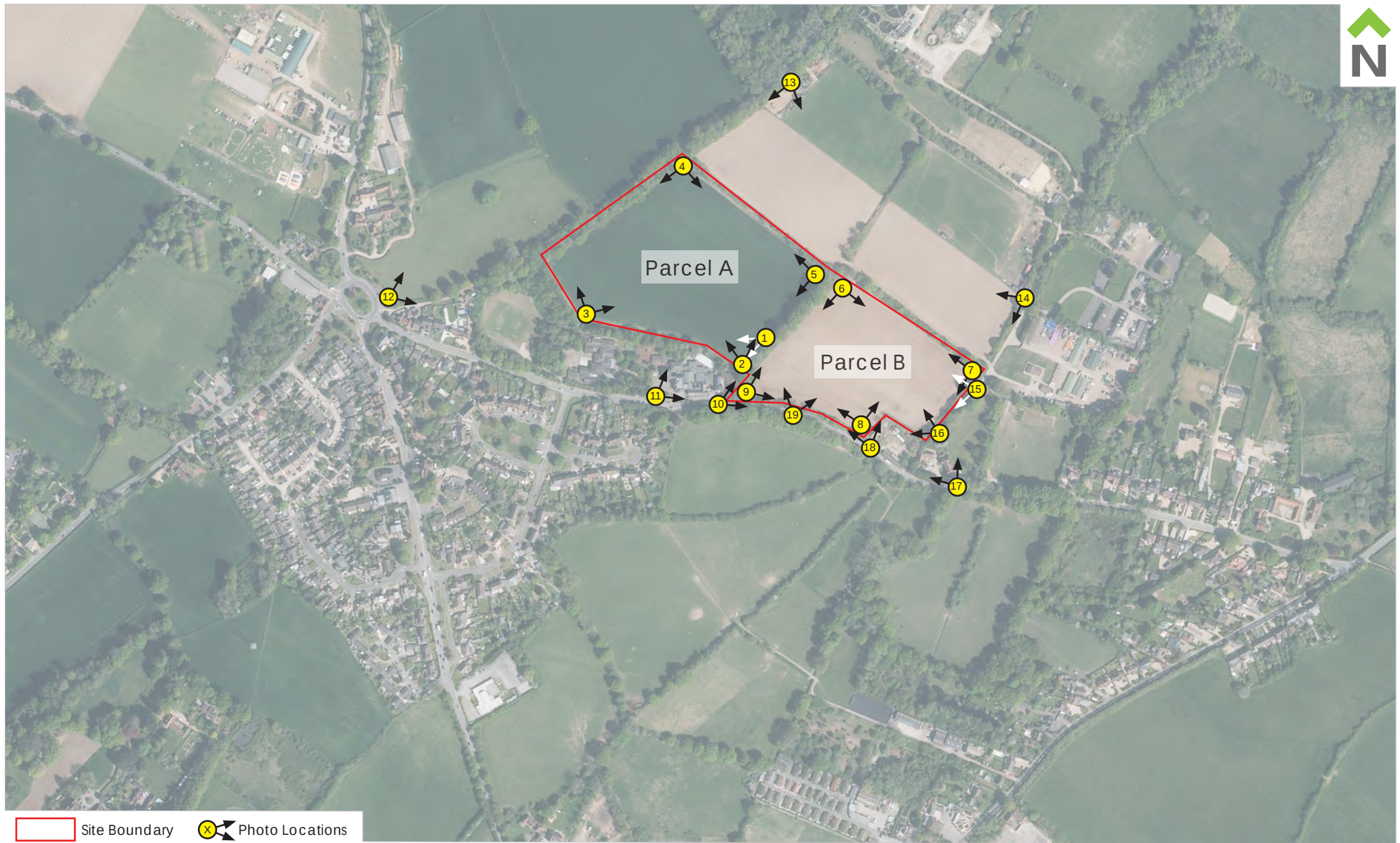


Appendix A

Aerial Photograph
(Showing near distance photo locations)



