

Appendix F

Landscape Strategy Plan

1. Sustainable Drainage

Sustainable Drainage Systems are proposed for the lower ground within the Site to the north east and north west, to be seeded with wildflower seed mix. This will contribute to Biodiversity Net Gain; form part of a robust boundary with the countryside beyond to the north; and provide varied enjoyable views for walks round the Site.

Indicative species:-
Plantago lanceolata
Malva moschata
Leucanthemum vulgare
Centurea nigra



2. Boundary Treatment

Mature trees and hedgerows on all four boundaries of the Site will be retained. The hedgerow to the east will be enhanced to protect the rural setting of the listed building across Wood Lane from the Site. The boundary to the north will be enhanced with new planting of thicket and trees. This will provide a robust boundary between the propose housing and the countryside beyond to the north. There will also be planting of thicket and trees in Planting will be of native species and will include a high proportion of English Oak in keeping with the existing species mix.

Indicative species:-
Quercus robur
Carpinus betulus
Acer campestre



3. Community Orchard

A Community Orchard is proposed near the southern boundary of the Site. A path from School Road will run past the orchard then round the rest of the Site and the orchard will be located adjacent to a play area. These should encourage use of the orchard for recreation. The orchard will also contribute to Biodiverstiy Net Gain.

Indicative species: -
Malus domestica 'Miller's Seedling'
Malus domestica 'Winston'
Pyrus communis 'Williams'
Prunus domestica 'Majorie's Seedling'



6. Play Strategy

A new Local Equipped Area of Play (LEAP) and two new Local Area of Plays (LAPs) will be provided. The equipment will be of timber with a naturalistic character, to suit the edge-of-settlement location. There will be a range of play elements aimed at younger children (5-12 years of age) offering safe, well-over looked play areas for the community. There will also be trim trails along side the recreational routes to the western and northern boundaries of the Site providing exercise opportunities for adults and teens.



5. Access from School Road

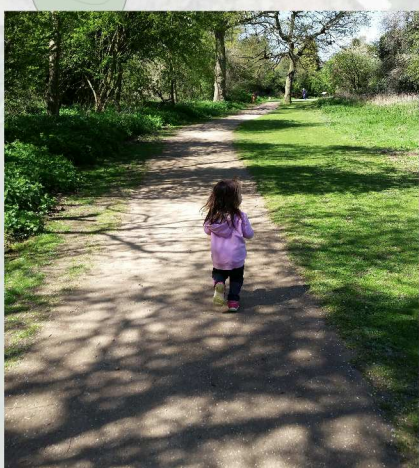
Any hedgerow removal required to accommodate the new access from School Road will be offset with new hedgerow planting behind the visibility plays of the access. New tree planting will be of native species in-keeping with the rural character along School Road.

Indicative species:-
Crataegus monogyna
Taxus baccata



4. Walking Routes

Recreational walking routes will be created around and within the Site. These will offer a range of routes around the existing mature oak trees within the Site, through the Community Orchard and past the wildflower planting of the sustainable drainage features.



LEGEND

- APPLICATION BOUNDARY
- EXISTING TREES / VEGETATION
- REMOVED VEGETATION
- AVENUE TREE
- ORNAMENTAL TREES
- NATIVE TREES
- ORCHARD TREES
- NATIVE HEDGE PLANTING
- WOODLAND MIX
- THICKET MIX
- WET THICKET MIX
- AMENITY GRASS SEEDING
- WILDFLOWER MEADOW MIX
- SUDS BASIN AND SWALE
- LOCALLY EQUIPED AREA FOR PLAY (LEAP)
- LOCAL AREA FOR PLAY (LAP)
- NATURALISTIC PLAY EQUIPMENT
- TRIM TRAIL EQUIPMENT
- RECREATIONAL PATH
- MOWN GRASS FOOTPATH
- LISTED BUILDING

0 10 20 30 40 50 metres

C	14/08/24	TV	Addition of wider footpath
B	14/08/24	TV	Updated to reflect new SuDS basins
Rev	Date	By	Description

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Project Land North of School Road,
Arborfield Cross, Wokingham

