

Landscape & Visual Impact Assessment (LVIA) Addendum

Project: Land North of Arborfield Road, Shinfield, Berkshire

March 2025

1 Introduction

- 1.1. Aspect Landscape Planning Ltd has been commissioned by Bellway Homes (Thames Valley) Ltd to prepare a Landscape and Visual Impact Assessment (LVIA) Addendum in response to officer comments in relation to a *'full application for the erection of 191 dwellings, open space, landscaping, supporting infrastructure and associated works'* (planning reference: 242484; the 'Proposed Development') on land to the north of Arborfield Road, Shinfield (the 'Site').
- 1.2. As part of the application, Aspect previously prepared an LVIA (Aspect ref: 8395.LVIA.001) which carried out a detailed appraisal of the Site and its setting in landscape and visual terms in order to inform the proposals, followed by an assessment of the likely extent and significance of any potential landscape and visual effects arising from the Proposed Development. This was based on an established methodology derived from guidance provided within Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA3).
- 1.3. This LVIA Addendum responds to comments on the submitted LVIA received by Catherine Brimble, Senior Landscape Officer at Wokingham Borough Council (WBC) in a Memorandum dated 21st January 2025. Where relevant, additional information is provided as requested.

2 Response to Landscape Officer Comments

- 2.1. Comments 1-12 of the Memorandum prepared by the Landscape Officer relate specifically to landscape character and the submitted LVIA. It is therefore considered pertinent to respond to these comments and to clarify and/or provide additional information where requested.
- 2.2. It is noted that the landscape proposals for the scheme have since been revised as part of an amended layout to incorporate the wider comments received in relation to the 'Layout and Landscaping' section (comments 22-37) of the Memorandum. The findings of the submitted LVIA are considered to remain accurate unless otherwise stated in this addendum.
- 2.3. The revised proposals are illustrated on **ASP6 – Landscape Strategy Plan** appended to this document.
- 2.4. **Table 1**, below, provides a response to the Landscape Officer comments 1-12 of the Memorandum:

Table 1: Response to Landscape Officer Comments

No.	Landscape Officer Comment	Aspect Response
1	<i>"A Landscape and Visual Impact Assessment (LVIA) by Aspect Landscape Planning dated August 2024 has been provided to support the application."</i>	N/A
2	<i>"As part of the baseline assessment within the LVIA, emphasis is given to the site's location on the edge of the existing settlement of Shinfield stating that the existing residential development on Oatlands Drive to the West, the phase 1 new development to the north and the dwellings along the Arborfield Road to the south are.....'exerting an urban influence on the site itself.' Although I agree that parts of existing settlement edge can be seen from the Arborfield Relief Road when looking into the site from various viewpoints from the east, due to the long gardens of the properties backing onto the site in Oatlands Road (many of which are bungalows) and intervening vegetation on all boundaries, I consider these views as having more of a sub-urban influence with agricultural land of site clearly visible in the foreground."</i>	In relation to paragraph 3.2 of the LVIA, to which this comment principally relates, it is maintained that there are urbanising components in the immediate setting of the Site, though on review, it is agreed that such components result in a more suburban rather than urban influence on the Site itself.
3	<i>"The LVIA also indicates the A327 Eastern Relief Road as having an urbanising influence. Again I agree the construction of the road has had a part an urbanising effect, however its design where possible included significant areas of native planting to integrate the road into the wider countryside and other associated built elements are limited. Therefore overall I don't consider the effects of the existing edge of settlement and the new road are as urban as described but actually relate to the edge of settlement character with the countryside."</i>	It is agreed that the Site displays an edge of settlement character with the countryside albeit noting that the A327 Eastern Relief Road forms a strong defining boundary that residential areas to the north have since extended towards. As a result, the Site itself is considered to be physically isolated from the wider fieldscape to the east of this road corridor and has been increasingly influenced by the settlement built form. It is noted that from sections of the A327 by the south-eastern extents of the Site, views of large-scale built form associated with Thames Valley Science Park to the north are afforded, which is an urbanising component in views.