 Site Boundary  Photo Locations



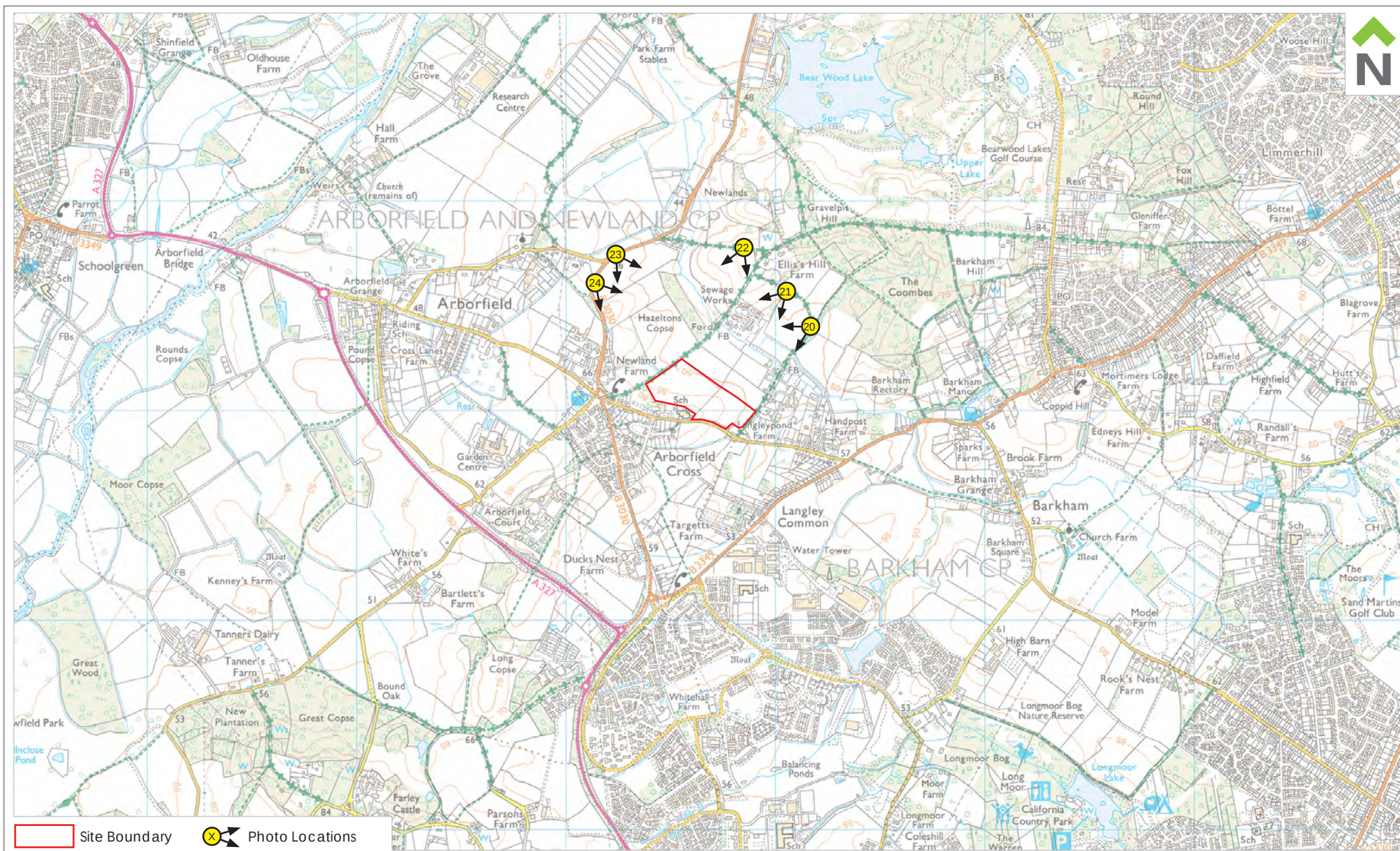
Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT

t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Land North of School Road, Arborfield Cross, Wokingham	Date	May 2024	Drawing No.	CSA/6541/104
Drawing Title	Aerial Photograph	Scale @ A4	NTS	Rev	-
Client	Croudace Homes	Drawn	OAJ	Checked	PH

Appendix B

Site Location Plan
(Showing middle to long distance photo locations)



Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT
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e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Land North of School Road, Arborfield Cross, Wokingham
Drawing Title	Site Location Plan
Client	Croudace Homes