Title Landscape Strategy Plan

Client Croudace Homes

Scale 1:1250 @ A2 **Drawn** JP/TV

Date July 2024 **Checked** CA

Drawing No. CSA/6541/108 **Rev** C

Appendix G

Methodology and Summary Landscape and Visual Effects

METHODOLOGY FOR LANDSCAPE AND VISUAL IMPACT ASSESSMENTS

- M1 In landscape and visual impact assessment, a distinction is normally drawn between *landscape/townscape effects* (i.e. effects on the character or quality of the landscape (or townscape), irrespective of whether there are any views of the landscape, or viewers to see them) and *visual effects* (i.e. effects on people's views of the landscape, principally from public rights of way and areas with public access, but also private views from residential properties). Thus, a development may have extensive landscape effects but few visual effects if, for example, there are no properties or public viewpoints nearby. Or alternatively, few landscape effects but substantial visual effects if, for example, the landscape is already degraded or the development is not out of character with it, but can clearly be seen from many residential properties and/or public areas.
- M2 The assessment of landscape & visual effects is less amenable to scientific or statistical analysis than some environmental topics and inherently contains an element of subjectivity. However, the assessment should still be undertaken in a logical, consistent and rigorous manner, based on experience and judgement, and any conclusions should be able to demonstrate a clear rationale. To this end, various guidelines have been published, the most relevant of which, for assessments of the effects of a development, rather than of the character or quality of the landscape itself, form the basis of the assessment and are as follows:

'Guidelines for Landscape & Visual Impact Assessment', produced jointly by the Institute of Environmental Assessment and the Landscape Institute (GLVIA 3rd edition 2013); and

'An Approach to Landscape Character Assessment', October 2014 (Christine Tudor, Natural England) to which reference is also made. This stresses the need for a holistic assessment of landscape character, including physical, biological and social factors.

'Assessing Landscape Value Outside National Designations', Landscape Institute's Technical Guidance Note 02/21

LANDSCAPE/TOWNSCAPE EFFECTS

- M3 Landscape/townscape quality is a subjective judgement based on the condition and characteristics of a landscape/townscape. It will often be informed by national, regional or local designations made upon it in respect of its quality e.g. National Landscapes (formerly AONBs). Sensitivity relates to the inherent value placed on a landscape / townscape and the ability of that landscape/townscape to accommodate change.

Landscape sensitivity can vary with:

- (i) *existing land uses;*
- (ii) *the pattern and scale of the landscape;*
- (iii) *visual enclosure/openness of views, and distribution of visual receptors;*
- (iv) *susceptibility to change;*
- (v) *the scope for mitigation, which would be in character with the existing landscape; and*
- (vi) *the condition and value placed on the landscape.*

- M4 The concept of landscape/townscape value is considered in order to avoid consideration only of how scenically attractive an area may be, and thus to avoid undervaluing areas of strong character but little scenic beauty. In the process of making this assessment, the following factors, among others, are considered with relevance to the site in question: landscape quality (condition), scenic quality, rarity, representativeness, conservation interest, recreation value, perceptual aspects and associations.
- M5 Nationally valued landscapes are recognised by designation, such as National Parks and National Landscapes (formerly AONBs) which have particular planning policies applied to them. Nationally valued townscape are typically those covered by a Conservation Area or similar designation. Paragraph 174 of the current NPPF outlines that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes '*...in a manner commensurate with their statutory status or identified quality in the development plan*'.
- M6 There is a strong inter-relationship between landscape/townscape quality, value and sensitivity as high quality/value landscapes/townscapes usually have a low ability to accommodate change.
- M7 For the purpose of our assessment, landscape/townscape quality, value and sensitivity is assessed using the criteria in Tables LE1 and LE2. Typically, landscapes/townscapes which carry a quality designation and which are otherwise attractive or unspoilt will in general be more sensitive, while those which are less attractive or already affected by significant visual detractors and disturbance will be generally less sensitive.
- M8 The magnitude of change is the scale, extent and duration of change to a landscape arising from the proposed development and was assessed using the criteria in Table LE3.
- M9 Landscape/townscape effects were assessed in terms of the interaction between the magnitude of the change brought about by the development and the quality, value & sensitivity of the landscape resource affected. The landscape/townscape effects can be either beneficial, adverse or neutral. Landscape effects can be direct (i.e. impact on physical features, e.g. landform, vegetation, watercourses etc.), or indirect (i.e. impact on landscape character as a result of the introduction of new elements within the landscape). Direct visual effects result from changes to existing views.
- M10 In this way, landscapes/townscapes of the highest sensitivity, when subjected to a high magnitude of change from the proposed development, are likely to give rise to 'substantial' landscape/townscape effects which can be either adverse or beneficial. Conversely, landscapes of low sensitivity, when subjected to a low magnitude of change from the proposed development, are likely to give rise to only 'slight' or neutral landscape effects. Beneficial landscape effects may arise from such things as the creation of new landscape features, changes to management practices and improved public access. For the purpose of this assessment the landscape/townscape effects have been judged at completion of the development and in year 15. This approach acknowledges that landscape/townscape effects can reduce as new planting/mitigation measures become established and achieve their intended objectives.

VISUAL EFFECTS

- M11 Visual effects are concerned with people's views of the landscape/townscape and the change that will occur. Like landscape effects, viewers or receptors are categorised by their sensitivity. For example, views from private dwellings are generally of a higher sensitivity than those from places of work.

