

Landscape and Visual Impact Assessment (LVIA) for a new Natural Burial Ground at Brookfield Farm, Old Wokingham Road, RG40 3BU

Appendix 1: LVIA Viewpoints 1 to 9 hla 601 R102

For Mr Stuart Brooks

By N Harper BA DipLA CMLI
March 2025



Harper Landscape Architecture LLP

a: Hillcliffe, Fyrsway, Fairlight East Sussex TN35 5BG m: 07985 732311 e: nickhla@btinternet.com
www.harperlandscapearchitecture.co.uk
Partnership no OC392053



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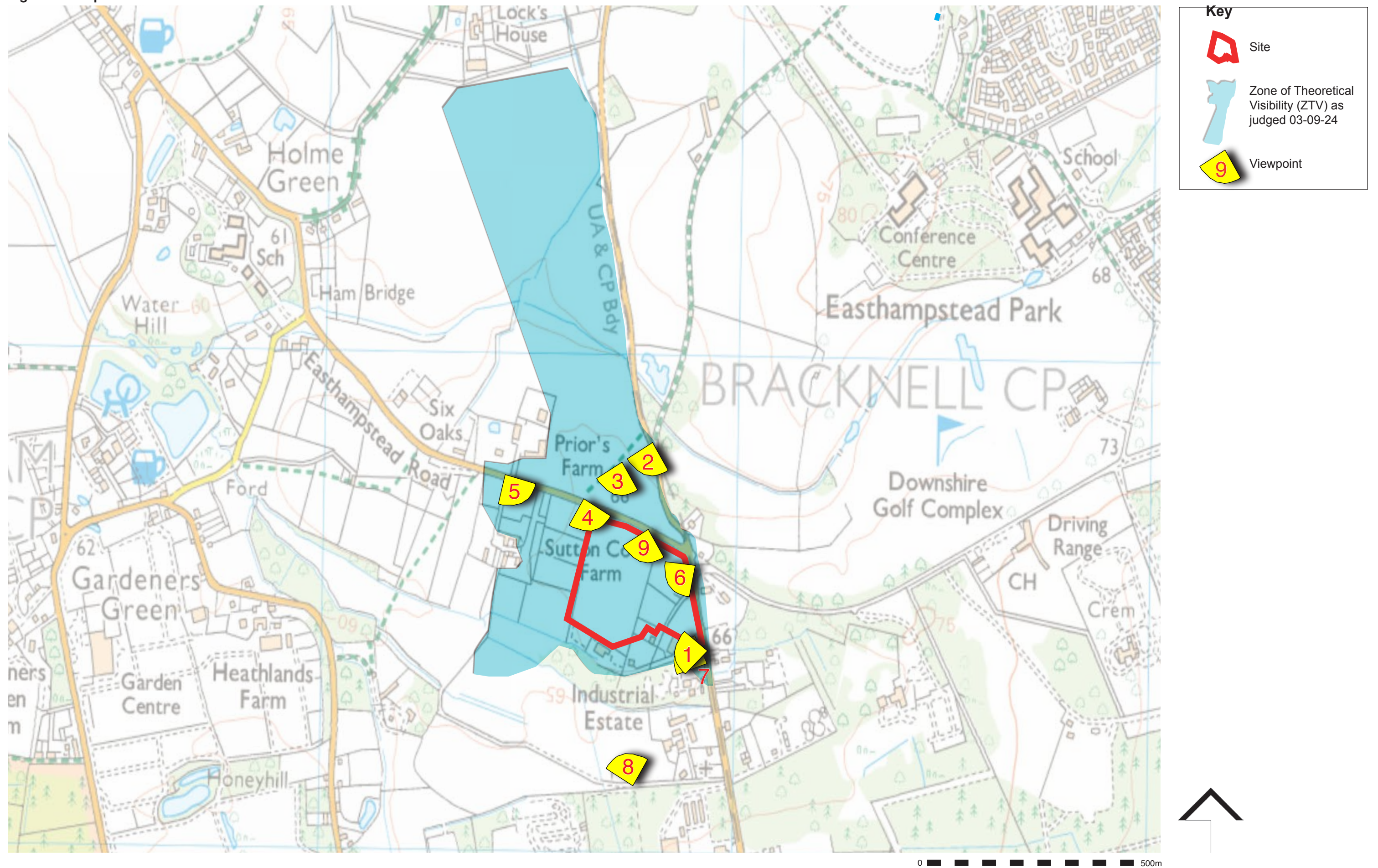
1.0 Introduction

1.1 Viewpoints, 1 to 9

1.1.1 This Appendix is to be read in conjunction with the Landscape and Visual Impact Assessment (LVIA), hla 601 R101, also prepared by hla.