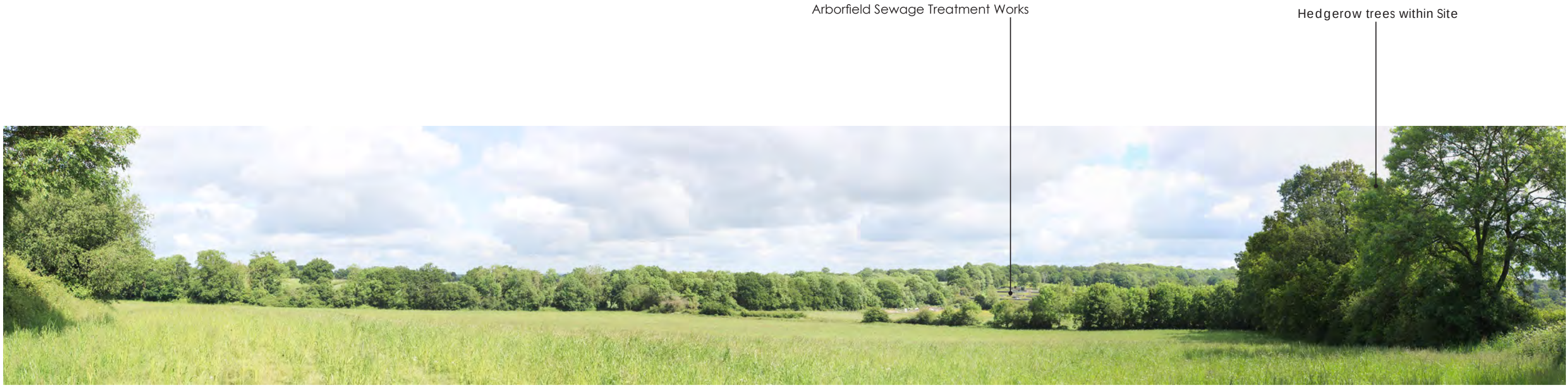
Date	May 2024	Drawing No.	CSA/6541/103
Scale @ A4	NTS	Rev	-
Drawn	OAJ	Checked	PH

Appendix C

Photosheets



Context Photograph 1 View from Parcel A along internal hedge looking south-west towards The Coombes Primary School



Context Photograph 2 View from southern corner of Parcel A looking north

CSA environmental	Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk
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Context Photograph 3 View from the south-western corner of Parcel A looking north east



Context Photograph 4 View from northern corner of Parcel A looking south

CSA environmental	Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk
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Hedgerow trees within Site

Part of The Coombes Primary School



Context Photograph 5

View from eastern corner of Parcel A looking west

Commercial Premises at junction of School Road and
Wood Lane Byway ARBO10

Hedgerow trees within Site



Context Photograph 6

View from the northern corner of Parcel B looking south

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land North and South of School Road, Arborfield	Drawing No.	CSA/6541/105	
Drawing Title	Photosheets	Date	June 2024	
Client	Croudace Homes	Drawn	JP	Checked CA
		Rev	-	

Commercial Premises at junction of School Road and
Wood Lane Byway ARBO10

Hedgerow trees within Site



Context Photograph 7 View from eastern corner of Parcel B looking west

Hedgerow trees within Site



Context Photograph 8 View from west of southern indent to Parcel B looking north



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Project	Land North and South of School Road, Arborfield	Drawing No.	CSA/6541/105		
Drawing Title	Photosheets	Date	June 2024		
Client	Croudace Homes	Drawn	JP	Checked	CA
		Rev	-		



Context Photograph 9

View from western corner of Parcel B looking north east

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land North and South of School Road, Arborfield	Drawing No.	CSA/6541/105	
Drawing Title	Photosheets	Date	June 2024	
Client	Croudace Homes	Drawn	JP	Checked CA Rev -

Parcel B



Photograph 10

View from School Road just west of Parcel B

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
29.05.2024, 08:21
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: NE

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk
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The Coombes Primary School

School Road



Photograph 11 View from School Road adjacent to The Coombes Primary School

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
29.05.2024, 08:18
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: NE

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land North of School Road, Arborfield	Drawing No. CSA/6541/105		
Drawing Title	Photosheets	Date May 2024		
Client	Croudace Homes	Drawn JP	Checked CA	Rev -