M12 In describing the content of a view the following terms are used:

No view - no views of the development;
Glimpse - a fleeting or distant view of the development, often in the context of wider views of the landscape;
Partial - a clear view of part of the development only;
Filtered - views to the development which are partially screened, usually by intervening vegetation - the degree of filtering may change with the seasons;
Open - a clear view to the development.

M13 The sensitivity of the receptor varies according to its susceptibility to a particular type of change, or the value placed on it (e.g. views from a recognised beauty spot will have a greater sensitivity). Visual sensitivity was assessed using the criteria in Table VE1.

M14 The magnitude of change is the degree in which the view(s) may be altered as a result of the proposed development and will generally decrease with distance from its source, until a point is reached where there is no discernible change. The magnitude of change in regard to the views was assessed using the criteria in Table VE2.

M15 Visual effects were then assessed in terms of the interaction between the magnitude of the change brought about by the development and also the sensitivity of the visual receptor affected.

M16 As with landscape effects, a high sensitivity receptor, when subjected to a high magnitude of change from the proposed development, is likely to experience 'substantial' visual effects which can be either adverse or beneficial. Conversely, receptors of low sensitivity, when subjected to a slight magnitude of change from the proposed development, are likely to experience only 'slight' or neutral visual effects, which can be either beneficial or adverse.

M17 Unless specific slab levels of buildings have been specified, the assessment has assumed that slab levels will be within 750mm of existing ground level.

MITIGATION AND RESIDUAL EFFECTS

M18 Mitigation measures are described as those measures, including any process or activity, designed to avoid, reduce and compensate for adverse landscape and/or visual effects resulting from the proposed development.

M19 In situations where proposed mitigation measures are likely to change over time, as with planting to screen a development, it is important to make a distinction between any likely effects that will arise in the short-term and those that will occur in the long-term or 'residual effects' once mitigation measures have established. In this assessment, the visual effects of the development have been considered at completion of the entire project and at 15 years thereafter.

M20 Mitigation measures can have a residual, positive impact on the effects arising from a development, whereas the short-term impact may be adverse.

ASSESSMENT OF EFFECTS

M21 The assessment concisely considers and describes the main landscape/townscape and visual effects resulting from the proposed development. The narrative text demonstrates the reasoning behind judgements concerning the landscape and visual effects of the proposals. Where appropriate, the text is supported by tables which summarise the sensitivity of the views/landscape/townscape, the magnitude of change and describe any resulting effects.

CUMULATIVE EFFECTS

- M22 Cumulative effects are *'the additional changes caused by a proposed development in conjunction with other similar developments or as the combined effect of a set of developments, taken together.'*
- M23 In carrying out landscape assessment it is for the author to form a judgement on whether or not it is necessary to consider any planned developments and to form a judgement on how these could potentially affect a project.

ZONE OF THEORETICAL VISIBILITY (ZTV)

- M24 A ZTV map can help to determine the potential visibility of the site and identify those locations where development at the site is likely to be most visible from the surrounding area. Where a ZTV is considered appropriate for a proposed development the following methodology is used.
- M25 The process is in two stages, and for each, a digital terrain model ('DTM') using Key TERRA-FIRMA computer software is produced and mapped onto an OS map. The DTM is based on Ordnance Survey Landform Profile tiles, providing a digital record of existing landform across the UK, based on a 10 metre grid. There is the potential for minor discrepancies between the DTM and the actual landform where there are topographic features that are too small to be picked up by the 10 metre grid. A judgement will be made to determine the extent of the study area based on the specific site and the nature of the proposed change, and the reasons for the choice will be set out in the report. The study area will be determined by local topography but is typically set at 7.5km.
- M26 Different heights are then assigned to significant features, primarily buildings and woodland, thus producing the first stage of an 'existing' ZTV illustrating the current situation of the site and surrounding area. This data is derived from OS Open Map Data, and verified during the fieldwork, with any significant discrepancies in the data being noted and the map adjusted accordingly. Fieldwork is confined to accessible parts of the site, public rights of way, the highway network and other publicly accessible areas.
- M27 The second stage is to produce a 'proposed' ZTV with the same base as the 'existing' ZTV. The proposed development is introduced into the model as either a representative spot height, or a series of heights, and a viewer height of 1.7m is used. Illustrating the visual envelope of the proposed development within the specific site.
- M28 The model is based on available data and fieldwork and therefore may not take into account all development or woodland throughout the study area, nor the effect of smaller scale planting or hedgerows. It also does not take into account areas of recent or continuous topographic change from, for instance, mining operations.