		It is agreed that the A327 Eastern Relief Road is well integrated into the landscape as a result of the establishing native planting along this road corridor, which will be retained and enhanced along the eastern boundary of the Site. It is noted that the landscape proposals have since been refined so as to further enhance this planting.
4	<i>“The LVIA clearly indicates the details of the two landscape character areas that the site encompasses as identified in the Wokingham Borough Landscape Character Assessment. The most significant being the Loddon River Valley Landscape Character Assessment (LCA) (A2) as most of the site is within this LCA, however part of the site is also within Spencers Wood Settled and Farmed Clay LCA (J3). The valued Landscape Attributes and Landscape Guidelines for each of the LCA’s are also given in the document. It is therefore important that any scheme coming forward considers and addresses these requirements.”</i>	As stated within Section 4 ‘Description of the Proposals’ paragraph 4.5 of the submitted LVIA, the layout has been informed by the landscape strategies and relevant guidelines for LCA A2 and J3 where appropriate. Further detail as to how the proposals have responded to the guidance for these LCAs is provided in Section 3 of this LVIA Addendum.
5	<i>It is helpful that the LVIA has undertaken an assessment of the Landscape Value of the site and in relation to its localised setting (paragraphs 3.67–3.71 including Table 1). I agree with the findings of the assessment in the main but the site’s eastern boundary even though it immediately abuts the landscape edges of the A327 Eastern Relief Road still has a strong visual relationship to the Loddon River Valley landscape to the east which has been identified as a Valued Landscape in the WBC Assessment dated September 2024. This should be recognised in the design and treatment of this edge to development as well as the layout of the housing on site, and how it relates to the wider landscape (this will be</i>	It is acknowledged that the landscape to the east forms part of the wider River Loddon Valued Landscape as per WBC’s Valued Landscape Assessment dated September 2024. It is noted that this document does not appear to differ greatly in relation to the information previously provided on the River Loddon Valued Landscape identified within the Topic Paper – Valued Landscapes published in 2020, which is referenced within the submitted LVIA. It is agreed that the vegetation structure in the eastern extents of the Site forms a visual link to the existing vegetation structure within the area of valued landscape to the east. The layout and landscape proposals have since been updated to further enhance this visual connection as illustrated on the revised ASP6 – Landscape Strategy Plan appended to this document, with the aim of bringing

	<i>discussed in further detail in the layout and landscaping section below).</i>	the landscape further into the Site to establish a high-quality transitional settlement edge.
6	<i>“Chapter 4 of the LVIA provides a description of the proposals and landscape strategy. It is important to understand how the design of the proposed development relates to the landscape guidelines for the two LCA’s, with design of the development picking up those guidelines in J3 and the eastern edge strongly relating to the guidelines in A2 to provide a positive landscaped boundary with the open countryside reflecting the rural character of the adjacent river valley.”</i>	Please refer to Section 3 of this LVIA Addendum as to how the Proposed Development relates to the landscape guidelines for LCA A2 and LCA J3 of the Wokingham Borough Landscape Character Assessment (WBLCA; 2019).
7	<i>“Key elements of the landscape strategy are listed in paragraph 4.7 with an emphasis on green infrastructure incorporated through the site. In considering the layout (detailed comments are provided on this later) there are a number of issues relating to the layout of the site which need to be resolved as I don’t consider there is sufficient or appropriate space provided within the development to provide a network of green infrastructure, and this then has implications as to how the development is mitigated and integrated to provide that integration with the countryside beyond the site (see above point).”</i>	The key elements of the landscape strategy as listed in paragraph 4.7 of the submitted LVIA remain applicable. The layout has since been amended to bring the landscape further into the development area by creating a larger area of public open space at the heart of the development along with increased space within the street scene to accommodate further street tree planting to enhance the green infrastructure provision running through the development. The proposed road and housing configuration along the eastern extents of the developable area have also been revised in order to create a better transition with the landscape buffer to the east and to establish a better visual link between the development and countryside beyond.
8	<i>“There are several issues I wish to comment on regarding the assessment of effects on identified landscape features / resources, and these are:</i> <i>• Topography. Groundworks associated with the SuDS attenuation basin is highlighted however no discussion is made regarding the rise in ground levels to form the development platform. This is an issue I have</i>	In terms of topography and ground levels, it is acknowledged that the development platform will result in a permanent change to the topography of the Site and that the ground will slope down to the east of the proposed footpath along the eastern development edge. The layout has since been revised to minimise the extent of level changes, particularly in the north-eastern extents of the developable area by future public open space. While every effort has