Trees along Cole Lane Byway ARBO9



Photograph 12 View from Arborfield Cross War Memorial

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
29.05.2024, 08:11
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: NE

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land North of School Road, Arborfield	Drawing No. CSA/6541/105		
Drawing Title	Photosheets	Date May 2024		
Client	Croudace Homes	Drawn JP	Checked CA	Rev -



Photograph 13 View from Cole Lane Byway ARBO9 between Site and Arborfield Sewage Treatment Works

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
29.05.2024, 10:43
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: S

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk
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Wood Lane Byway ARBO10



Photograph 14 View from Wood Lane Byway ARBO10 north east of Parcel B

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
29.05.2024, 09:31
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: SW

CSA

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Project	Land North of School Road, Arborfield	Drawing No.	CSA/6541/105		
Drawing Title	Photosheets	Date	May 2024		
Client	Croudace Homes	Drawn	JP	Checked	CA Rev -

Wood Lane Byway ARBO10



Photograph 15 View from Wood Lane Byway ARBO10 near eastern corner of Parcel B

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
29.05.2024, 09:31
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: SW

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk
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Parcel B



Photograph 16

View from Wood Lane Byway ARBO10 just north of Grade II Listed Langleypound Farmhouse

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
29.05.2024, 08:34
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: NW

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk
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School Road

Langleypond Farmhouse



Photograph 17 View from School Road just south west of Grade II Listed Langleypond Farmhouse

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
29.05.2024, 08:29
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: NW

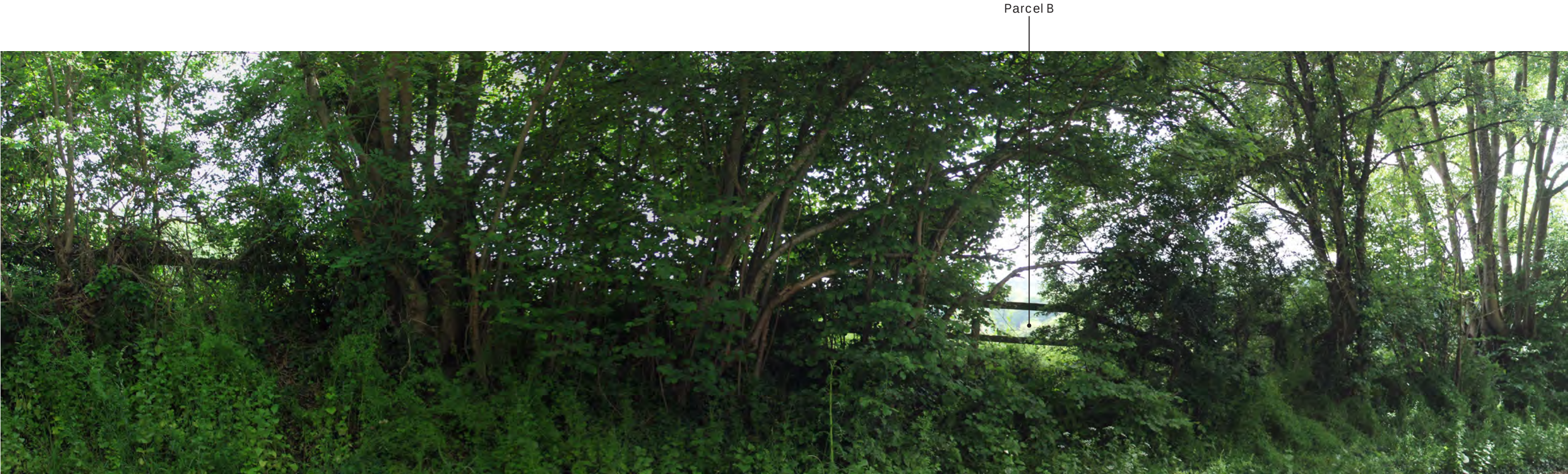
CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk
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Photograph 18 View from School Road just south west of commercial premises at junction with Wood Lane Byway ARBO10

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
29.05.2024, 08:27
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: N

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk
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Photograph 19 View from School Road just south of Parcel B

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
29.05.2024, 08:23
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: N

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land North of School Road, Arborfield	Drawing No. CSA/6541/105		
Drawing Title	Photosheets	Date May 2024		
Client	Croudace Homes	Drawn JP	Checked CA	Rev -

