
DRAWING TITLE: Tree, Shrub, and Wildflower Meadow Planting Schedules			
Client: Wellington Estate		Drawing Number: 471/06	
Drawn by: TG	Checked by: TG	Scale: Not Applicable	Date: 09/06/2025