1.1.2 The Site was visited on the 3rd September 2024 to assess the proposed development. The weather allowed good views and trees were in leaf. Views were selected to represent the most likely and most sensitive public locations where the development might be seen from.

Figure 1 Viewpoints 1 to 9 Plan





2.1 Viewpoint 1

- 2.1 Viewpoint 1 see Figure 1
- 2.1.1 *Location:* Looking west, from grass verge on Old Wokingham Road, in close proximity to the Farm entrance, located approximately 10m from the Site. GPS ref: 51.39046 N, 0.79508 W
- 2.1.2 *Photographic Height:* 66m AOD (plus 1.5m photographers view).
- 2.1.3 *Existing Views Description:* This is a near distance, enclosed and obscured view looking at the Site's eastern boundary with the Site barely discernible. The boundary tree and understorey planting screens the main central part of the Site. Old Wokingham Road (traffic, signage etc) is a significant landscape detracting element located in the foreground.
- 2.1.4 *Visual Value:* **Low** (Undesignated, low level of interest, dominated by busy road in enclosed rural area).
- 2.1.5 *Visual Susceptibility:* **Low** (Drivers and their passengers with enclosed views focussed on the road).
- 2.1.6 *Visual Sensitivity of Receptors:* **Low**
- 2.1.7 *During Construction Magnitude of Impact:* **Negligible Adverse** (Construction traffic may be noticeable in the view although not dominating).
- 2.1.8 *On Completion, Magnitude of Impact:* **Negligible Adverse** (The new development may be barely discernible).
- 2.1.9 *On Completion Visual Effect/Significance:* **Negligible Adverse Visual Effect/Not Significant.**
- 2.1.10 *Landscape Strategy:* Mitigation is not required although native planting between Old Wokingham Road and the development would offer greater screening (especially for winter views).
- 2.1.11 *After establishment of planting:* **Negligible Adverse Visual Impact/Negligible Adverse Visual Effect/Not Significant/Long Term.**



2.2 Viewpoint 2

2.2 Viewpoint 2, see Figure 1

2.2.1 *Location:* Looking south from PRow BRA FP15 (Footpath), at junction with Old Wokingham Road, approximately 250m north of Site.
GPS ref: 51.39439 W, 0.79701 W

2.2.2 *Photographic Height:* 64m AOD (plus 1.5m photographers view).

2.2.3 *Existing Views Description:* This is a medium distance, fairly open view although the mature tree planting along Old Wokingham Road frames it and the mature planting along Easthampstead Road screens the Site. Old Wokingham Road (traffic, signage etc) is a significant landscape detracting element located in the foreground.

2.2.4 *Visual Value:* **Low to Medium** (End point of PRow, low level of interest, dominated by busy road in enclosed rural area).

2.2.5 *Visual Susceptibility:* **Low** (Drivers and their passengers with enclosed views focussed on the road).

2.2.6 *Visual Sensitivity of Receptors:* **Low**

2.2.7 *During Construction Magnitude of Impact:* **Moderate Adverse.** (Construction and construction traffic would be clearly noticeable in the view although not dominating)

2.2.8 *On Completion, Magnitude of Impact:* **Slight Adverse** (The new pavilion would be obscurely perceptible beyond the tree planting).

2.2.9 *On Completion Visual Effect/Significance:* **Negligible Adverse Visual Effect/Not Significant.**

2.2.10 *Landscape Strategy:* Mitigation is required, new native planting with a high percentage of evergreens to be planted in and around the new entrance might reduce the amount of built form seen.