Stables off Wood Lane Byway ARBO10



Photograph 20 View from junction of Wood Lane Byway ARBO10 and Footpath BARK4

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
29.05.2024, 09:40
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: SW

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk
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Approximate extent of Site

Arborfield Sewage Treatment Works



Photograph 21 View from Wood Lane Byway ARBO10 between junction with Footpath BARK4 and junction with Cole Lane Byway ARBO9

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
29.05.2024, 09:45
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 80°
Looking direction: SW

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk
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Photograph 22 View from Ellis's Hill Byway ARBO8 between Ellis's Hill Farm and Barkham Brook

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
29.05.2024, 10:14
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: SW

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk
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Approximate extent of Site

Buildings associated with Newland Farm



Photograph 23 View from Mole Road B3030 east of Church Lane

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
29.05.2024, 10:25
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: SW

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land North of School Road, Arborfield	Drawing No. CSA/6541/105		
Drawing Title	Photosheets	Date May 2024		
Client	Croudace Homes	Drawn JP	Checked CA	Rev -

Approximate extent of Site

Trees along Ellis's Hill

Hazeltons Copse



Photograph 24 View from Sindlesham Road B3030 between Church Lane and Footpath ARBO16

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
29.05.2024, 10:25
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: SW

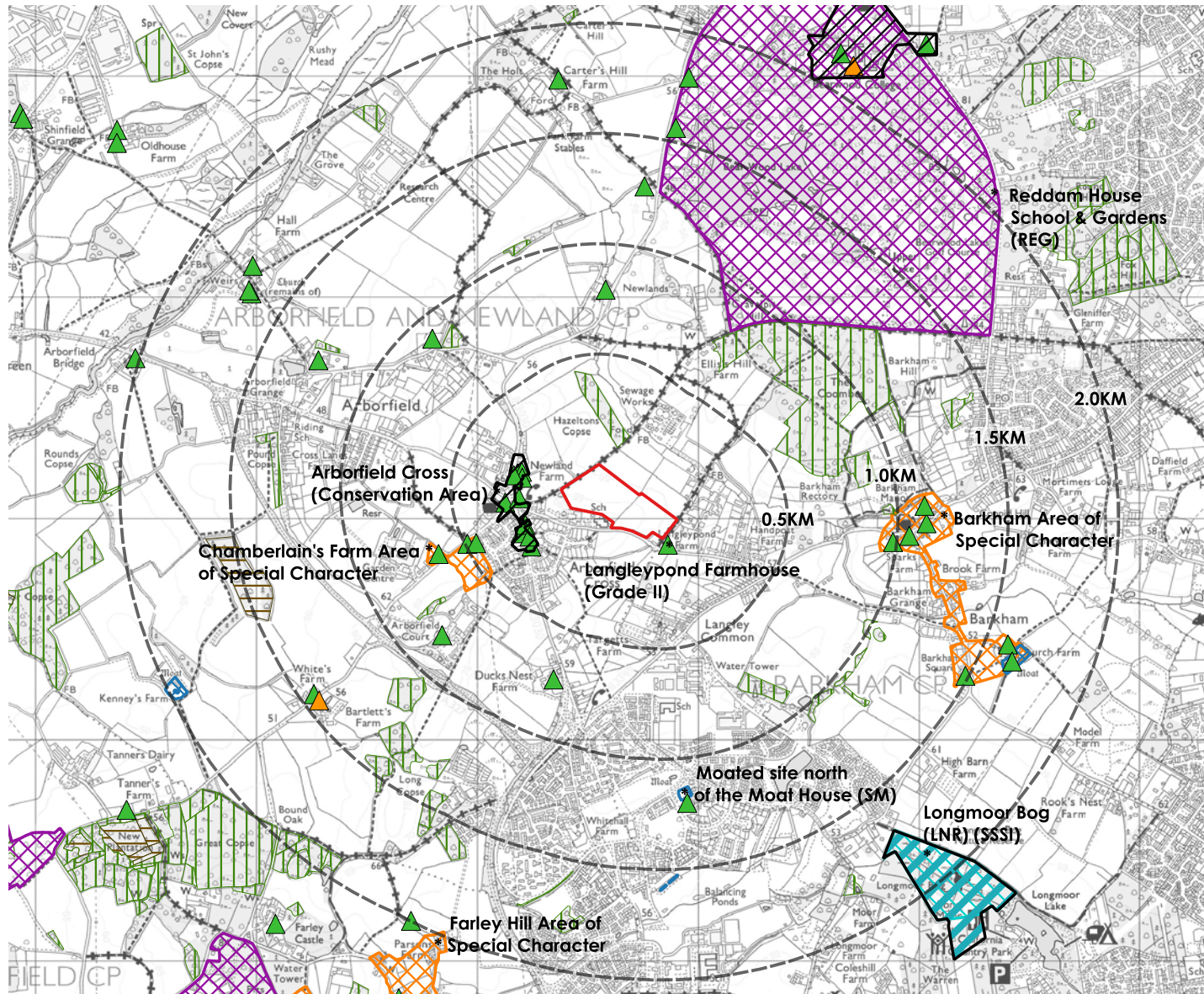


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Project	Land North of School Road, Arborfield	Drawing No.	CSA/6541/105		
Drawing Title	Photosheets	Date	May 2024		
Client	Croudace Homes	Drawn	JP	Checked	CA Rev -

Appendix D

Designations and Local Policy Plan



Legend

Site boundary

Designations

Heritage

Conservation Areas

Listed Buildings

II*

II

Scheduled Monuments (SM)

Registered Parks and Gardens (REG)

Ecology

Sites of Special Scientific Interest (SSSI)

Ancient Woodland

Ancient & Semi-Natural Woodland

Ancient Replanted Woodland

Local Nature Reserves (LNR)

Local Plan

Areas of Special Character

0 0.5 1 km



CSA
environmenta

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Project Land North of School Road, Arborfield Cross, Wokingham

Drawing Title Designations and Local Policy Extract Plan

Client Croudace Homes

Date May 2024

Scale Refer to scale

Drawn OAJ

Drawing No. CSA/6541/106

Rev -

Checked PH

Appendix E

National Landscape Policy Context

1.0 APPENDIX E – NATIONAL LANDSCAPE POLICY CONTEXT