	<i>raised later in my comments, especially as a number of retaining walls are proposed adjacent to public facing areas creating a greater urbanising impact on the proposed greenspace.</i> • <i>Localised Landscape Setting. The LVIA indicates that the development would not ‘.....introduce alien components into the existing settlement edge context.’ (para 5.20). However the development within the site would bring the settlement edge significantly closer to the Loddon Valley valued landscape and therefore there will be changes the context as to how development will be perceived. The existing settlement edge to the west in existing views from the A327 Eastern Relief Road is set on the horizon behind landscaped gardens, therefore not in the forefront of the view which will change as part of the proposals.”</i>	been made to remove the retaining features adjacent to public facing areas, some low-level retaining wall features will still be required. On review, it is considered that the proposed groundworks across the Site will likely result in some lasting adverse effects on the topography of the Site itself albeit such effects will not be significant. A Moderate / Minor Adverse effect is anticipated at most owing to a Low / Negligible magnitude of change on this feature of the Site itself. Regarding the localised landscape setting, it is acknowledged that the introduction of built form on the Site will bring the settlement edge closer to the River Loddon Valued Landscape in this location, though this will be in line with and in the context of the existing settlement edge that already extends up to this identified valued landscape both to the north and south of the Site. A significant landscape buffer is proposed along the eastern extents of the Site, with the existing landscape structure along the eastern boundary to provide a degree of integration for the built form proposals from day one. It is therefore maintained that in terms of landscape character, while the Proposed Development will materially affect the localised landscape context, including the A327 Eastern Relief Road, this will not likely give rise to significant effects given that the localised landscape is considered to have the ability to accommodate such change, in part due to the recent development to the north and the installation of the relief road.
9	<i>“In considering the wider landscape setting, I agree in part with the conclusion of paragraph 5.26, in that the landscape has the ability to accommodate change without resulting in significant adverse effects. However I consider the design of the development and how open space and structural landscape features are incorporated as part of layout, currently limit the integration of the</i>	The layout and landscape proposals have since been revised to provide greater structure from a landscape perspective both within the development and along the development edge. Further opportunities for street tree planting have since been provided, along with a revised, larger area of open space at the heart of the development with enhanced visual links to the wider

	<i>development into the wider landscape.”</i>	countryside beyond through increased green space, plot frontages and street tree planting along the shared access roads in the eastern portion of the development area. The landscape buffer to the east has been re-worked to provide further native shrub and tree blocks to complement the establishing planting. This planting will be informal in character to reinforce the rural edge to the development, while retaining a degree of permeability between the settlement and rural landscape beyond the A327 Eastern Relief Road.
10	<i>“With regard to the assessment of visual effects I consider the assessment of several viewpoints need further comment. With regard to Viewpoint 5 from Arborfield Road the view is specifically taken from Vickers Close, however longer views along Arborfield Road should also be considered as there will be an almost total loss of the hedgerow (H3 & G11) to the south of the site in order to accommodate the highway requirements and increase in road width of Arborfield Road to include a right hand turn into the site. I don’t agree with the assessment in Table 7 that there will be a partial loss, as the Tree Protection Plan indicates a significant loss of vegetation along this boundary. The development proposals indicate there will be some mitigation planting along the boundary, but in combination with the new infrastructure (road and footway / cycleways) I consider the magnitude of change will be greater than as indicated especially as there will be more than a fleeting view of the proposed development. I consider the views will be open and direct leading to Moderate Adverse even at Year 10.”</i>	From Arborfield Road with the Vickers Road junction (Viewpoint 5), existing views of the off-site roadside vegetation structure in view along Arborfield Road will be mostly retained. However, it is acknowledged that there will be an almost total loss of vegetation along the southern Site boundary. It is also recognised that from the stretch of Arborfield Road that runs by the southern Site boundary, the loss of this established roadside vegetation to accommodate site access along with footpath enhancements on the northern side of Arborfield Road will likely result in a high magnitude of change at Year 1 on road users considered to be of low sensitivity. It is therefore agreed that from this stretch of road, a Moderate Adverse effect will be likely, which is not considered to be significant. Effects will likely reduce as the mitigation planting in the form of native hedgerow and hedgerow trees along with native trees in open space beyond this replacement hedgerow establish to filter views of the proposed built form, which will be set back from this road. It is noted that further hedgerow tree planting is now proposed as part of this mitigation planting to further soften views of the built form.