VISUALISATION TYPE METHODOLOGY

- M29 The photographs and visualisations within this report have been prepared in general conformance with the Landscape Institute's Technical Guidance Note 06/19. The 'types', as set out within the Guidance, comprise the following:
Type 1 - annotated viewpoint photographs;
Type 2 - 3D wireline / model;
Type 3 - photomontage / photowire;
Type 4 - photomontage / photowire (survey / scale verifiable).
- M30 Photographs were taken with a digital camera with a lens that approximates to 50mm, to give a similar depth of view to the human eye. In some cases images have been

joined together to form a panorama. The prevailing weather and atmospheric conditions, and any effects on visibility are noted. Images are displayed at the most appropriate size, taking into account the published guidance, legibility at A3 paper size, and context (which is often shown for illustrative purposes only), and allows for enlarged scale printing if required.

- M31 The Guidance Note advocates a proportionate and reasonable approach, which includes professional judgement, in order to aid informed decision making.
- M32 The determination of the suitable Visualisation Type to aid in illustrating the effects of the scheme, has been determined by a range of factors as set out below, including the timing of the project, the technical expertise, and costs involved.
- M33 Where it is deemed suitable or necessary to utilise the Visualisation Types set out within the Guidance Note, the table below has been used to determine which Visualisation Type is most appropriate to the project, unless otherwise specified within the report.
- M34 The table below (based on Table 1 within the Guidance Note) sets out the intended purpose and user of the report, and the Likely Level of Effect. The Likely Level of Effect is based on Tables LE4 and VE3 in this methodology, and takes into consideration the type and nature of the proposed development, as well as the sensitivity of the host environment and key visual receptors. The Likely Level of Effect is based on an initial consideration of the landscape and visual effects of the project as a whole, and the subsequent assessment may conclude a lesser or higher level of overall effect, once completed. Table VMT also provides an indication as to the appropriate Visualisation Type, noting that it is not a fixed interpretation and that professional judgement should always be applied.
- M35 Additional photographs (which do not conform to any Type) may be included to illustrate the character of the landscape/townscape, or to illustrate relevant characteristics, for example the degree and nature of intervening vegetation, or reciprocal views from residential properties.

Table VTM		VISUALISATION TYPE METHODOLOGY				
		Type 1	Type 2	Type 3	Type 4	
User, Purpose, and Likely Level of Effect	A	Evidence submitted to most Public Inquiries, most planning applications for EIA development accompanied by Landscape and Visual ES Chapters.				
		Neutral	Negligible	Slight	Moderate	Substantial
	B	Planning applications for most non-EIA development accompanied by LVIA/LVA, where there are concerns about landscape and visual effects and effective mitigation may be required. Some Landscape and Visual ES Chapters.				
		Neutral	Negligible	Slight	Moderate	Substantial
	C	Planning applications where the character and appearance of the development is a material consideration, but where a LVIA/LVA may not be required.				
		Neutral/Negligible/Slight	Moderate	Substantial		
	D	To inform the iterative process of assessment and design with client, and/or pre-application consultations with the competent authority.				
		Neutral/Negligible/Slight/Moderate	Substantial			

Table LE 1

LANDSCAPE / TOWNSCAPE QUALITY AND VALUE

	Very High	High	Medium	Low
Description of Landscape/Townscape Quality and Value	Landscape Quality: Intact and very attractive landscape which may be nationally recognised/designated for its scenic beauty. e.g. National Park, National Landscapes or World Heritage Site. Townscape Quality: A townscape of very high quality which is unique in its character, and recognised nationally/internationally, e.g. World Heritage Site Value: Very high quality landscape or townscape with Statutory Designation for landscape/townscape quality/ value, e.g. National Park, World Heritage Site, Registered Park or Garden. Contains rare elements or significant cultural/historical associations.	Landscape Quality: A landscape, usually combining varied topography, historic features and few visual detractors. A landscape known and cherished by many people from across the region. e.g. County Landscape Site such as a Special Landscape Area. Townscape Quality: A well designed townscape of high quality with a locally recognised and distinctive character e.g. Conservation Area Value: High quality landscape/townscape or lower quality landscape with un-fettered public access, (e.g. commons, public park) or with strong cultural associations. May have important views out to landmarks/designated landscapes and few detracting features. May possess perceptual qualities of tranquility or wildness.	Landscape Quality: Non-designated landscape area, generally pleasant but with no distinctive features, often displaying relatively ordinary characteristics. May have detracting features. Townscape Quality: A typical, pleasant townscape with a coherent urban form but with no distinguishing features or designation for quality. Value: An ordinary landscape/townscape of local value which may have some detracting features. No recognised statutory designations for landscape/townscape quality. A landscape which may have limited public access and/ or have pleasant views out, or be visible in public views.	Landscape / Townscape Quality: Unattractive or degraded landscape/townscape, affected by numerous detracting elements e.g. industrial areas, infrastructure routes and un-restored mineral extractions. Value: Landscape/townscape generally of lower quality. A landscape with limited public access, no designations or recognised cultural significance. Limited public views.

