DISCOUNTED VIEWPOINTS – APPENDIX 10.9

VIEWPOINT LOCATIONS ARE ILLUSTRATED ON FIGURE 10-10 – VIEWPOINT LOCATION PLAN AT APPENDIX 10.4

Project:	Barkham Square	**Ref:**	BMD.23.0016.LVIA – Appendix 10.9
Subject:	Landscape & Visual Impact Assessment (LVIA)	**Date:**	01.10.2025
Status:	For Planning	**Rev:**	-

VIEWPOINT i: SAND MARTINS GOLF CLUB / PUBLIC FOOTPATH FINC53

Representative of walkers on public footpath FINC53 and users of the Sands Martin golf course

From testing within the field, due to the combination of layers of intervening wooded vegetation and landform between the viewpoint and the Site, there are no views of the Site and it is not considered development of the Site would substantially impact these receptors.

VIEWPOINT ii: BARKHAM HILL / BYWAY OPEN TO ALL TRAFFIC (BOAT) BARK 1 / COOMBES LANE

Representative of users of Coombes Lane and BOAT BARK 1

This viewpoint is from Barkham Hill, from Byway Open to all Traffic BARK 1, which restricts users to a linear pathway, channelled through woodland. From testing within the field, views for the most part are channelled and enclosed by the wooded nature of this area. There are occasional breaks in the vegetation (as per the viewpoint above) which provide filtered, glimpsed views over the immediate foreground. As the landform drops away from the viewpoint, further layers of trees and woodland are visible along the horizon, limiting middle distance views south, towards the Site. Whilst there are views from the Site north towards Barkham Hill, due to the dense wooded nature of Barkham Hill / The Coombes, views for the most part are channelled and enclosed from the public right of way network. Therefore, from testing within the field, it is not considered development on the Site would substantially impact on this receptor.

VIEWPOINT iii: PUBLIC BRIDLEWAY BARK6 / THE COOMBES / BARKHAM RECTORY

Representative of users of Public Bridleway BARK 6

This public bridleway runs from Barkham Road, north, connecting to Hayes Lane in the north east. The route is channelled and enclosed by trees and woodland, restricting views out to the surrounding landscape. From testing within the field, there are no views of the Site and it is not considered development of the Site would substantially impact these receptors.

VIEWPOINT iv: BARKHAM ROAD / SPARKS FARMHOUSE (GRADE II) AND THE BULL PUBLIC HOUSE (GRADE II)

Representative of users of Barkham Road and residential receptors

This view is approximately 350m north of the Site, located on Barkham Road, within the old village of Barkham and in an 'Area of Special Character' Policy TB26). From Barkham Road the combination of built form, vegetation and landform channel and enclose views along its length. From testing within the field, there are no views towards the Site from this location, however there is potential for intervisibility from the rear of properties within old Barkham village towards the Site.

VIEWPOINT A: FROM SITE PARCEL A LOOKING NORTH
From Site Parcel A, views out towards Barkham old village, to the north. There are middle distance, glimpsed / filtered views of residential properties along Barkham Road and Barkham Street, nestled within the treed and woodland horizon. These receptors have the potential for intervisibility from their upper storey's and rear of properties towards Site Parcel A.

VIEWPOINT v: BYWAY OPEN TO ALL TRAFFIC (BOAT) BARK 18 OFF HOG LANE

Representative of users of BOAT BARK 18

This view is located approximately 1.2km to the south of the Site from BOAT BARK 18 which lies directly adjacent to Hogwood Industrial Estate. The route is channelled and enclosed by trees, vegetation and fencing, restricting views out to the surrounding landscape. In the foreground development is underway for new housing at Coronation Fields - on the former Reading Football Club training ground, off Park Lane. From testing within the field, there are no views of the Site and it is not considered development of the Site would substantially impact on these receptors.

VIEWPOINT vi: SCHOOL ROAD / WOOD LANE & BYWAY OPEN TO ALL TRAFFIC (BOAT) ARBO 10

Representative of users of Woods Lane / BOAT ARBO 10 and residential receptors on School Road

This view is located approximately 500m to the west of Site Parcel A. Views along School Road are for the most part channelled and enclosed by built form and vegetation. The combination of intervening vegetation, landform and built form restricts views of the Site. From testing within the field, there are no views of the Site and it is not considered development of the Site would substantially impact on these receptors.

VIEWPOINT vii: PUBLIC BRIDLEWAY BARK 14 / CALIFORNIA COUNTRY PARK

Representative of users on public bridleway BARK 14

This view is located approximately 1km to the southeast of the Site from public bridleway BARK 18 which lies on the edge of California Country Park. The route is channelled and enclosed by trees, vegetation and fencing, restricting views out to the surrounding landscape. There are occasional breaks in the vegetation, and during winter, where transient, oblique, filtered and glimpsed views are afforded over adjacent open farmland towards Commonfield Lane. There are heavily filtered near to middle distance views between breaks in vegetation, of properties on Archer Grove within Arborfield Green and High Barn Farm, both off Commonfield Lane. From testing within the field, there are no views of the Site and it is not considered development of Site Parcel A would substantially impact on these receptors. Views towards Site Parcel A are screened by intervening landform and wooded vegetation, therefore it is considered visual effects would be negligible from these receptors.