National Planning Policy Framework (December 2023)

- 1.1 National policy is set out in the National Planning Policy Framework ('NPPF') and those parts relevant to this assessment are summarised below.
- 1.2 Paragraphs 10 and 11 of the NPPF state that at the heart of the Framework is a presumption in favour of sustainable development, which should be applied in relation to both plan-making and decision-taking.
- 1.3 Paragraph 20 of the NPPF states that strategic policies should set out an overall strategy for the pattern, scale and design quality of places (to ensure outcomes support beauty and placemaking), and make sufficient provision for, among other elements, the *'(d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.'*
- 1.4 Section 12 of the NPPF sets out that planning policies and decisions should support the creation of high quality, beautiful and sustainable buildings and places. Paragraph 132 states that *'... design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics.'* Paragraph 133 requires local authorities to prepare design guides and codes which act as a framework to reflect local character and design preferences to create high quality designed places which are beautiful and distinctive.
- 1.5 Paragraph 135 states that planning policies and decisions, should ensure that developments, amongst others:
 - *'will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - *are visually attractive as a result of good architecture, layout and effective landscaping;*
 - *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change...'*
- 1.6 Paragraph 136 highlights the importance of new and retained trees to the character and quality of urban environments, with appropriate species choice for the location and the needs of all users.
- 1.7 Paragraph 137 states that the design quality should be integral to the evolution and assessment of proposals, and paragraph 139 goes on to state that poorly

designed development should be refused, particularly where it does not follow local or government design guidance.

- 1.8 Section 15 of the NPPF deals with conserving and enhancing the natural environment. Paragraph 180 of the document states that the planning system should contribute to the protection and enhancement of the natural and local environment through, among other things, protecting and enhancing valued landscapes, *'... (in a manner commensurate with their statutory status or identified quality in the development plan)'*. The paragraph also outlines that the planning system should recognise the, *'... intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.'*

- 1.9 Paragraph 181 highlights that plans should:

'... distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.'

- 1.10 Paragraph 186 notes that in the process of determining planning applications, local planning authorities should apply several principles. Among these, the paragraph notes that, *'(c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists'*.