Table LE 2

LANDSCAPE / TOWNSCAPE SENSITIVITY

	Very High	High	Medium	Low
Description of Sensitivity	A landscape/townscape with a very low ability to accommodate change such as a nationally designated landscape.	A landscape/townscape with limited ability to accommodate change because such change may lead to some loss of valuable features or elements. Development of the type proposed could potentially be discordant with the character of the landscape/townscape.	A landscape/townscape with reasonable ability to accommodate change. Change may lead to a limited loss of some features or characteristics. Development of the type proposed would not be discordant with the character of the landscape/townscape.	A landscape/townscape with good ability to accommodate change. Change would not lead to a significant loss of features or characteristics, and there would be no significant loss of character or quality. Development of the type proposed would not be discordant with the landscape/townscape in which it is set and may result in a beneficial change.

Table LE 3 LANDSCAPE / TOWNSCAPE MAGNITUDE OF CHANGE

	Substantial	Moderate	Slight	Negligible	Neutral
Description of the Change predicted	Total loss of or significant impact on key characteristics, features or elements	Partial loss of or impact on key characteristics, features or elements	Minor loss of or alteration to one or more key landscape/ townscape characteristics, features or elements	Very minor loss or alteration to one or more key landscape/ townscape characteristics, features or elements	No loss or alteration of key landscape/ townscape characteristics, features or elements

Table LE 4 LANDSCAPE / TOWNSCAPE EFFECTS

	Substantial	Moderate	Slight	Negligible	Neutral
Description of the Effect	The proposals will alter the landscape/ townscape in that they: • will result in substantial change in the character, landform, scale and pattern of the landscape/townscape; • are visually intrusive and would disrupt important views; • are likely to impact on the integrity of a range of characteristic features and elements and their setting; • will impact a high quality or highly vulnerable landscape; • cannot be adequately mitigated.	The proposals: • noticeably change the character, scale and pattern of the landscape/townscape; • may have some impacts on a landscape/townscape of recognised quality or on vulnerable and important characteristic features or elements. • are a noticeable element in key views; • not possible to fully mitigate.	The proposals: • do not quite fit the landform and scale of the landscape/townscape and will result in relatively minor changes to existing landscape character; • will impact on certain views into and across the area; • mitigation will reduce the impact of the proposals but some minor residual effects will remain.	The proposals: • complement the scale, landform and pattern of the landscape/townscape; • development may occupy only a relatively small part of the Site; • maintain the majority of landscape features; • incorporates measures for mitigation to ensure the scheme will blend in well with the landscape/townscape and mitigates any loss of vegetation.	The proposals: • maintain existing landscape/townscape character; • has no impact on landscape features, such as trees, hedgerows, watercourses, etc.; • utilises a highly degraded landscape or brownfield site.

Footnote:

1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'. The above table relates to adverse landscape effects, however where proposals complement or enhance landscape character, these will have a comparable range of beneficial landscape effects.

Table VE 1

VISUAL SENSITIVITY

		High	Medium	Low
Description of the Receptor		Residential properties with predominantly open views from windows, garden or curtilage. Views will normally be from ground and first floors and from two or more windows of rooms mainly in use during the day. Users of Public Rights of Way in sensitive or generally unspoilt areas. Predominantly non-motorised users of minor or unclassified roads in the countryside. Views from within an National Landscape, National Park, World Heritage Site or Conservation Area and views for visitors to recognised viewpoints or beauty spots. Users of outdoor recreational facilities with predominantly open views where the purpose of that recreation is enjoyment of the countryside - e.g. Country Parks, National Trust or other access land etc.		
			Residential properties with partial views from windows, garden or curtilage. Views will normally be from first floor windows only, or an oblique view from one ground floor window, or may be partially obscured by garden or other intervening vegetation. Users of Public Rights of Way in less sensitive areas or where there are significant existing intrusive features. Users of outdoor recreational facilities with restricted views or where the purpose of that recreation is incidental to the view e.g. sports fields. Schools and other institutional buildings, and their outdoor areas. Users of minor or unclassified roads in the countryside, whether motorised or not.	
				People in their place of work. Users of main roads or passengers in public transport on main routes. Users of outdoor recreational facilities with restricted views and where the purpose of that recreation is unrelated to the view e.g. go-karting track.

Table VE 2 **VISUAL MAGNITUDE OF CHANGE**

	Substantial	Moderate	Slight	Negligible	Neutral
Description of the Change predicted	Large and dominating changes which affect a substantial part of the view.				
		Clearly perceptible and noticeable changes within a significant proportion of the view.			
			Small changes to existing views, either as a minor component of a wider view, or smaller changes over a larger proportion of the view(s).		
				Very minor changes over a small proportion of the view(s).	
					No discernible change to the view(s).