11	<i>“With regard to Viewpoint 10 and other views from the A327 Eastern Relief Road, it is recognised that some built form is visible of the existing properties on the current development edge, however as I have previously mentioned this is partially screened by existing vegetation in gardens. The existing settlement edge to the west is also set back behind the currently open site and many of the dwellings in Oatlands Drive are chalet bungalows, therefore I don’t agree that the proposed built form would largely replace existing views as stated in Table 7. The new development would be significantly closer to the A327 Eastern Relief Road and much more prominent in the views due to the size of dwellings and being constructed on a higher development platform. I would therefore consider the magnitude of change to be Medium rather than Low and will lead to significance of effect at Year 10 is Low Adverse at Year 10 rather than Negligible.”</i>	Regarding passing views experienced by motorists of low sensitivity along the A327 Eastern Relief Road (e.g. Viewpoint 10), it is agreed that views of the existing built form beyond the Site to the west are partly screened by the existing vegetation in gardens and that the Proposed Development will be more prominent given its proximity to this road corridor. It is, however, maintained that given the direction of travel and 50mph speed limit along this road, views of the built form will be fleeting, with existing vegetation retained for the most part along this road corridor. Further native tree and shrub planting is also proposed to integrate with the establishing vegetation and soften views of the built form within the eastern landscape buffer. It is acknowledged that in winter views at Year 1, when the vegetation structure is not in leaf, the magnitude of change may be medium from limited sections along this road corridor, but this will be in the context of the existing settlement edge i.e. recent development to the north, especially when heading south along this road. By Year 10, the proposed mitigation planting and landscape enhancements within the landscape buffer and eastern extents of the development will have established to further integrate the built form into views. It is accepted that this may result in some Minor Adverse effects where the built form remains more visible but overall, it is considered that the landscape proposals will complement the establishing vegetation to result in little effect on existing views experienced by motorists when driving at speed along this road corridor.
12	<i>“Although I agree in part with the conclusion that the site is influenced by the adjacent settlement boundary, I would add that this is also true with regards to the sensitive eastern edge of</i>	It is agreed that the open countryside beyond the A327 Eastern Relief Road has an influence on the eastern extents of the Site. The landscape proposals are designed to strengthen this connection with the

<i>the site where adjacent to the open countryside and valued landscape which is also influenced by the river valley landscape. I am not clear as to how the guidelines within the WBLCA have informed the design of the site or the landscape proposals. I agree that views of the development will be mostly limited to the localised setting, but consider more can be done to integrate the development into the wider landscape which could have been done as part of the LVIA in order to inform the layout within the site to reduce adverse effects."</i>	countryside beyond by establishing a high-quality, transitional edge to the development. Please refer to Section 3 of this LVIA Addendum for additional information as to how the guidelines for the relevant LCAs of the WBLCA have informed the layout. The revised proposals are illustrated on ASP6 – Landscape Strategy Plan appended to this document.
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3 Updated Description of Proposals

- 3.1. In addition to the 'Description of the Proposals' section, which forms Section 4 of the submitted LVIA, this section clarifies how the proposals have responded to the relevant landscape guidelines for LCA A2: Loddon River Valley and LCA J3: Spencers Wood Settled and Farmed Clay of the WBLCA (2019).

LCA A2: Loddon River Valley

- 3.2. In terms of the landscape guidelines for LCA A2 considered to be of some relevance to this application, the following is provided:

- ***"Conserve the scenic quality and naturalistic character of the river corridor and tributary streams particularly from development [...]"***

A significant landscape buffer is proposed along the eastern boundary of the Site. This will be informal in character with native planting to complement the establishing vegetation by the A327 Eastern Relief Road, which forms a visual connection with the wider River Loddon floodplain landscape to the east. It is anticipated that the proposed built form will be well integrated beyond this landscape buffer once this planting fully establishes to conserve the scenic quality and naturalistic character of the river corridor.

- ***"Increase the extent of native deciduous woodland, using locally occurring native species in order to create green links to other woodland habitats and to dampen extreme river flows within river catchments [...]"***

A large woodland block is not considered appropriate to the location of the Site, albeit smaller blocks of native tree and shrub planting are proposed to complement and enhance the establishing native planting by the A327 Eastern Relief Road. Once established, this planting will strengthen links to existing groups of trees and woodland in the localised and wider landscape setting.