2.2.11 *After establishment of planting:* **Slight Adverse Visual Impact/Negligible Adverse Visual Effect/Not Significant/Long Term.**



2.3 Viewpoint 3

- 2.3

Viewpoint 3 see Figure 1
- 2.3.1

Location: Looking south from PRow WOK8 (Footpath), in field west of Old Wokingham Road, approximately 125m north of Site.
GPS ref: 51.39340 N, 0.79399 W
- 2.3.2

Photographic Height: 66m AOD (plus 1.5m photographers view).
- 2.3.3

Existing Views Description: This is a near distance, fairly open view although the mature tree planting along Easthampstead Road screens the Site. Old Wokingham Road (traffic noise) has a landscape detracting effect.
- 2.3.4

Visual Value: **Medium** (Rural view influenced by local roads from PRow).
- 2.3.5

Visual Susceptibility: **Medium** (Walkers on PRow (footpath)).
- 2.3.6

Visual Sensitivity of Receptors: **Medium**.
- 2.3.7

During Construction Magnitude of Impact: **Slight Adverse** (Construction traffic would be perceptible in the view although not dominating).
- 2.3.8

On Completion, Magnitude of Impact: **Slight Adverse** (The new pavilion would be obscurely perceptible beyond the tree planting).
- 2.3.9

On Completion Visual Effect/Significance: **Minor Adverse Visual Effect/Not Significant**.
- 2.3.10

Landscape Strategy: Mitigation is required, new native planting with a high percentage of evergreens to be planted in and around the new entrance might reduce the amount of built form seen.
- 2.3.11

After establishment of planting: **Slight Adverse Visual Impact/Minor Adverse Visual Effect/Not Significant/Long Term**.



2.4 Viewpoint 4

- 2.4

Viewpoint 4 see Figure 1
- 2.4.1

Location: Looking south from junction of PRow WOK8 (Footpath) and Easthampstead Road, approximately 10m north of Site.
GPS ref: 51.39335 N, 0.79960 W
- 2.4.2

Photographic Height: 66m AOD (plus 1.5m photographers view).
- 2.4.3

Existing Views Description: This is a near distance, enclosed and obscured view of the Site's northern boundary with the Site barely discernible. The boundary tree and understorey planting screens the main central part of the Site. Easthampstead Road (traffic) is a significant landscape detracting element located in the foreground.
- 2.4.4

Visual Value: **Low to Medium** (End point of PRow, low level of interest, dominated by busy road in enclosed rural area).
- 2.4.5

Visual Susceptibility: **Low to Medium** (Walkers, drivers and their passengers with enclosed views focussed on the road).
- 2.4.6

Visual Sensitivity of Receptors: **Low to Medium**
- 2.4.7

During Construction Magnitude of Impact: **Negligible Adverse** (Construction traffic may be noticeable in the view although not dominating)
- 2.4.8

On Completion, Magnitude of Impact: **Negligible Adverse** (The new development may be barely discernible).
- 2.4.9

On Completion Visual Effect/Significance: **Negligible to Minor Adverse Visual Effect/Not Significant.**
- 2.4.10

Landscape Strategy: Mitigation is not required although native planting between Eashampstead Road and the development would offer greater screening (especially for winter views).
- 2.4.11

After establishment of planting: **Negligible Adverse Visual Impact/Negligible to Minor Adverse Visual Effect/Not Significant/Long Term.**



2.5 Viewpoint 5

2.5 Viewpoint 5, see Figure 1

2.5.1 *Location:* Looking south east, from Easthampstead Road located approximately 200m north west of the Site, from opposite entrance to Sutton Court Farm.
GPS ref: 51.39355 N, 0.90103 W

2.5.2 *Photographic Height:* 63m AOD (plus 1.5m photographers view).

2.5.3 *Existing Views Description:* This is a near distance, enclosed and obscured view towards the Site's northern boundary with the Site barely discernible across the entrance to Sutton Court Farm. The boundary tree and understorey planting and walls/piers predominantly obscures the main central part of the Site. Easthampstead Road (traffic) is a significant landscape detracting element located in the foreground.

2.5.4 *Visual Value:* **Low** (Undesignated, low level of interest, dominated by busy road in enclosed rural area).

2.5.5 *Visual Susceptibility:* **Low** (Drivers and their passengers with enclosed views focussed on the road).