Table VE 3 VISUAL EFFECTS

	Substantial	Moderate	Slight	Negligible	Neutral
Description of the Effects	The proposals would have a significant impact on a view from a receptor of medium sensitivity, or less damage (or improvement) to a view from a highly sensitive receptor, and would be an obvious or dominant element in the view.				
	The proposals would impact on a view from a medium sensitive receptor, or less harm (or improvement) to a view from a more sensitive receptor, and would be a readily discernible element in the view.				
	The proposals would have a limited effect on a view from a medium sensitive receptor, but would still be a visible element within the view, or a greater effect on a view from a receptor of lower sensitivity.				
	The proposals would result in a negligible change to the view but would still be discernible.				
	No change in the view.				

Footnote:

1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'.

LANDSCAPE/TOWNSCAPE EFFECTS

Direct effects on landscape features	Quality & Sensitivity	Existing Conditions	Impact and Mitigation	Magnitude of Change	Effect Year 1	Effect Year 15
Trees and hedgerows	Medium	All the field boundaries around the Site and the field boundary between Parcel A and Parcel B are of out-grown hedges with numerous mature trees. On the boundary of the indent to the southern corner of Parcel B are two trees protected by TPOs. None of the trees on Site were assessed as being Category A in the survey conducted by SJA Trees in May 2024	The majority of vegetation would be retained as part of the proposed development. A group of trees alongside School Road would need to be removed to facilitate visibility splays for Site access. A short section of vegetation would also need to be removed from the hedge between Parcels A and B. Removals would be limited to Category C trees in both cases. Planting of new thicket and trees would lead to a substantial net increase in native trees and vegetation.	Slight	Slight adverse	Negligible adverse
Watercourses	N/A	There are no permanent watercourses on or in proximity to the Site. Barkham Brook lies 200m north of the Site.	N/A			
Public footpaths and public access	Medium	No public rights of way on Site. Wood Lane Byway ARBO10 passes roughly north-south immediately east of the Site. It is separated by an out-grown slightly gappy hedge and has some intervisibility. Cole Lane Byway ARBO9 passes roughly north-south immediately west of the Site, separated by a dense out-grown hedge, with no intervisibility.	The routes of the public rights of way would remain unchanged. Views from the public rights of way are described within the visual effects table below.	Neutral	Neutral	Neutral
Land Use: Arable cultivation with out-grown hedges including mature trees	Medium	Both parcels are under arable cultivation with buffers around field boundary hedges including around the tree line between Parcel A and Parcel B.	The land use would fundamentally change to residential development albeit, as noted above, with key landscape features of hedgerows and trees retained and supplemented with new trees, thicket and wildflowers meadows.	Substantial	Moderate adverse	Moderate adverse

Heritage Assets e.g. Registered Park and Garden, Conservation Areas, Scheduled Monuments & Listed Buildings	N/A	None within the Site	N/A			
Landscape character the Site	Medium	The Site itself does not carry any statutory or non-statutory designations. The Site is broadly representative of LCA J2 Arborfield Cross and Barkham Settled and Farmed Clay. It consists of arable farmland of fairly geometric fields divided by hedgerows.	The landscape character would fundamentally change although the hedgerows and mature trees as landscape characteristics would be retained. Additional planting would strengthen the eastern and northern boundaries with Wood Lane Byway ARBO10 and Cole Lane Byway ARBO9 creating robust boundaries from settlement to open countryside.	Substantial	Moderate adverse	Moderate adverse
Indirect effects on landscape / townscape character	Quality & Sensitivity	Existing Conditions	Impact and Mitigation	Magnitude of Change	Effect Year 1	Effect Year 15
Landscape character of immediate surroundings	Medium	To the south and east of the Site there is a mixed area of pastoral fields, low-density linear development and commercial / light-industrial development. The pastoral fields show signs of sporadic sub-division for horse pasture.	The proposal would extend the settlement edge of Arborfield Cross. However, the proposed planting would create a robust transition between the new development and open countryside to the north and east.	Moderate	Moderate adverse	Slight adverse
Townscape character of immediate surroundings	Medium-High Quality Medium Sensitivity	To the west of the Site lies the townscape of Arborfield Cross. There is housing from a breadth of time periods represented including Arborfield Cross Conservation Area but also some twentieth century development across School Road from the Site which does not specifically exhibit characteristics of the area.	The character of settlement departure and arrival of School Road would be largely retained by careful siting of the access road near the school and the planting of new trees and thicket beyond the access road. There would be no visibility of the proposals further west than School Road due to intervening built form and vegetation.	Slight	Slight adverse	Negligible adverse
Wider Landscape Character	High	The Site is distinct from the valued landscape to the north associated with the Bearwood estate, which is self-contained area of higher ground.	Given the scale of the proposed development and the Site's close association with the settlement of Arborfield Cross, the proposed development would have essentially no impact on the valued landscape associated with Bearwood estate.	Neutral	Neutral	Neutral
Heritage Assets e.g. Registered Park and Garden, Conservation	High	The Grade II Listed Building Langleypond Farmhouse lies immediately across Wood Lane	The proposal includes planting to strengthen the eastern boundary of Parcel B and the western boundary	Negligible	Negligible adverse	Neutral