- ***“Reinstate or repair hedgerows with native species where there are opportunities to do so [...]”***

Replacement mixed native hedgerow and hedgerow tree planting is proposed along the southern boundary to mitigate for the required vegetation loss along Arborfield Road to accommodate site access and improved pedestrian connectivity between the Site and its setting.

- ***“Conserve and protect the landscape pattern of mixed pasture and arable fields [...]”***

It is acknowledged that the Proposed Development will result in the loss of an arable field parcel. It is noted, however, that this field has become isolated from the wider fieldscape and the introduction of a high-quality development on the Site will create a more definitive settlement edge that extends in line with the existing residential built form to the north and south.

- ***“Conserve, enhance and manage wetland habitats [...]”***

The existing planting along the A327 Eastern Relief Road will be retained for the most part and will be enhanced by further native planting of similar species. The proposals include a large, seasonally wet SuDS basin along with a wetland meadow and marginal / aquatic planting for the existing ditch and proposed swale. Additional swales form part of the revised open space located at the heart of the development.

- ***“Conserve the rural character of the river corridor, to protect the individual identity of settlements such as Swallowfield, and retain their sense of physical and visual separation.”***

The proposed landscape buffer along the eastern extents of the Site will highly contain the proposed built form from the open countryside to the east once this planting fully establishes. Visual links to and from the built form will be maintained to create a transitional and integrated settlement edge. It is considered that the river corridor to the east will remain rural in character.

- ***“Maintain the rural character and sparse settlement pattern of dispersed farms through control of new development and avoiding the spread of development onto the floodplain, particularly in relation to the South of the M4 SDL.”***

The proposed landscape buffer along the eastern boundary will ensure that the built form is well integrated into the existing settlement edge location and will retain the rural character of the landscape to the east, which includes several dwellings located off the A327.

- ***“Enhance sense of place through careful design (including siting, massing, scale, materials and landscape – as well as sensitive lighting to retain dark skies at night) to minimise the impacts of any potential new development on valuable attributes.”***

It is considered that the Proposed Development would form a logical extension to the eastern extents of Shinfield in line with existing development to the north and south. The revised layout and landscaping create an improved interface with the existing built form as well as to the countryside to the east. Existing residential amenity has been

carefully considered through appropriate development offsets and built form orientation. The proposals have been designed to provide an appropriate landscape buffer along the eastern boundary to complement that of the recent development to the north and to create a better defined, transitional settlement edge that brings the landscape into the development.

- ***“Resist proposals that introduce extensive or obtrusive elements e.g. pylons on the visually sensitive landscape.”***

It is considered that residential development is appropriate on the Site given the context of the surrounding built form to the north, south and west. The layout has since been revised to further assimilate with the edge of settlement location and countryside to the east.

- ***“Use appropriate tree planting to help integrate roads, particularly in relation to the new Shinfield Eastern and Winnersh Relief Roads. Encourage retention of wooded edges and boundaries along roads and minimising fencing and other boundary structures.”***

Native planting of local prevalence is proposed to complement existing species in order to reinforce the existing character in the eastern extents of the Site and along the A327 Eastern Relief Road, as well as to mitigate for the vegetation loss along the southern Site boundary along Arborfield Road.

- ***“Protect the strong perceptions of tranquillity/remoteness in the landscape, including the experience of dark skies, through the management of development, ensuring development, including infrastructure, does not spread onto the floodplain [...]”***

A robust, semi-natural landscape buffer along the eastern boundary is to be provided in order to highly integrate the proposed built form and retain a sense of tranquillity and remoteness within the river corridor to the east. This will maintain a degree of separation between the residential built form and more tranquil areas within the landscape to the east, while also strengthening existing visual links between this area of the Site and the river corridor.

LCA J3: Spencers Wood Settled and Farmed Clay

- 3.3. In terms of the landscape guidelines for LCA J3 considered to be of some relevance to this application, the following is provided:

- ***“Conserve and enhance the integration of urban edges through wooded boundaries, hedgerows and large-species trees to provide visual screening and a positive interface between the built up and rural areas.”***

Existing vegetation along the eastern boundary within the adjoining LCA A2 landscape to be retained and enhanced with additional native planting to strengthen the visual connection to the River Loddon landscape beyond. This planting, along with the establishing planting adjacent to the A327 Eastern Relief Road, will help to integrate the proposed built form and to create a better defined settlement edge in this location.