2.5.6 *Visual Sensitivity of Receptors:* **Low.**

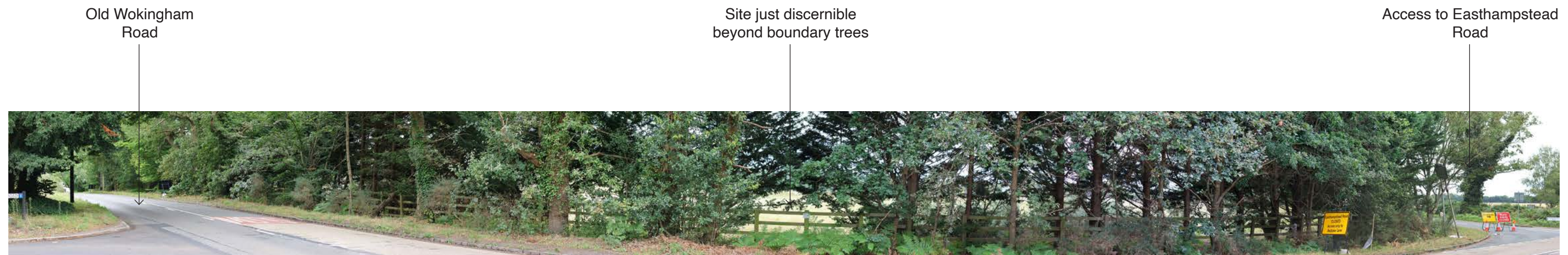
2.5.7 *During Construction Magnitude of Impact:* **Slight Adverse.** (Construction traffic would be noticeable in the view although not dominating)

2.5.8 *On Completion, Magnitude of Impact:* **Negligible Adverse** (The new development may be barely discernible).

2.5.9 *On Completion Visual Effect/Significance:* **Negligible Visual Effect/Not Significant.**

2.5.10 *Landscape Strategy:* Mitigation is not required although native planting between Easthampstead Road and the development would offer greater screening (especially for winter views).

2.5.11 *After establishment of planting:* **Negligible Adverse Visual Impact/Negligible Adverse Visual Effect/Not Significant/Long Term.**



2.6 Viewpoint 6

- 2.6 Viewpoint 6, see Figure 1
- 2.6.1 *Location:* Looking west from entrance on Old Wokingham Road at entrance to Downshire Golf Complex, located approximately 10m from the Site. GPS ref: 51.39207 N, 0.79546 W
- 2.6.2 *Photographic Height:* 66m AOD (plus 1.5m photographers view).
- 2.6.3 *Existing Views Description:* This is a near distance, enclosed and obscured view looking at the Site's eastern boundary with the Site barely discernible. The boundary tree and understorey planting screens the main central part of the Site. Old Wokingham Road (traffic, signage etc) is a significant landscape detracting element located in the foreground.
- 2.6.4 *Visual Value:* **Low** (Undesignated, low level of interest, dominated by busy road in enclosed rural area).
- 2.6.5 *Visual Susceptibility:* **Low** (Drivers and their passengers with enclosed views focussed on the road).
- 2.6.6 *Visual Sensitivity of Receptors:* **Low**
- 2.6.7 *During Construction Magnitude of Impact:* **Moderate Adverse** (Construction traffic may be noticeable in the view although not dominating)
- 2.6.8 *On Completion, Magnitude of Impact:* **Slight Adverse** (The new development may be barely discernible).
- 2.6.9 *On Completion Visual Effect/Significance:* **Negligible Adverse Visual Effect/Not Significant.**
- 2.6.10 *Landscape Strategy:* Mitigation is not required although native planting and earthworks between Old Wokingham Road and the development would offer greater screening (especially for winter views).
- 2.6.11 *After establishment of planting:* **Negligible Adverse Visual Impact/Negligible Adverse Visual Effect/Not Significant/Long Term.**



2.7 Viewpoint 7

2.7 Viewpoint 7, see Figure 1

2.7.1 *Location:* Looking north west on east side of grass verge on Old Wokingham Road, located in front of Haywire cottage, approximately 25m south east of the Site.
GPS ref: 51.39270 N, 0.79546 W

2.7.2 *Photographic Height:* 66m AOD (plus 1.5m photographers view).

2.7.3 *Existing Views Description:* This is a near distance, enclosed and obscured view looking at the Site's eastern boundary with the Site barely discernible. The boundary tree and understorey planting screens the main central part of the Site. Old Wokingham Road (traffic, signage etc) is a significant landscape detracting element located in the foreground.

2.7.4 *Visual Value:* **Low** (Undesignated, low level of interest, dominated by busy road in enclosed rural area).

2.7.5 *Visual Susceptibility:* **Low** (Drivers and their passengers with enclosed views focussed on the road).

2.7.6 *Visual Sensitivity of Receptors:* **Low**

2.7.7 *During Construction Magnitude of Impact:* **No Change** (There is no view of the Site).

2.7.8 *On Completion, Magnitude of Impact:* **No Change** (There is no view of the Site).