Areas, Scheduled Monuments & Listed Buildings		Byway ARBO10 from the south-east corner of Parcel B but with virtually no intervisibility. The Conservation Area of Arborfield Cross lies about 200m west of the Site with a number of Grade II Listed Buildings. The Site is not visible from within the Conservation Area, including the area around Arborfield Cross War Memorial, due to intervening buildings and layers of vegetation.	of Parcel A, in a manner in-keeping with the character of the area. This would ensure that visibility from heritage assets would be limited to brief glimpses from the upper storey of Langleypond Farmhouse. This effect would diminish as the planting matured. These effects are considered in more detail in the Heritage Assessment.			
Other Effects						
Cumulative impacts	Policy CP18 of the Wokingham Borough Local Development Framework allocated delivery of 3500 dwellings, employment, retail facilities and schools at Arborfield Garrison. A number of planning applications have been granted in this regard for a total of over 1000 dwellings. The northern corner of the area allocated for development at Arborfield Garrison lies approximately 450m south of the southern corner of Parcel B and Policy CP18 mandates that measures be taken to maintain separation from Arborfield Cross. In comparison with the scale of development underway at Arborfield Garrison the proposals for the Site would not be expected to result in a significant increase in the landscape or visual effects on the surrounding landscape and visual receptors.					
Lighting	The Site is currently in arable use and is unlit. The neighbouring farmland to the north and east is similarly unlit. The residential area to the immediate south of the Site has street lighting and background lighting from properties. The proposal is for a medium density residential development with associated lighting. The development is not anticipated to give rise to any abnormal night-time effects and will result in a small increase in background lighting levels which would be seen in the context of existing lighting within the neighbouring residential area.					
Construction Phase	There would be temporary landscape and visual effects arising from the construction phase of the scheme. These would include, amongst other things, stock piling of materials, temporary hoardings/fencing and vehicle and plant movements, both on Site and on the surrounding road network. It is not anticipated that the scheme would give rise to any abnormal landscape or visual effects above those that would be expected from a development of this nature. It is anticipated that the extent and timing of these effects would be controlled through a Construction Management Plan.					

VISUAL EFFECTS						
Views	Sensitivity	Existing Conditions	Proposals and mitigation	Magnitude of Change	Visual Effect Year 1	Visual Effect Year 15
Views from School Road west of Wood Lane Byway ARBO10 (Photographs 10, 11, and 19)	Medium-High	There are numerous glimpses of Parcel B between vegetation. From the stretch of the road south of the school itself views are entirely obscured by trees and the two-storey buildings which are especially tall in the style of Victorian school buildings. This stretch of road is closed to through traffic at the junction with Wood Lane ARBO10 and so is likely to experience pedestrian usage including ramblers travelling to or from Wood Lane ARBO10 or Cole Lane ARBO9.	There would be a change to the character of the stretch of School Road from the commercial premises to the school. However, the proposed access road would be located close to the boundary of the school ground and the current edge of the settlement minimising impacts on the remainder of School Road and retaining most of the wooded character of the route in and out of the village. The proposed built form itself would be set back within the Site with new thicket and tree planting further reducing its visibility from School Road.	Substantial	Moderate adverse	Slight adverse
Views from Arborfield Cross Conservation Area, including the area around Arborfield Cross War Memorial (Photograph 12)	High	There is no visibility from residential streets in the Conservation Area due to intervening built form and layers of vegetation. There is no visibility of the Site from the part of the Conservation Area around Arborfield Cross War Memorial due to dense tall trees and undergrowth along both sides of Cole Lane Byway ARBO9.	There would be no visibility of the proposed development from residential streets in the Arborfield Cross Conservation Area due to intervening built form and layers of vegetation. There would be no visibility of the proposals from the part of the Conservation Area around Arborfield Cross War Memorial. The dwellings in Parcel A would be built of the lower ground and would be entirely obscured by multiple layers of vegetation along Cole Lane Byway ARBO9.	Negligible	Negligible adverse	Neutral
Views from Wood Lane Byway ARBO10 to the east of the Site (Photographs 15 and 16)	High	Along most of Wood Lane Byway ARBO10 the vegetation is dense and there is no visibility of the Site. There are a few places immediately east of the Site where gaps allow some visibility. However, there is not a continuous experience of the Site from the byway.	Along most of Wood Lane Byway ARBO10 the vegetation is dense and there would be no visibility of the proposed development. In places where there are gaps in the vegetation currently, proposed planting of trees and thicket would close off visibility towards the proposals as it grew. Initially there would be some filtered views of the proposed dwellings from the stretch of Wood Lane immediately east of the Site, but over time these would diminish to occasional glimpses of rooftops.	Slight	Slight adverse	Negligible adverse