- ***“Enhance sense of place through careful design (including siting, massing, scale, materials and landscape – and sensitive lighting to retain dark skies at night) [...]”***

The scale and massing of the built form has been designed so as to form a compatible addition to this edge of settlement landscape, which complements the established built form to the west and the recently built development to the north within this LCA. Appropriate development offsets have been provided to the established treeline to the north, with a landscape corridor introduced to conserve this landscape feature.

- ***“Use appropriate woodland, hedgerow and tree planting to help integrate roads into the landscape including the Shinfield Eastern Relief Road. Encourage retention of wooded edges and boundaries along roads and minimising fencing and other boundary structures.”***

As per the above LCA A2 guideline on tree planting to integrate roads.

- ***“Reduce and prevent further noise and light pollution through the sensitive siting of any new development, including infrastructure, and especially any proposed night-time lighting.”***

The proposals have been carefully and sensitively located so as to minimise any further adverse impacts within this LCA by providing appropriate development offsets to the existing treeline to the north and with proposed dwellings to back onto existing properties associated with Oatlands Road to the west.

4 Conclusions

- 4.1. This Landscape and Visual Impact Assessment (LVIA) Addendum has sought to respond to comments on the submitted LVIA received by Catherine Brimble, Senior Landscape Officer at Wokingham Borough Council (WBC) in relation to a *'full application for the erection of 191 dwellings, open space, landscaping, supporting infrastructure and associated works'* (planning reference: 242484; the 'Proposed Development') on land to the north of Arborfield Road, Shinfield (the 'Site').
- 4.2. Additional information has been provided where requested in relation to how the landscape guidelines of the relevant landscape character areas have informed the layout and to clarify aspects of the previous assessment undertaken. It is highlighted that the proposed landscaping for the scheme has since been revised as part of an updated layout to incorporate the wider comments received by the Landscape Officer, with the findings of the submitted LVIA considered to remain as previously reported, aside from where stated in this addendum.
- 4.3. In summary, it is considered that the overall findings of the submitted LVIA remain the same and that the Proposed Development could be well integrated into this edge of settlement location without result in any long-term significant adverse landscape or visual effects. The revised landscape proposals within the development area and along the eastern development edge will help to integrate the proposed built form into the Site and its setting and strengthen visual links to the River Loddon landscape while minimising any adverse effects on this valued landscape. It is therefore maintained that the Proposed Development is supportable from a landscape and visual perspective.

Enclosed Documents:

ASP6 – Landscape Strategy Plan (updated).

Native Shrub & Hedge Planting

Viburnum opulus
Viburnum lanata
Rhamnus cathartica
Prunus spinosa
Ligustrum vulgare
Corylus avellana
Cornus sanguinea

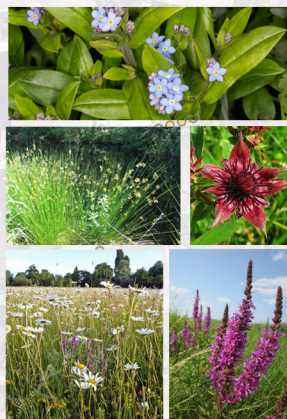


Mixed Native Hedgerows

5% Viburnum opulus
5% Ligustrum vulgare
10% Viburnum lanata
10% Prunus spinosa
10% Corylus avellana
10% Acer campestre
50% Crataegus monogyna



Ditch and Swale Wetland Meadow



Species Rich Wildflower Grass



Native Bulb Planting



Open Space & Native Boundary Trees

Acer campestre
Ainus glutinosa
Betula pendula
Carpinus betulus
Corylus avellana
Crataegus monogyna
Fagus sylvatica
Malus sylvestris
Prunus avium
Quercus robur
Salix alba
Sorbus aria
Sorbus aucuparia
Tilia cordata



Internal Ornamental & Street Trees

Corylus columna 'Te Terra Red'
Magnolia Sp.
Tilia cordata 'Rancho'
Acer campestre 'Streetwise'
Betula pendula
Carpinus betulus 'Lucas'
Betula utilis 'Edinburgh'
Corylus columna
Malus triobata
Malus sylvestris



Ornamental Hedge Planting

Sacococca confuse
Prunus sp.
Euonymus japonicus
'Green spire'



Ornamental Shrubs

Lavandula augustifolia 'Hidcote'
Rosmarinus officinalis
Euronymus fortunei 'Emerald Gaiety'
Carex oshimensis 'Evergold'
Skimmia japonica 'Rubella'
Hebe 'Sutherlandii'