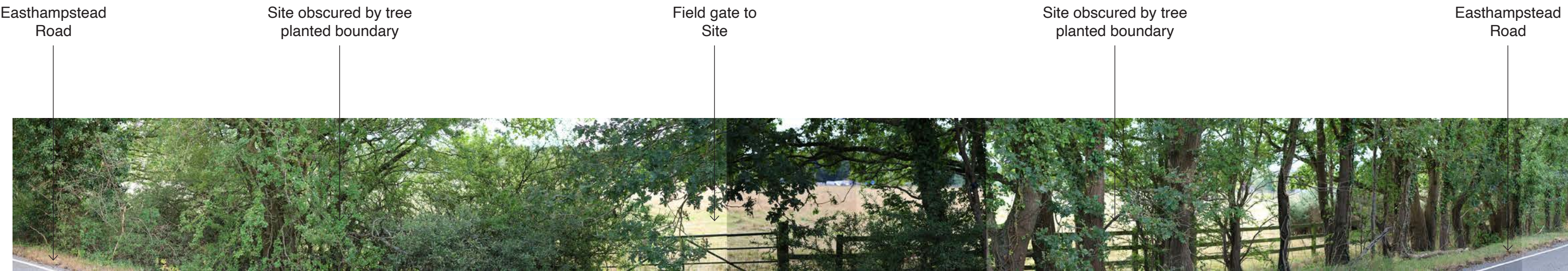
2.7.9 *On Completion Visual Effect/Significance:* **No Change.**

2.7.10 *Landscape Strategy:* **Not required**



2.8 Viewpoint 8

- 2.8 Viewpoint 8, see Figure 1
- 2.8.1 *Location:* Looking north from permitted path, (Not Public Right of Way) located approximately 350m south of the Site.
GPS ref: 51.38805 N, 0.79810 W
- 2.8.2 *Photographic Height:* 62m AOD (plus 1.5m photographers view).
- 2.8.3 *Existing Views Description:* This is a medium distance, rural view looking north towards the Site which is screened by the planting along its southern boundary.
- 2.8.4 *Visual Value:* **Medium.** (Rural view from permitted path).
- 2.8.5 *Visual Susceptibility:* **Low.** (Walkers on permitted path with no views of Site).
- 2.7.6 *Visual Sensitivity of Receptors:* **Low**
- 2.8.7 *During Construction Magnitude of Impact:* **No Change** (There is no view of the Site).
- 2.8.8 *On Completion, Magnitude of Impact:* **No Change** (There is no view of the Site).
- 2.8.9 *On Completion Visual Effect/Significance:* **Not Significant.**
- 2.8.10 *Landscape Strategy:* **Not required**



2.9 Viewpoint 9

2.9 Viewpoint 9, see Figure 1

2.9.1 *Location:* Looking south from grass verge, north side Easthampstead Road, approximately 10m north of Site. This is a fleeting view experienced for vehicles as they pass the field gate only.
GPS ref: 51.39296 N, 0.79771 W

2.9.2 *Photographic Height:* 66m AOD (plus 1.5m photographers view).

2.9.3 *Existing Views Description:* This is a near distance, enclosed and obscured view of the Site's northern boundary with the Site just discernible across the field gate. The boundary tree and understorey planting predominantly obscures the main central part of the Site. Easthampstead Road (traffic) is a significant landscape detracting element located in the foreground.

2.9.4 *Visual Value:* **Low**. (Undesignated, low level of interest, dominated by busy road in enclosed rural area).

2.9.5 *Visual Susceptibility:* **Low**. (Drivers and their passengers with enclosed views focussed on the road).

2.9.6 *Visual Sensitivity of Receptors:* **Low**

2.9.7 *During Construction Magnitude of Impact:* **Major Adverse** (The construction and construction traffic would cause a dominant change to the view).

2.9.8 *On Completion, Magnitude of Impact:* **Major Adverse** (The pavilion and car parking would cause a dominant change to the view although it is noted this is only for approximately 20m as vehicles pass by).

2.6.9 *On Completion Visual Effect/Significance:* **Moderate Adverse Visual Effect/Significant**.

2.6.10 *Mitigation:* Mitigation native species planting (with a high percentage of evergreens) to lessen the amount of built form seen.

2.6.11 *After establishment of planting:* **Moderate Adverse Visual Impact/Minor Adverse Visual Effect/Not Significant/Long Term**.