Planning Practice Guidance

- 1.11 The Planning Practice Guidance ('PPG') as relevant to this assessment covers landscape and the natural environment and the design of new developments. The PPG may be out of date in its reference to NPPF paragraph numbers, and where this is the case, the latest paragraph number has been included in the text in square brackets.
- 1.12 Paragraph 001 (ID 26-001-20191001) of the Design: process and tools section sets out the purpose of the guidance, which aims to explain the process and tools that can be employed to achieve well-designed places. The guidance refers to paragraph 134 [139] of the NPPF which relates to ensuring good design, and states that the section should be read in conjunction with the National Design Guide (published Oct, 2019), which it notes should be used in both plan-making and decision making. Ten good design characteristics are

identified in the National Design Guide, and these are set out as follows in the PPG:

- Context
- Identity
- Built form
- Movement
- Nature
- Public places
- Uses
- Homes and buildings
- Resources
- Lifespan.

1.13 Paragraphs 006 and 007 deal with masterplans, stating that they should be site specific and should '*... set the vision and implementation strategy for a development...* '. Paragraph 006 notes that they may need to be accompanied by other technical reports including landscape assessment and proposals for securing biodiversity net gain.

1.14 The Natural environment section of the guidance aims to explain the key issues to consider in relation to the implementation of policies to protect and enhance the natural environment, including local requirements.

1.15 Paragraph 004 defines Green Infrastructure, while in paragraph 005 it explains its importance as a natural capital asset that provides multiple benefits, including enhanced biodiversity, landscapes and urban cooling. In paragraph 006 the guidance sets out the planning goals green infrastructure can assist in achieving, and these are:

- *Building a strong, competitive economy;*
- *Achieving well-designed places;*
- *Promoting healthy and safe communities;*
- *Mitigating climate change, flooding and coastal change;*
- *Conserving and enhancing the natural environment.*

1.16 The final paragraph (008) in the green infrastructure sub-section notes that:

'Green infrastructure opportunities and requirements need to be considered at the earliest stages of development proposals, as an integral part of development and infrastructure provision, and taking into account existing natural assets and the most suitable locations and types of new provision.'

1.17 Within the Biodiversity, geodiversity and ecosystems section, the topic of net gain has been included. Paragraph 020 describes net gain as '*... an approach to development that leaves the natural environment in a measurably better state than it was beforehand. Net gain is an umbrella term for both biodiversity net gain and wider environmental net gain.*'

1.18 In the Landscape section of the guidance, paragraph 036 refers to that part of paragraph 180 of the NPPF which deals with the recognition of the intrinsic character and beauty of the countryside in local plans, and the need for strategic policies to '*... provide for the conservation and enhancement of landscapes. This can include nationally and locally-designated landscapes but also the wider countryside.*' Paragraph 036 goes on to note that:

'Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence. Policies may set out criteria against which proposals for development affecting these areas will be assessed. Plans can also include policies to avoid adverse impacts on landscapes and to set out necessary mitigation measures, such as appropriate design principles and visual screening, where necessary. The cumulative impacts of development on the landscape need to be considered carefully.'

National Design Guide

1.19 The National Design Guide (2019) provides guidance to illustrate '*... how well-designed places that are beautiful, enduring and successful can be achieved in practice.*'

1.20 The guidance identifies ten good design characteristics and the following are of most relevance to landscape and visual assessment (our emphasis):

- Context is described as '*... the location of the development and the attributes of its immediate, local and regional surroundings.*' The Guide goes on to state that,

'An understanding of the context, history and cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable to existing communities. Creating a positive sense of place helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion.

- The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings and how a place looks, but how it engages with all of the senses. Local character

makes places distinctive. Well-designed, sustainable places with a strong identity give their users, occupiers and owners a sense of pride, helping to create and sustain communities and neighbourhoods.

- *Nature contributes to the quality of a place, and to people's quality of life, and it is a critical component of well-designed places. Natural features are integrated into well-designed development. They include natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water.'*

1.21 The National Model Design Code (July, 2021) expands upon the ten characteristics of good design providing an overarching framework for design. The document provides detailed guidance on the production of design codes, guides and policies to promote successful design. It is split into two parts; Part 1 focusing on the coding process, and Part 2 comprising guidance notes.