NOTES:
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Key:

- Site Boundary
- Existing Public Right of Way
- Existing Permissive Route
- Existing vegetation to be retained
- Proposed Street Tree Planting
- Proposed Native Tree Planting
- Proposed Ornamental Shrub Planting
- Proposed Native Shrub Planting
- Proposed Ornamental Hedge Planting
- Proposed Native Hedge Planting
- Proposed Native Bulb Planting
- Proposed Feature Shrub Planting
- Proposed Basin
- Proposed Wetland Mix
- Proposed Wildflower Mix
- Proposed Mown Footpath
- Proposed Benches
- Proposed Informal Boulder Seating

The landscape proposals have been informed by the landscape strategies and relevant guidelines for LCA A2: Loddon River Valley and LCA J3: Spencers Wood Settled and Farmed Clay of the Wokingham Borough Landscape Character Assessment (LUC, 2019). Landscape-related design guidance within the Wokingham Borough Design Guide (2012), the South of the M4 – Strategic Development Location SPD (2011) and relevant guidance and aspirations within the Shinfield School Green Village Character Statement (2008) have also informed the landscape proposals along with adopted local policy.

- Approved Phase 1 play space to benefit from natural surveillance from properties on the northern development edge.
- Key vegetation sensitively considered through the provision of appropriate development offsets, with outward-facing development establishing a positive development edge.
- Alexander Walk, an existing pedestrian and cycleway along the eastern edge of the Phase 1 development, to be extended through the proposed open space, providing a link between Cutbush Lane to the north and Arborfield Road and Langley Mead SANG to the south.
- Footpath links onto the nearby permissive route and PROW SHIN7 to improve connectivity and encourage access into the countryside to the east.
- Retained native trees and scrub in the eastern extents of the Site to be enhanced with further native planting of local prevalence to highly contain the Site within the built form context and ensure a strong degree of separation from the landscape to the east. This will complement the existing vegetated character of the eastern boundary of the Phase 1 development to the north, as well as further assist in integrating the A327 Eastern Relief Road within the landscape.
- Proposed attenuation basin to promote sustainable drainage solutions along with informal recreational opportunities provided by kick about area and informal boulder seating.
- Species-rich wildflower grassland to provide biodiversity enhancements and visual interest within open space areas.
- Mown grass paths to promote alternative routes through the open space, offering a more integrated user experience.
- Tree-lined primary street to form a continuation of the Phase 1 street scene and establish a green spine running through the development.
- Central open space to form an inviting, multifunctional space for the community, offering informal play opportunities and providing a meeting point at the heart of the scheme. The planting includes ornamental grasses as well as wildflower meadow. This space is physically and visually connected to the linear open space in the eastern extents of the Site through the design layout.
- Ornamental shrub planting and clipped, low-growing hedgerows to plot frontages to provide a high-quality landscape setting within the development, offering seasonal and year-round interest.
- Arborfield Road frontage to provide a gateway into the development, with feature tree and shrub planting proposed either side of the site entrance.
- Replacement mixed native hedgerow planting and native tree planting to mitigate for the required vegetation loss along Arborfield Road. This will retain the vegetated character along the road corridor and protect the existing visual amenity of residential properties to the south.
- Existing onsite watercourse to be retained and enhanced. Proposed swale set within wildflower planting, to benefit biodiversity and create an attractive natural feeling pathway.
- Proposed swale to include wet wildflower grass mix and water tolerant shrub planting to increase biodiversity and encourage wildlife.

F	25.03.25	Updated to latest layout	AS	SP
D	21.03.25	Updated to latest layout	AS	SP
E	22.08.24	Updated to latest layout	AS	SP
C	19.08.24	Updated to latest layout	AS	CW
B	12.08.24	Updated to latest layout	BS	SP
A	02.08.24	Updated to latest comments	BS	SP
REV	DATE	NOTE	DRAWN	CHK'D

REVISIONS

aspect landscape planning

TITLE
Land North of Arborfield Road, Shinfield
Landscape Strategy Plan

CLIENT
Bellway Home Thames Valley

SCALE 1:1,500 @ A3	DATE JUNE 2024	DRAWN AS	CHK'D IC
DRAWING NUMBER 8395 / ASP6 / LSP	REVISION F		