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Views from Wood Lane Byway ARBO10 and Cole Lane ARBO9 to the north of the Site (Photographs 13 and 14)	High	There is no visibility of the Site from these parts of the public rights of way due to dense trees running along them.	There would be virtually no visibility of the proposed development due to the dense trees running along the public rights of way. Any visibility would be limited to brief glimpses of roof tops through dense vegetation. These would not alter the character of the public rights of way as being rural in proximity to low-density settlement.	Negligible	Neutral	Neutral
Views from Wood Lane Byway ARBO10, Cole Lane Byway ARBO9 and Ellis's Hill Byway ARBO8 from the higher ground around Eliss's Hill Farm north east of the Site (Photographs 20, 21 and 22)	High	Despite running across higher ground views from these public rights of way towards the Site are obstructed by trees alongside the public rights of way and other intervening belts of vegetation.	View of the proposals from these public rights of way would be obscured by layers of intervening vegetation.	Neutral	Neutral	Neutral
Views from B3030 as it approaches Arborfield Cross from the north (Photographs 23 and 24)	Medium-Low	As the B3030 approaches Arborfield Cross, first as Mole Road then Sindlesham Road, there are views across the fields between Newland Farm and Hazeltons Copse. Views are most open in the stretch of road around the junction with Church Lane. However, even here views of the Site are obscured by intervening landform and vegetation, especially along Cole Lane Byway ARBO9.	Views of the proposals from the B3030 would be obscured by intervening landform and layers of vegetation.	Neutral	Neutral	Neutral
Residential Views						
Views from upper storey of dwellings immediately east of Wood Lane Byway ARBO10, including Langleypond Farmhouse (Reciprocal Photographs 6	Medium	There are heavily filtered views of Parcel A from the upper storey of dwellings off Wood Lane Byway ARBO10. These are especially heavily filtered for the Grade II Listed Building Langleypond Farmhouse by additional vegetation standing in the grounds of the dwelling.	Views of the proposed dwellings would be limited to heavily filtered views of roof tops from the upper storey of dwellings. In the case of the Grade II Listed Building these would be especially heavily filtered. The views would diminish further as the proposed planting on Site matured. These glimpses of roof tops would have very little impact on the character of the	Slight	Negligible adverse	Neutral

and 9; Photograph 17)			views being from dwellings within a rural cluster on the edge of a settlement.			
Views from Other Premises						
Views from The Coombes Primary School and from commercial premises at the junction of School Road and Wood Lane Byway ARBO10 (Reciprocal Photographs 1, 4, 5, 6 and 7; Photograph 18)	Medium-Low	There are glimpses of the Site from parts of the school. From some parts there are views of Parcel A from the upper storey. The commercial premises at the junction of School Road and Wood Lane Byway ARBO10 are predominantly single storey but the hedge bordering Parcel B at that point are relatively low so there are some views of the Site.	From the school there would be some views of proposed dwellings in Parcel A beyond the proposed playing fields and open space. These views would be heavily filtered by existing and proposed vegetation. As the dwellings would be on lower ground views would be retained over the dwellings to the wooded higher ground around Ellis's Hill Farm to the north. Consequently, the effect on the character of the views from the school would be reduced. The effect on the views would diminish as the proposed planting matured. From the commercial premises there would initially be views over the relatively low hedges of the proposed dwellings. These would be filtered by the existing trees standing on the boundary and by additional proposed planting. This filtering would increase as the proposed planting matured.	Moderate	Moderate adverse	Slight adverse
Views from Arborfield Sewage Treatment Works (Reciprocal Photographs 2 and 3)	Low	There are views of the Site from Arborfield Sewage Treatment Works. However, there is no public access to these facilities.	There would be views of the proposed dwellings from Arborfield Sewage Treatment Works. There would be some change to the character of the view; however, proximity to settlement is a somewhat inherent aspect of such facilities.	Moderate	Moderate adverse	Slight adverse
Seasonal Variation						
The above assessment is based upon an appraisal of summer views. In most cases where views are obscured by vegetation this is by multiple layers of vegetation so the winter views are likely to be similar.						



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